

Onslow Caravan Park, Onslow Drive Ferring, BN12 5RX

Planning permission: FG/37/17/PL

Planning Condition Number: 8

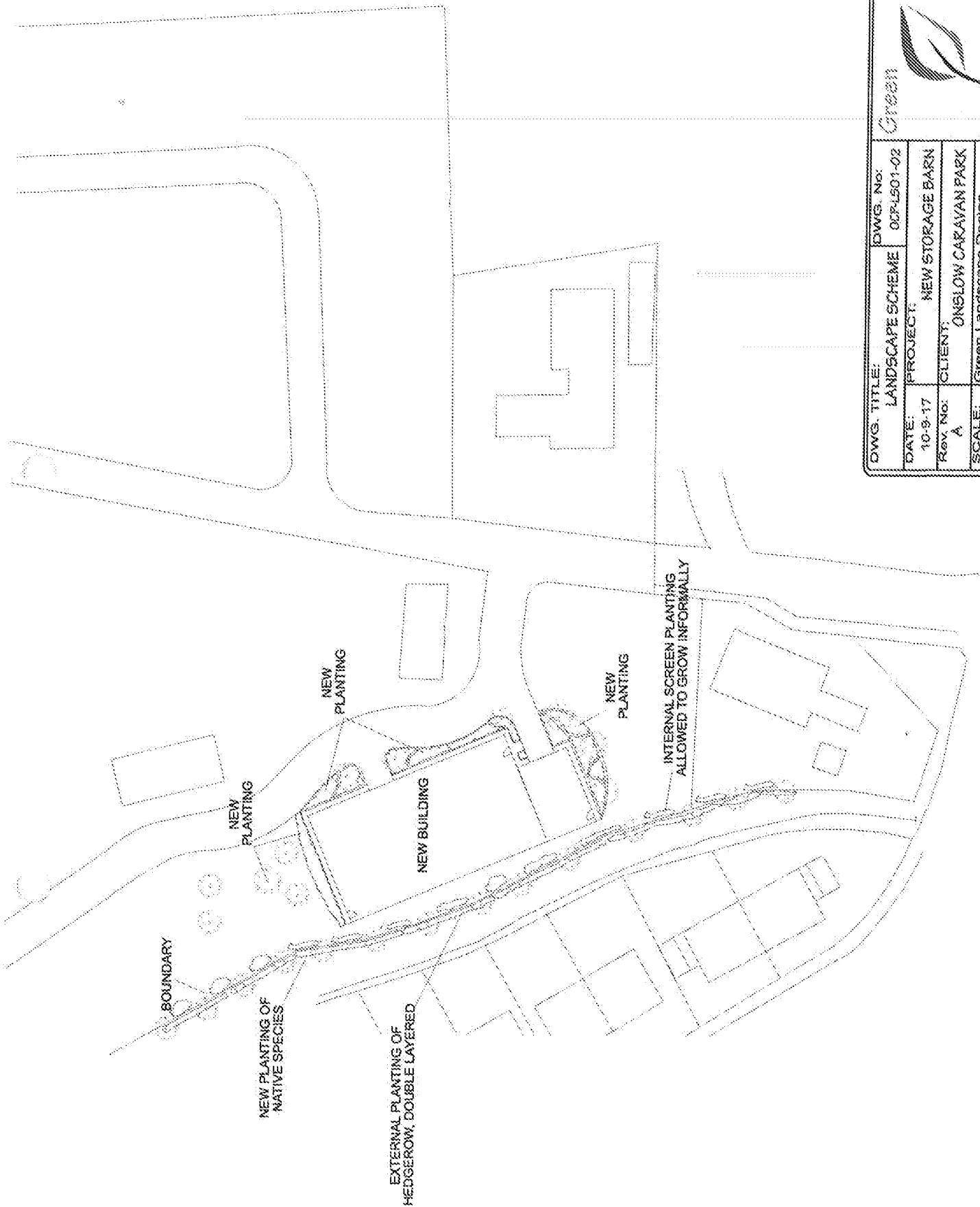
Landscaping Scheme

Condition 8 Landscape Scheme

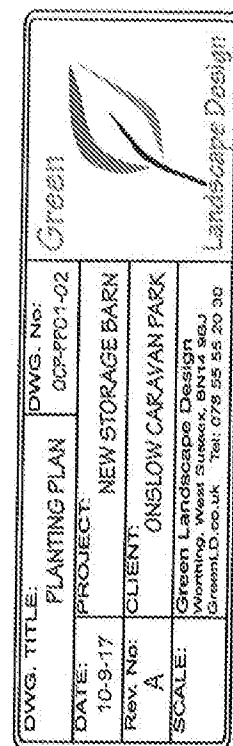
Condition 8 on planning permission FG/37/17/PL states:

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme for the southern boundary which shall include soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Attached to this document is a detailed landscaping scheme for the proposed development.



