

THE LILLIES YAPTON ROAD BARNHAM

PUBLIC OPEN SPACE LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



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1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees and grass within the public open space.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

- 2.1. ACD Environmental were commissioned in 2019 to prepare the following documentation:
 - Soft Landscape Proposals
 - Soft Landscape Specification
- 2.2. The open space will provide a shared green space for the local community. The open space will consist of flowering lawn mixture to provide recreational uses and a wildflower rich grassland that will be beneficial for the biodiversity and visual amenity. Trees within the open space consist of oak, field maple and rowan.
- 2.3. The controlling authority are Arun District Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

Arun District Council

Maltravers Road

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West Sussex

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3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,
- Matthew Homes and their appointed Management Companies (should these be contracted out),
- West Sussex County Council Highways,
- Arun District Council,

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of Arun District Council when the maintenance agreement is completed and is operative.

4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company and/or adopted body becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company and/ or adopted body.

- 4.4. The Management Company and/ or adopted body shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

5.0 Wildflower Grassland

- 5.1. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 5.2. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 5.3. All arisings are to be removed from site.
- 5.4. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.

6.0 Tree Planting

- 6.1. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.
- 6.2. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 6.3. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 6.4. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 6.5. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 6.6. The Management Company is responsible for litter picking in those areas that it manages.
- 6.7. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 6.8. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.
- 6.9. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.

- 6.10. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.
- 6.11. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 6.12. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 6.13. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company are to provide a bowser for watering.

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Grass 5Ltr's/m².

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

- 6.14. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.
- 6.15. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 6.16. Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.
- 6.17. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 6.18. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

7.0 Hedgerows

- 7.1. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials.
- 7.2. Around free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have fully established. The temporary fences are to be removed from site.
- 7.3. Trimming of field hedges: Hedges are to be trimmed to specified height and profile using suitable mechanical cutters.
- 7.4. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height of 1m/ as shown on original landscape proposals.

9.0 Maintenance Schedules

Every week

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- Routine visual inspection of play equipment, with operations conducted to ensure that safe use of facility if maintained.

Every two weeks

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company/ies.

Every month

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Every three months

- Operational inspection of play equipment, with operations conducted to ensure that safe use of facility if maintained.

Every six months

- The bark mulch should be topped up bi-annually
- Grass cutting to Wildflower areas – cut in line with guidance given in section 7.0
- Hedges to be managed – cut in line with guidance given in section 9.0
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.
- Annual inspection of play equipment with operations conducted to ensure that safe use of facility if maintained.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

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10.0 Appendix 2 - External Works



11.0 Appendix 2 – Boundary Treatments



12.0 Appendix 3 – Open Space Maintenance Matrix

Open Space Landscape Maintenance Matrix		When activity needs to be carried out											
Item	Activity and minimum frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wildflower grass areas	Mown once in March and then left until after seed has set, then should be mown fortnightly until end of season												
Hedges	Hedge clipping and trimming of planting in visibility splays to 600mm in height (annually)												
	Decorative hedges to be trimmed after flowering and outside of nesting season (annually)												
Specimen trees	Checking of specimen trees for stakes, ties and guying (annually)												
	Prune to maintain shape and remove crossing or diseased branches as required when tree is dormant (check annually)												
Litter and debris removal	Clear litter and debris (fortnightly)												



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