

LANDSCAPE MANAGEMENT PLAN FOR PHASE 1 B, COURTWICK LANE, LITTLEHAMPTON FOR BELLWAY HOMES

To be read in conjunction with drawing no.971/01 Sheets 1 and 2, revision D.

1.0 PRELIMINARIES

- 1.1 The landscape contractor appointed to carry out the soft landscape works will be responsible for all maintenance during the first twelve months as detailed in the Soft Landscape Specification, and will replace any dead, dying or diseased stock at the end of the Defects Liability Period.
- 1.2 A management company will be responsible for maintaining the soft landscape within their responsibility by arranging for a suitable qualified contractor to carry out the work as described in this management plan at the end of the Defects Liability Period. The Local Authority will be responsible for maintaining those areas which are accepted as being suitable for adoption. Householders will maintain private plots. The plan should also be read together with the Specification of Soft Landscape Works. The report focuses on the first five years after the Defects Liability Period, and longer term maintenance should be the subject of a further management plan.
- 1.3 Where possible, alternative methods of weeding to the use of herbicides should be considered, particularly by mechanical means (e.g. hand weeding, hoeing, strimmers) or by maintaining a good covering of mulch to prevent weed growth. Where chemicals are deemed to be required, all weedkillers shall be specified, stored and applied in accordance with the relevant regulations. All staff applying chemicals shall be certified to do so, and must provide evidence at the start of each contract or when new staff are employed.
- 1.4 All maintenance operatives must be properly trained and qualified, and the contractor must be able to give evidence of qualification:
- 1.6 All operations will be carried out in accordance with the relevant British Standards as listed;

BS 7370 Grounds Maintenance;

BS7370-1 establishing and managing grounds maintenance companies, and design recommendations to aid maintenance

BS7370-2 maintenance of hard areas

BS7370-3 maintenance of turfed areas

BS7370-4 maintenance of soft landscape

BS 4428: 1989 Code of Practice for General Landscape Operations

BS 3882 Specification for Topsoil

BS 3936 Nursery stock specification for trees and shrubs

Other useful publications;

Arboricultural Association Leaflets: 1. Trees for Small Gardens
2. A guide to Tree Planting
3. Young tree maintenance
4. Tree management
5. Evergreen hedges

Joint Council for Landscape Industries (JCLI):
JCLI Landscape Works Contract 2008
JCLI Landscape Maintenance Works Contract 2008

DEFRA: Guidance Note on methods to control harmful weeds

2.0 MAINTENANCE OPERATIONS (YEARS 1-5)

2.1 GENERAL

2.1. Notice

The maintenance contractor shall give 48 hours notice of the intention to carry out maintenance work, and to give 7 days notice of seeding, turfing, planting or tree works.

2.2 Weather

Maintenance operations to be carried out only in the appropriate season and when weather and soil conditions are favourable.

2.3 Reinstatement

Any damage or disturbance to any planting and/or turf to be re-instated to original condition. Imported topsoil, cultivations and replacements of plant failures all to be carried out in accordance with the original soft landscape specification and planting schedule.

2.4 Machines/Tools

Hand tools are to be used where possible and practical to avoid damage to plants and disturbance to residents.

2.5 Litter

Collect and remove all litter and tipped and extraneous rubbish from the entire site at weekly intervals.

2.6 Vandalism

Make good any malicious damage or theft which may occur and inform the client immediately if vandalism is suspected.

2.7 Arisings

All arisings from maintenance operations are to be removed from site, unless the client has arranged for a compost area within the site to be made available for biodegradable waste.

- 2.8 Chipping and Shredding
No chipping or shredding is allowed on site.
- 2.9 Use of Chemicals
Ensure site operatives are certified in the safe handling and application of fertilisers, herbicides and other chemicals. The contractor must supply a certificate of competence for the storing and use of all chemicals., and comply with the Control of Pesticides Regulations 1986 and the COSHH Code of Practice. Only products approved under the above regulations are to be used and must be applied in accordance with manufacturer's instructions. All empty containers are to be disposed of off-site in accordance with the regulations. The client is to be informed of the use of chemicals, the product type and the dosage rates. No chemicals are to be used within the existing woodland belt.
- 2.10 Pest Control
After informing the client, apply approved pesticides as necessary to control any insect or fungal attack.
- 2.11 Weed Control
Keep planting beds clear of weeds, and ensure that existing mulch is not disturbed, or dug in by cultivation. Weeding is to be carried out by hand or by application of chemicals. The timing of weeding visits is detailed in the maintenance programme.
- 2.12 Vehicles and Equipment
Only lightweight vehicles and equipment is to be used over landscaped gardens and any damage caused to turf, paving or planting is to be repaired at the contractor's own expense.
- 3.1 NEW TREE AND SHRUB MAINTENANCE
- 3.1 Fertiliser
Enmag fertiliser at 25gms per shrub and 100gms per tree added early Spring for years 1, 2 and 3 to all newly planted areas.
- 3.2 Establishing New Trees
Maintain a weed free area around the base of each tree at least 1m diameter or the surface area of the original pit. Where the trees are planted in grass margins, the tree pit will be marked by 4 timber posts, 50 x 50 x 600mm, buried 300mm in the ground, to avoid mower damage. Strimmers are not to be used. When in leaf spray the tree crowns in the early morning or late evening during particularly dry weather. Irrigation systems to trees planted in tree grids are to be filled with water at each visit.
- 3.3 Re-firming of Trees
All trees to be checked for position and stability at regular intervals. Check trees for re-firming after strong winds, frost heave and other disturbances. To re-firm, tread around the tree base until firmly bedded. Break up by fork any