DWG. TITLE:	LANDSCAPE SCHEME	DWG. No:	037-LS01-02	Green
DATE:	10-9-17	PROJECT:	NEW STORAGE BARN	
Rev. No:	A	CLIENT:	ONSLOW CARAVAN PARK	
SCALE:	Green Landscape Design Worthing, West Sussex, BN11 1BQ GreenLD.co.uk Tel: 078 85 85 20 30			
				Landscape Design



Onslow Caravan Park

Landscape Management Plan

Contents:

1	Introduction	3
1.1	Planning background	3
1.2	Overall condition of the grounds	3
1.3	Contents of the Management Plan	3
1.4	Work programme	3
2	Background	4
2.1	Site context	4
3	General Management Proposals	4
3.1	Introduction	4
3.2	Conservation and Development Proposals	4
3.3	Access proposals	4
4	Site Management	5
4.1	Introduction	5
4.2	Management and maintenance	5
4.3	Manpower	5
4.4	Tree and Woodland management	5
4.5	Composting and disposal of arisings	5
4.6	Use of pesticides	5
5	Annual Maintenance Regimes	6
5.1	Visits	6
5.2	Replacement planting	6
5.3	General operations	6
5.4	Operations to shrubs in ornamental areas	7
5.5	Operations to trees	7
5.6	Pruning	8
5.7	Operations to turfed areas	8
5.8	Operations to hedges	8
5.9	Operations to hard surfaces	10
5.10	Operations to other hard surfaces	10
5.11	Site management	10
5.12	Annual regimes	10
5.13	Annual regime tables	10
5.14	Programmed maintenance	10
6	Review	10
6.1	Review of Management and Maintenance	10
6.2	Review of work programme	11

7	Further licenses, surveys and protected species	11
7.1	Works	11
8	Monitoring	11
8.1	Inspection	11
8.2	Replacements	11

APPENDIX A: ANNUAL REGIME TABLE
APPENDIX B: PLANT SCHEDULE & CARE
APPENDIX C: LOCATION PLAN
APPENDIX D: SPECS GENERAL
APPENDIX E: REVISION HISTORY

1 INTRODUCTION:

1.1 Planning background:

This document comprises of a detailed management plan covering the retained and proposed landscape areas and boundary treatment within the new barn development at Onslow Caravan Park, Ferring. This management plan should be treated as a specific guide to management operations relevant to the development of the site of the new barn at the park. The management plan will help to secure the long term management of the landscape structure and areas of nature conservation within the site when the new barn is constructed.

1.2 Overall condition of the grounds:

The site is previously the site of a static caravan berth. The site comprises of a concrete pad upon which the caravan was located, together with surrounding grass areas and adjacent private roadway. Also adjacent to the plot is a 6ft high boundary fence with some existing hedging and native small tree species.

1.3 Contents of the Management Plan:

This document is not intended as a fully prescriptive 'maintenance schedule' and identifies key management requirements only. It assumes that the requirements will be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The identified management objectives and tasks in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations. Where conflicts may arise these will need to be resolved in the spirit of the management requirements.

It includes the following sections:

Section 2 – Background

Section 3 – General management proposals

Section 4 – Site management proposals

Section 5 – proposed annual maintenance regimes

Section 6 – proposals for the review of the plan

Section 7 – further licenses

Section 8 – monitoring.

There are 8 appendices:

Appendix A: Annual regime table.

Appendix B: Plant schedule and care.

Appendix C: Location plan.

Appendix D: Specs general. Tree staking, fence

Appendix E: Revision history for the document; why and when the document has been modified.

1.4 Work programme:

The Landscape Management Plan gives recommendations for managing and maintaining the grounds for a 5 year period.

The Developer shall oversee the Landscape Management Plan until the completion of their Defects Liability Period.

The Contractor shall ensure that the Landscape Management Plan is adhered to, and any changes to the plan are to be agreed in writing with the appropriate authority and the Developer.

The Landscaping Plan as designed by the Landscape Architect will have considered this Landscape Management Plan as part of the overall design.

2 BACKGROUND

2.1 Site Context:

The site is situated in Ferring, West Sussex, at Onslow Caravan Park. The development plot is on the site of a previously positioned static caravan. The present site has some green value, the concrete pad being surrounded mostly by grass, some roadway and a small amount of planting. There is a line of hedging and small native trees at either end of new 6ft high panel fencing.

The site is situated in the urban area of Ferring, in West Sussex. The immediate area around the site on the Northern, Southern and Eastern being of a medium-dense residential landscape comprising of two story semi-detached and terraced housing.

Immediately neighbouring the site on the Western boundary are fields and open amenity land. There is also Ferring Rife, a small stream prone to flooding which is managed and has new tree planting around it which runs through the caravan park.

3 GENERAL MANAGEMENT PROPOSALS

3.1 Introduction:

The developer is committed to creating an attractive new barn development which is sympathetic to its close surroundings and utilises green elements to the site which will promote and encourage the bio diversity of the site and also aid the privacy of the park residents and surrounding neighbours. The developer understands that pro-active management and maintenance is essential in sustaining this development.

3.2 Conservation and development proposals:

To continue to attract a diverse range of wildlife, the existing boundary fence line will be softened and improved with suitable sustainable good sized new trees and native hedgerow planting. New perimeter planting will encourage privacy for both the new residents and existing neighbours and create an aesthetically pleasing appearance to the development. Attractive and sustainable planting adjacent to the barn, inside the caravan park, will improve the aesthetic qualities of the development.

3.3 Access proposals:

The main vehicular / pedestrian entrance will have a suitable ornamental tree and shrub planting to soften the appearance of the development from within the caravan park. to provide a sense of arrival. A new pathway will surround the barn to provide easy maintenance access to the barn facades.

Boundary treatment will be informal, but well maintained mixed native species hedges and sporadic internal boundary planting.

All newly landscaped and planted areas should be well maintained and kept tidy of weeds and litter. To enable safe access for users and to comply with health and safety requirements the site should be regularly inspected for damage to trees, litter and debris and damage to planted beds and hedgerows. Paving should be checked for trip hazards, as should vegetation at eye level and brambles and prickly or stinging plants.

Site wide risk assessment inspections should be carried out routinely and any hazardous items or defects should be dealt with as soon as possible and fenced off in the meantime. Written records of the inspection and resulting actions should be kept.

4 SITE MANAGEMENT

4.1 Introduction:

'Management' is usually applied to the longer term, more proactive and strategic aspects of care for the landscape whereas 'maintenance' covers the day to day work of gardening operations. However, management should be part of the routine of caring for the site.

The Plan and work programme include routine maintenance and repair of both the hard and soft landscape elements.

4.2 Management and maintenance:

Management and maintenance should ensure the continued high standard of appearance and safety of the development through the following methods:

Carry out regular maintenance to hard landscape elements where necessary, - paths, walls and fences.

Monitor wear and tear or acts of vandalism and repair where necessary.

Carry out regular maintenance to soft landscape elements, -

Mow new lawn areas, in accordance with the plan,

Check newly planted trees for die back or damage and prune back where necessary. Check tree ties and stakes,

Check planted beds, tidy, prune vegetation where necessary in accordance with the plan, replant where necessary, clear weeds and debris and clear loose mulch from adjacent paths and roadways.

4.3 Manpower:

The proposed landscaping is not horticulturally intensive and much of it should be relatively self – sufficient. Therefore, maintenance requirements will on the whole not be labour intensive and so whilst all health and safety requirements will have to be adhered to during the maintenance in the time period as stated, the level of manpower with suitable skills and experience required to keep the development at the required level of tidiness and safety is comparatively minimal.

4.4 Tree and woodland management:

A tree survey was carried out in the preliminaries of the development of this plan and it was found that there were very few existing trees of any long term significance. There were a few native species trees along the southern boundary adjacent to the new 6 ft high panel fence, primarily being elder, hawthorn and bay varieties. There are also holly and cornus in the hedgerow on exterior/ the southern side of the boundary. There was also one evergreen conifer in relatively poor condition on the northern side of the southern boundary

It is important that these trees, together with the specified new native trees and trees in the new ornamental planted beds are regularly checked for damage or die back, well irrigated for the first year and have their tree stakes and ties regularly checked.

4.5 Composting and disposal of arisings:

Routine operations generate quantities of leaves and grass cuttings, along with weed and pruning debris. These arisings need to be removed from site or taken to on-site composting locations.

4.6 Use of pesticides:

The use of pesticides is noted in some of the annual regimes. It is understood that herbicides are used in conjunction with other methods of weed control and their use minimised where possible. All planted beds and hedgerows should be hand weeded, however, paths, patios and parking areas can be controlled with herbicides.

The use of herbicides is subject to legislative control. All herbicides should be DEFRA approved for use in amenity horticulture and should be used in accordance with the manufacturer's instructions.

Herbicides should only be applied by competent personnel with a NPTC certificate for the application of herbicides.

5 ANNUAL MAINTENANCE REGIMES

5.1 Visits:

1. For a two year period following completion of the Landscape Works, the Contractor shall visit the Site as necessary to carry out the operations described in this section and as shown in Appendix A.
2. The Contractor shall allocate sufficient resources to satisfactorily complete all the operations required.
3. Following each visit the Contractor shall report to the park manager any additional operations considered necessary to ensure the satisfactory establishment of plants.

5.2 Replacement Planting:

1. In August the Contractor shall attend an inspection of all the Works with the Park manager / Landscape Architect. All plants which are missing, have died or which in the view of the Park manager / Landscape Architect have failed to make satisfactory growth shall be replaced in the first two months of the following planting season entirely at the Contractor's expense, unless otherwise instructed by the park manager.
2. Ground preparation and replacement planting shall be according to the Specification, areas of ornamental planting etc. to be as for original planting. Wood chip / bark mulch layer to be made good after replacement planting.
3. Areas of wood chip / bark mulch to be maintained at a regular level of up to 75mm depth, (50mm around ground cover).

5.3 General Operations:

1. Watering: all plants shall be watered adequately to ensure healthy growth. When watering, the Contractor shall apply sufficient water to return the soil to field capacity. Where applicable, automatic watering systems/drip systems should be regularly checked where access is obtainable. In the event of restrictions on the use of water, the Contractor shall make his own arrangements for obtaining and using water from other sources (e.g. second class water) with the Landscape Architect's approval.
2. Firming up: plants which have become loosened, lifted up or out of the ground shall be set upright and re-firmed by treading.
3. Removal of Litter: all litter shall be removed from the areas under the Contractor's maintenance.
4. Pest and Disease Control: plants shall be kept free of pests and diseases. Control measures shall be carried out to the approval of the Developer.
5. Plant Supports: canes, tree ties and tree stakes shall be checked and when necessary adjusted.
6. General Pruning: straggling stems, over-vigorous shoots, suckers and dead, reverted, mis-shapen or broken branches shall be removed from trees and shrubs by pruning back with a clean smooth cut to the main stem, or a sound and living outward growing lateral.
7. Fencing: fencing shall be checked and if necessary repaired to ensure continuous protection.

5.4 Operations to Shrubs in Ornamental Areas:

1 The mix and combination of shrubs and trees within the planted beds, has been chosen for a range of natural plant heights, appearance, scents and displays. The design intent is to allow different species to develop and grow within their natural parameters without the need for regular cutting of trimming.

2 Certain species do however respond to cutting back on a longer term cycle, which results in improved appearance and health. Where such management is beneficial, management operations are identified later in this section.

3 Beyond the identified prescriptive management tasks, outlined below, amenity planting should require only responsive management to address any unintended issues. This can typically be caused by;

Over vigorous or untypical growth of certain species, due to genetic or environmental conditions;

Overhanging or obstructive growth;

The appearance of an invasive species with amenity beds (native and non-native);

Decay or die back in vegetation, individual specimens, species, or groups;

Damage by weather, or other external influences (fire etc); and

A change in the equilibrium of the plant species caused by pests, fungal, or viral attack of a key single species, or multiple species.

4 In these circumstances a management response at as early a stage as possible is required to contain the impact, with the aim of maintaining a healthy and sustainable equilibrium within each shrub bed. It is not possible to anticipate the nature of these changes, so an annual inspection by a suitably qualified professional to specifically identify any new issues of biodiversity, landscape and visual, or arboricultural concerns is recommended.

5 Appendix B lists proposed shrubs and trees which benefit from recommended management operations.

Further operations to planted beds:

1. Weed Control: planting areas shall be kept free of grass and weed growth, and kept tidy. In areas containing low shrubs and ground cover plants, this control must be by mechanical means. In other planting areas where chemical weed control is permissible, the tops of weeds shall be physically removed after die-back is complete.

2. Residual Herbicide: a residual soil-acting herbicide shall be evenly applied. This is only to be used on areas in their second year of growth and free from herbaceous perennials.

3. Slow Release Fertilizer: a slow release fertilizer shall be evenly incorporated into the surface soil over the rooting area of each plant, at the manufacturer's specified rate.

4. Pruning: plants shall be pruned as in Appendix B.

5. Topping-Up: mulch shall be topped-up to maintain, after settlement, a depth of not less than 75mm (Or 50 mm around lower groundcover plants), ensuring that the lower branches and foliage of plants are not smothered.

5.5 Operations to Trees:

As shown on Appendix C as T1, T2. Refer to appendix B and D

5.5.1 SPECIMEN TREES

New specimen trees are proposed on site and should require minimal management beyond the initial establishment period (12 to 24 months).

Staking or Guying: The relevant staking or guying apparatus on new trees should be regularly checked to ensure it is effectively supporting trees in a straight upright position without damage to the trees.

Watering of new trees will be necessary within the initial establishment period (years 1 and 2), to sustain healthy growth and will require additional attention during drought periods. Outside this

period, unless exceptional circumstances materialise, regular basic watering, as set out in the maintenance schedule, should be sufficient as the species choice should provide an element of robustness to major periods of drought.

1. Weed control:

Residual Herbicide: a residual soil-acting herbicide shall be:-

- (i) evenly applied to the soil surface over a circle, 500mm radius from the base of each tree;
- (ii) shall be evenly incorporated into the full depth of the mulch.

2. Slow Release Fertiliser: slow release fertiliser shall be:-

- (i) evenly incorporated into the surface of the soil over the rooting area of each tree;
- (ii) evenly incorporated into the mulch over the rooting area of each tree;

3. The Contractor shall carefully remove any branches or growth below 600mm from ground level to encourage the growth of new lower level planting.

4. All damaged and broken branches are to be removed with a clean cut; to be agreed with the Developer / Tree Specialist before work commences.

5. The contractor shall check new trees and their stakes for stability. Tree ties should be tight and irrigation pipes should be clear. Trees should be in an upright position.

5.6 Pruning:

- 1. Lightly clip over plants where required. Cut back flowering shoots after flowering.
- 2. Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc., prune to reduce size if suppressing adjoining species.

5.7 Operations in Turfed Areas:

As shown on Appendix C as NT. Also refer to Appendix D

1. This section relates to the new grass areas as shown on the location plan (appendix C). All turfed areas shall be mown not less than 15 times during each Establishment Year. Mowing shall be at regular intervals, unless by agreement or due to unsuitable weather conditions. The height of the grass shall not exceed 70mm before cutting, topped to a height of 30mm. Swathes of grass cuttings shall be collected up and removed from Site by the Contractor.

2. All grass edges shall be trimmed during the mowing season.

3. At the beginning and end of each Establishment Year, all edges shall be cut with a half-moon edging tool to the lines shown on the Drawings.

4. A turf dressing shall be applied to all turf areas in the following late Summer or as instructed, to be evenly distributed at a rate specified by the manufacturer.

5.8 Operations to hedges:

As shown on Appendix C as H1, H2...

1 New hedgerows create an important structure along the site boundary, providing a wildlife corridor network for foraging and movement and significant physical barriers, defining and structuring the physical environment. In all cases hedgerows will require management as short clipped hedges.

2 The proposed management of each hedgerow depends on the location, function and adjacent land use. Landscape design and management plans will identify individual planted areas and hedgerow types, which dictate their future management, there are likely to be two principal hedgerow types:

hedgerows / screens formed from native species., maintained to a narrow width so as to not obstruct adjacent footpath.

Taller informal hedgerows of evergreen plants, planted within the internal area inside the southern boundary being allowed to grow in a more natural manner.

3 New hedgerow types are identified the location plan (Appendix C) as H1, H2 and H3 and their individual maintenance requirements detailed in appendix A and appendix B.

H1

Description: A formal hedge consisting of dense planting of *Crataegus monogyna*.

Long Term Objectives:

Sustain as a significant tall, narrow, dense hedge feature of visual importance along the perimeter of the site.

Management Tasks:

Leave the hedge to establish as a dense tall structure, but trim sides to promote dense growth. Trim overhanging branches by hand held equipment, as necessary. Replant failures annually. Once the hedge has reached the required height clip the top and then sustain as a tidily clipped dense hedge feature defining the boundary between neighbouring and on site private gardens and communal areas.

H2

Description: A formal hedge consisting of dense planting of *Prunus laurocerasus*.

Long Term Objectives:

Sustain as a significant tall, narrow, dense hedge feature of visual importance along the perimeter of the site.

Management Tasks:

Leave the hedge to establish as a dense tall, narrow structure, but trim sides to promote dense growth. Trim overhanging branches by hand held equipment, as necessary. Replant failures annually. Once the hedge has reached the required height clip the top and then sustain as a tidily clipped dense hedge feature defining the boundary between neighbouring and on site private gardens and communal areas.

H3

Description: An informal hedge consisting of dense planting of *laurus nobilis*.

Long Term Objectives:

Sustain as a significant tall dense hedge feature of visual importance within the site.

Management Tasks:

Leave the hedge to establish as a dense tall structure, allow to grow in a natural manner to a maximum width of 1.2m. Trim overhanging branches by hand held equipment, as necessary. Replant failures annually. Once the hedge has reached the required height clip the top and then sustain as a tidily clipped dense hedge feature defining the boundary between neighbouring and on site private gardens and communal areas.

5.9 Operations to hard surfaces:

As shown on Appendix C as P1.

All hard surfaces are to be swept to ensure cleanliness and safety and kept clear of weeds. Any damage to paved or parking areas must be repaired at the earliest opportunity, otherwise they should be treated as detailed in appendix A. See also appendix G for paving specs.

5.10 Operations to other hard elements:

Other items of hard landscaping including fencing should undergo regular visual checks as detailed in Appendix A

5.11 Site management:

It is important to assess the site and the work carried out throughout and at the end of each maintenance year. This will establish where methods are working or alterations need to be made to the management plan to ensure the continued good development of the new landscape. Refer to section 6 and Appendix A.

5.12 Annual regimes:

Section 5 proposes an annual regime for the elements within the development. For the individual elements this consists of maintenance tasks but across the entire site management tasks are also proposed.

5.13 Annual regime tables: See Appendix A

The proposed operation is listed in the second column with a frequency, number per year (No/Year), in the third column. The likely amount is also given here as a percentage per year (%/Year), often this is 100%, such as for lawn cutting, but where this is not necessary a lower percentage is given. With herbicide and fertiliser use for example, it is not good practice financially or ecologically, to use more than is actually required. The probable timing of the operation is given in the next section, with the month names abbreviated to their first letter below 'MONTHS'. Any general comments are given in the final column.

5.14 Programmed maintenance:

Some operations may not be required annually, but should be carried out regularly, say every 5 years, e.g. small amounts of hard landscape repairs should be carried out every few years as part of the plan as noted in 4.2

6 REVIEW

6.1 Review of Management and maintenance:

The developer should monitor the development routinely, as a matter of good site management. The success of maintenance operations, new planting and repairs should be noted. The developer should therefore adjust the way the development is managed and maintained accordingly, as required during the course of the plan, without waiting for a full review of the document. The management plan itself should also be reviewed.

6.2 Review of work programme:

The developer should review the maintenance work carried out against the timetabled tasks in the work programme as follows:

Every 2 weeks monitor appearance of site.

Every 3 months to monitor progress

Every 6 months to plan and organise work ahead

Every 12 months to review what has been completed.

Any items which have been delayed and the reasons for delay, should be noted. Adjustments should be made accordingly for subsequent years in work plans.

7.0 FURTHER LICENCES, SURVEYS + PROTECTED SPECIES

7.1 Works:

Further licences and surveys for ecology should not be necessary for this phase of works. All cutting of vegetation, or works which may impact on nesting birds should be progressed outside the accepted nesting bird season (March to August inclusive) and should principally be completed during November to February when broadleaf vegetation is dormant.

8.0 MONITORING

8.1 Inspection:

Inspection and monitoring of the landscape management is recommended in an annual basis, preferably by the original landscape designers with accompanied ecology and arboricultural expertise, to monitor and guide the success of the management objectives and to identify any additional, or revised management needs, focused on the strategic landscape objectives.

8.2 Replacements:

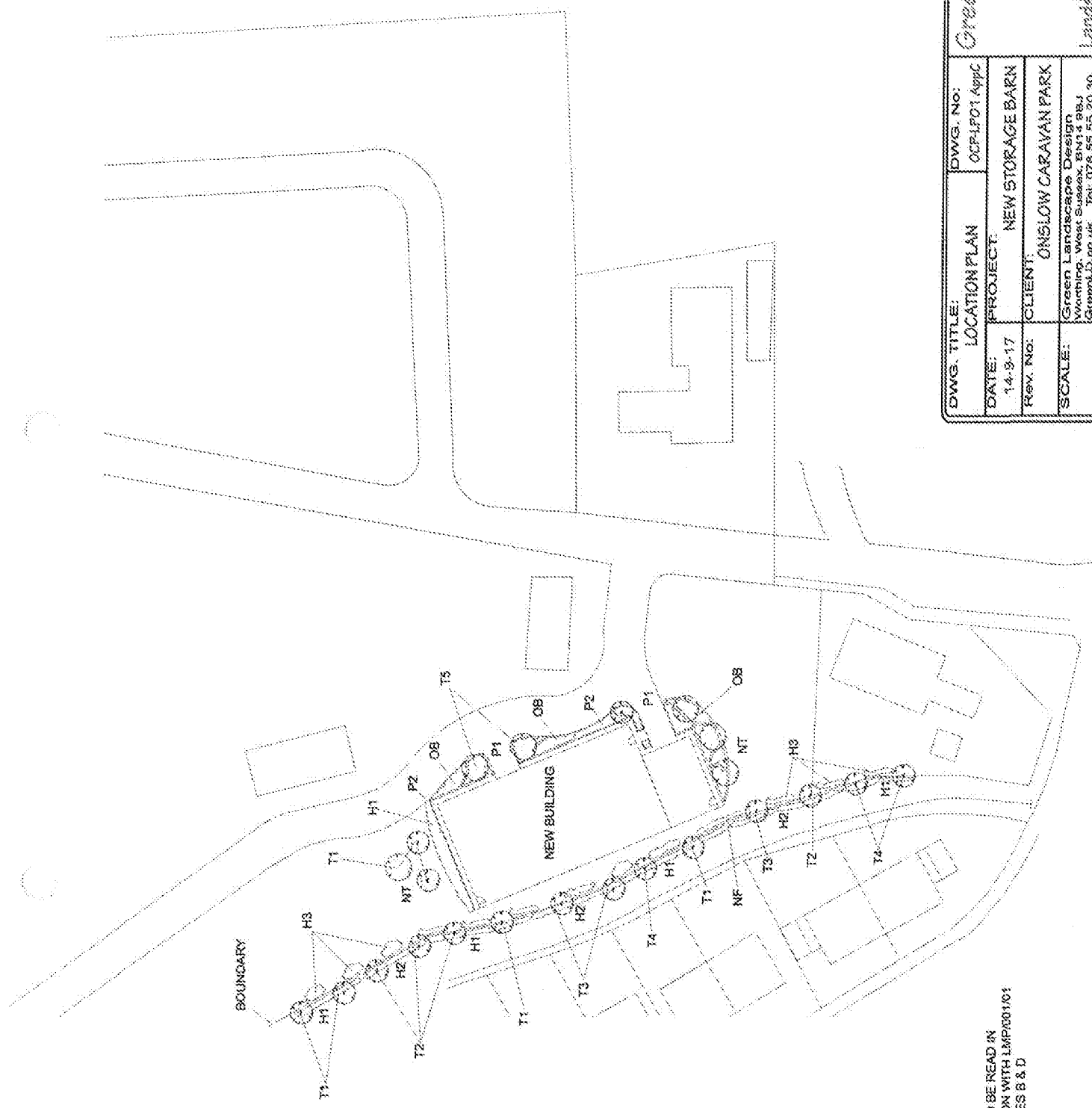
Plant or other failures arising during the management period should be replaced within the appropriate preceding season, unless the result of circumstances requiring an alternative response, such as replacement of trees with a different species due to a pest or infection.

[illegible]

SECTION	OPERATION	No & % / YEAR	J	F	M	A	M	O	N	J	T	H	S	O	N	D	NOTES
5.06	PRUNING																
	Prune plants to ensure good shape, remove dead wood	2, 100%							1						1		
	Remove dead flower heads and areas of die back.	2, 100%										1				1	Prune as per Appendix B
	Prune exterior hedging to achieve dense screens	3, 100%			1					1					1		Remove as dead foliage is apparent
5.07	TURFED AREAS																Prune as necessary to maintain tidy appearance.
	Cut to 25mm and collect cuttings, trim or trim edges	18, 100%			2	2	2	2	2	2	2	2	2	2	2	2	Cutting frequency varies with growing conditions
	Apply selective herbicide	1, 50%						1									Restrict to areas of weeds
	Apply slow release fertiliser	1, 5 %						1									Restrict to areas of wear
5.08	Scarify	1, 10%						1									Areas of moss and dense brown grass.
	Realign lawn edges to original straight lines	1, 10%											1				Where edges have grown over sides of patios, paths
	Repairs, re-turfing as appropriate	2, 10%				1								1			Areas of wear, damage, compaction, waterlogging
	HEDGES																
5.08	Hedge trimming	2, 100%				1							1				Clip sides of hedges to form dense screen,
	Refer to Appendices A & B for specific types																only clip top, once hedge reaches required height
	Clear base of hedges of litter and debris	12, 100%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Remove waste from site.
	Water in until established	20, 100%			1	2	2	2	4	4	4	4	2	1			Actual frequency depends on weather conditions

SECTION	OPERATION	No & % / YEAR	M O N T H S												NOTES
			J	F	M	A	M	J	J	A	S	O	N	D	
5.09	HARD SURFACES														
	Routine cleansing and sweeping	20, 100%	1	1	2	2	2	2	2	2	2	2	1	1	Check for stability and damage, repair where necessary
	Weed control on hard surfaces	12, 100%	1	1	1	1	1	1	1	1	1	1	1	1	Sweep and collect litter, remove debris from site
	Moss and algae control on hard surfaces	3, 50%			1				1				1		Ongoing, also during other tasks
	Leaf clearance from paths	10, 100%						1	2	3	3	1			Treat with selected herbicide as detailed
5.11	OTHER HARD ELEMENTS														Where required, particularly in shaded areas
	Minor repairs to paving and retaining walls	1, 5%										1			As required during leaf fall
	Minor repairs to fences	2, 10%			1							1			As required.
															where damage is suspected and not at times of nesting
															As required
5.11	SITE MANAGEMENT														
	Regular inspection of whole site with written report	24, 100%	2	2	2	2	2	2	2	2	2	2	2	2	
	Annual assessment of replacement planting.	1, 100%		1											Primarily for health and safety and to ensure high quality appearance.
	Hard element survey with written report	1, 100%		1											Assess for following planting season, use correct species
	Horticultural survey of site,	1, 100%		1											Every 5 years, assess areas that may require attention
															Annually, assess impact, development and success of planting for consideration in following year's work.

CODE	SIZE	MARKET	POT SIZE (Litres)	SIZE (mm)	NOTES	CARE
T1	10	Betula pendula	R8	35-45cm G	Straight stemmed, disease free, pot grown or rootballed	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
T2	4	Acer campestre	R8	35-45cm G	Straight stemmed, disease free, pot grown or rootballed	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
T3	3	Sorbus aucuparia	R8	35-45cm G	Straight stemmed, disease free, pot grown or rootballed	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
T4	3	Prunus avium	R8	35-45cm G	Straight stemmed, disease free, pot grown or rootballed	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
T5	3	Sorbus aria	R8	35-45cm G	Straight stemmed, disease free, pot grown or rootballed	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
H1	78	Prunus laurocerasus	R8	800-1000	Bushy, minimum of 6 stems, pot grown, trained to cane	Prune twice a year to prevent encroachments on to pathway. Allow to increase in height.
H2	195	Crataegus monogyna	38(Litres)	1000-1250	Straight stemmed, bushy, bare root, disease free	Lightly prune sides in Spring if needed to prevent encroachment into pathway. Plant with canes and rabbit guard and mulch.
H3	41	Lauris nobilis	70	1250-1500	Dense, bushy shrub, pot grown or netted rootball	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
AL	6	Amelanchier lamarckii	5	1750-1500	Bushy, minimum of 6 stems, pot grown, trained to cane	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
AC	6	Aucuba jap. Cotonifolia	5	800-1000	Dense, bushy shrub, pot grown, disease free.	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
CS	5	Chalcia terni. Sundance	5	800-1000	Dense, bushy shrub, pot grown, disease free	Prune lightly in early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
EA	5	Eunymus alatus	5	750-950	Dense, bushy shrub, pot grown, disease free	Prune lightly in late Winter / early Spring to improve shape / remove dead wood. Mulch and feed after pruning.
PL	37	Prunus laurocerasus	R8	800-1000	Dense, bushy shrub, pot grown or netted rootball	Prune lightly to improve shape / remove dead wood in mid Summer, feed and mulch afterwards.
HA	11	Hebe albens	3	300-450	Dense, bushy shrub, pot grown, disease free.	Prune in early Spring, only where needed. Feed late Spring with growmore.
HK68	8	Hebe Midsummer Beauty	3	400-600	Dense, bushy shrub, pot grown, disease free	Prune in early Spring, only where needed. Feed late Spring with growmore.
HR	5	Hebe rakensis	3	300-450	Dense, bushy shrub, pot grown, disease free.	Prune in early Spring, only where needed. Feed late Spring with growmore.
SJ67	16	Spiraea japonica Gold Flame	3	400-600	Dense, bushy shrub, pot grown, disease free	Cut back flowered growth to strong young shoots. Can cut back hard in Spring if required, otherwise cut 20% of old stems to base.
RuP	6	Rosmarinus off. prostratus	3	300-450	Dense, bushy shrub, pot grown, disease free	Prune lightly in Spring.
VT	8	Viburnum flex	5	400-600	Dense, bushy shrub, pot grown, disease free	Remove discoloured foliage and faded flowers, prune lightly in Spring.



DRAWINGS TO BE READ IN
CONJUNCTION WITH LMP001/01
& APPENDICES B & D

DWG. TITLE:	LOCATION PLAN	DWG. No:	OCPLP01 AppC
DATE:	14.9.17	PROJECT:	NEW STORAGE BARN
Rev. No:		CLIENT:	ONSLOW CARAVAN PARK
SCALE:		Green Landscape Design Worthing, West Sussex BN1 9SL GreenLandscape.co.uk Tel: 078 55 55 20 30	



GENERAL SPECIFICATIONS:

Tree planting Specification and method:

Trees to be planted at earliest opportunity during planting season November to March inclusive, once risk of damage has passed.

All site debris within landscaped areas to be cleared with stones and rubble removed to 300mm depth.

Tree planting pits to be dug to pot depth and 2 x pot width.

Selected soil to be retained for backfill with 160 Litre well rotted manure added.

Tree root collar to be positioned at finished ground level and tree planted with manure improved backfill in 250mm layers consolidated by treading.

With 1 x 2.4m long 100mm diameter machined and pointed timber round stake, driven into ground min of 900mm.

The tree to be secured with min 2x tree ties expandable rubber belt looped around tree stem to timber. Check tree for level.

Apply 75mm bark mulch to 600mm radius to tree stem.

Post Planting maintenance:

Site agent to ensure appropriate protection of newly planted trees and to water trees weekly, from time of planting and when in leaf except following torrential rain.

Post completion tree maintenance by weekly watering whilst trees are in leaf is to be incorporated into landscape grounds maintenance package with formative pruning and arboricultural assessment required 3 years following planting.

PLANTED BED PREPARATION:

PLANTING soil improver and mulch

Planted beds and hedgerows should be prepared as follows:

Use an organic soil conditioner, such as MELCOURT HUMUS 2000, from Melcourt Industries Ltd, or similar.

Spread evenly onto the soil surface to a depth not less than 50 mm then thoroughly work into at least the top 150mm. These application rates can be exceeded on poor soil or where deeper penetration is required.

Plants should be planted within these prepared beds with a suitable planting compost together with a suitable slow release fertiliser and bonemeal.

Planted beds should be levelled over once planted and then apply a bed of screened whole tree chip based mulch, particle size 15 to 100mm, light brown to beige colour such as MELCOURT RUSTIC BIOMULCH by Melcourt Industries Ltd, or similar approved, to a depth of 75mm settled.

PAVING:**Tarmacadam / Access to Barn :**

- Excavate to reduced depth of at least 200mm below finished level (350mm below dpc) and cart all spoil to licensed, off-site tip.
- Excavate any soft spots in sub-grade as required and dispose.
- Supply, lay and compact minimum of 150mm of DTp1 crushed stone sub-base material to falls and levels.
- Supply, lay and compact 50mm of 20mm dense binder course bitmac, and 25mm of 6mm hardstone bitmac surface course to falls and levels.
- Clear all site of debris and rubble on completion and make good. All Tarmac to comply with BS 4987

Path Paving

- Excavate to reduced depth of 100mm below finished level (250mm below dpc) and cart all spoil to licensed, off-site tip.
- Supply and lay on 25-40mm 10:1 grit sand/cement bed, *Concrete 600 x 600mm* Paving.
- Colour Grey laid in *TBC* pattern.
- Includes all cuts and pointing/sealing of joints.
- Clear all site of debris and rubble on completion and make good.

NEW LAWNS:**Specification for the sourcing and laying of cultivated turf for use in ornamental landscaping.****1 Turf**

1.1 To be grown by a member of the Turfgrass Growers Association (TGA), supplied to the TGA Standard for Cultivated Turf.

1.2 Typical seed mixture used in turf for ornamental landscaping:

30-50% slender creeping red fescue

10-40% chewings fescue

10-30% smoothstalked meadowgrass

Cultivars of the above species should be chosen from the current STRI Turfgrass Seed booklet.

1.3 Soil type: the soil in which the turf was grown should match as closely as possible the soil on which it will be laid.

1.4 Turf size: turf shall be supplied in either small rolls or big rolls. Small rolls will be 600mm wide and 1.65m long ~ total area 1m². Big rolls can be supplied in a variety of sizes, to be agreed in advance.

1.5 General health of turf: the sward must be green and must not be visibly affected by any pest or disease.

1.6 Cutting height: the height of the sward when harvested should not exceed 35mm.

1.7 Thickness of thatch or fibre: the thickness of uncompressed thatch should be between 5 and 15mm.

1.8 Thickness of soil: the soil layer beneath the thatch should be between 5 and 15mm deep.

2 Preparation

2.1 At least 100mm topsoil is required for healthy growth of grass. Where there is no subsoil, at least 300m² of topsoil is required.

- 2.2 Supply and spread pre-turfing fertiliser over area to be turfed.
- 2.3 Lightly cultivate, harrow and rake topsoil into a fine tilth suitable for final grading.
- 2.4 Remove all extraneous material including all debris and perennial weeds, and all surface stones in excess of 35mm.
- 2.5 Rake to a true, even, consolidated surface. To avoid compaction do not work with wet soil.

3 Storage

- 3.1 Turf should be delivered to site within 36 hours of lifting (note: in spring and summer this period should be reduced to ensure turf is fresh and green on delivery).
- 3.2 Care should be taken whilst transporting to avoid deterioration or damage.
- 3.3 Turf is a highly perishable product, particularly in warm weather. Preparations should, therefore, be made to lay the turf as soon as possible after delivery. Turf should be laid the day of delivery during hot weather.
- 3.4 Turf is to be unloaded clear of those areas to be turfed.
- 3.5 Prior to laying, turf should be stacked on flat level ground preferably in a shaded area.

4 Laying Turf

- 4.1 Start laying the turf along a straight side, butting the ends closely together.
- 4.2 On subsequent rows, stagger the joints like brickwork, making sure that there are no gaps. If you need to adjust the position of the turf after unrolling, always push it rather than pulling it to avoid stretching.
- 4.3 Work from planks laid on the newly laid turf to avoid making footprints.
- 4.4 Make sure that there is complete contact between the underside of the turf and the topsoil. If necessary, tamp or roll the turf lightly as you go along.
- 4.5 Try not to leave any gaps between the turfs, but if they do occur they should be filled with topsoil and lightly firmed

5 Watering

- 5.1 Water immediately after laying.
- 5.2 The first watering should ensure that the soil is damp to a depth of 100mm. Keep the turf, and the soil under it, damp -- you can check this by turning up a corner of the turf.
- 5.3 Do not over-water the turf. Over-watering will create boggy conditions and promote grass diseases.
- 5.4 In the days following, water only in the morning and early evening.
- 5.5 Water less and less frequently over the first 28 days. The turf should never be allowed to dry out and go brown in this period.

SPECIFICATION APPENDIX NO. 1

The following is a list of publications to which reference is made in the Specification. This list is for guidance only, and the omission of all or part of a relevant British Standard from the list does not absolve the Contractor from his obligation to comply with its requirements.

1. British Standards (Published by British Standards Institution).

- BS 1722 Specification for fences
- Part 5: 2006 Close boarded fences
- Part 7: 2006 Wooden post and rail fences
- BS 3882 1994 Specification for top soils
- BS 3936 Nursery Stock
- Part 1: 1992 Trees and shrubs
- Part 9: 1987 Bulbs, corms and tubers
- Part 10: 1990 Ground Cover plants
- BS 3969 1990 Recommendations for turf for general purposes
- BS 3975 Glossary for landscape works
- BS 3998 1989 Recommendations for tree work
- BS 5228 1984 Code of practice for noise control and construction and demolition sites
- BS 5236 1975 Recommendations for the cultivation and planting of trees in the extra large nursery stock category
- BS 5589 1989 Code of practice for the preservation of timber

2. Forestry Commission

(i) D Lonsdale 1983; A Definition of the Best Pruning Position; Arboricultural Research Note 48/83/PATH.

3. The Committee for Plant Supply and Establishment: Arboricultural Association, Association of County Councils, Association of District Councils, British Association of Landscape Industries, Horticultural Trades Association, Institute of Chartered Foresters, Institute of Leisure & Amenity Management, Landscape Institute, National Farmers' Union:-

(ii) 'Plant Handling' to be used in conjunction with the tender document

Onslow Caravan Park Landscape Management Plan Revision History:

Initial distribution20.9.17