collars in soil at base of tree stems created by tree movement. If necessary backfill with topsoil and re-firm to original levels.

3.4 Tree Ties

The tree ties are to be checked and adjusted annually, and removed, together with the stakes, at the end of 5 years, once the tree is fully established.

3.5 Guying

Trees planted with deadmen/duckbill anchors are to be adjusted as necessary with the adjustable turnbuckle to ensure the tree rootball is firmly adjusted. Any ratchet tensioners to be tightened as necessary to ensure the rootball is secure in the ground and the tree stem is in an upright position.

3.6 Dead Plants

Remove all dead material as soon as possible and replace in the following appropriate season.

3.7 Thinning

Shrubs and herbaceous material is to be thinned when beds become overgrown and tangled. Remove as much of the root system as possible without causing undue disturbance to adjacent plants. Refill holes with topsoil to leave an even graded surface and make good any minor damage to adjacent plants.

3.8 Weeding

Regular weed control to be undertaken to maintain clean soil within the planted areas at all times. Winter herbicide may be used before the end of March; allow recommended period before arisings are cleared. When weed control is to be undertaken by hand weeding, remove whole weeds including roots. Existing bark mulch is not to be disturbed. Re-firm all plants after frost heave or wind blow. At the end of year 3, the bark mulch is to be topped up to original specification.

3.9 Hedges

All box hedges are to be maintained at a standard height throughout the site. Once the hedging achieves a height of 60cm, the hedge will be kept at that height by trimming in mid summer and again in August/September

3.10 Pruning

All trees and shrubs are to grow to their expected mature height, and any pruning will be to cut back overhanging branches or to remove broken, dead, diseased or suckering branches.

3.11 Pest Control

Any pesticides to be used must be non-residual and non-injurious to wildlife. The contractor must report any sign of pest damage and apply approved pesticides as instructed.

- 3.12 Watering
Water during times of drought when watering should be carried out once a fortnight. Water should be applied to trees and shrubs using a fine sprinkler until the full depth of topsoil is saturated, to ensure continued healthy growth of plants.
- 3.13 Replacements
All dead, dying and diseased plants and trees, those which have failed to thrive or have been removed or damaged shall be replaced by the same species during the next available planting season, or substituted if the planting position is unsuitable for that species.
- 3.14 Mulching
At the end of year 3, the bark mulch is to be topped up to original specification.
- 4 GRASSED AREAS
- 4.1 Grassed Areas Generally
All bare patches or failed turf areas to be made good by re-seeding and re-cultivation. Seed shall conform to BS 3969: 1978. Maintenance shall be carried out as BS 7370-3.
- 4.2 Re-Seeding/Sowing
Any areas of grass which die off shall be scarified and re-seeded with a mixture of seed and compost during March-May or August-October. After sowing the area shall be rolled with a Cambridge roller to incorporate the seeds into the surface. Irrigate the area as necessary to ensure germination. Once the blade leaf growth reaches 35-45mm, roll the surface to anchor the roots of the new shoots. Mow lawn to remove the top 25% and remove mowings.
- 4.3 Weedkilling
Carry out any necessary cultivation or weedkilling with an approved weedkiller in accordance with the maintenance programme.
- 4.4 Watering
Water during times of drought when watering should be carried out once a fortnight. Water should be applied to lawns using a fine sprinkler until the full depth of topsoil is saturated, to ensure continued healthy appearance of the lawns.
- 4.5 General Grass Maintenance
All grass cutting must be carried out by a machine which collects all cuttings. Cutting shall be disposed of off site, unless the client has provided a suitable compost area within the site. The contractor is to exercise care to prevent the hazard of flying stones etc. All rotary mowers must be fitted with safety guards. Any necessary rolling must also be included.

- 4.6 Chemicals
The sward is to be kept weed free by using a selective herbicide in accordance with manufacturer's instructions twice a year, and in addition, a high nitrogen spring fertiliser once a year.
- 4.7 Mowing Height
Grass height to be maintained at 35-40mm, but areas in heavy shade may be left to 75mm.
- 4.8 Leaf Removal
Remove all fallen leaves from lawns weekly during Autumn to maintain a neat appearance.
- 5 Re-assessment
The Landscape Management Plan shall be reviewed every 5 years. At the end of 20 years, the whole site will be assessed by a suitably qualified person to ensure that shorter lived shrubs are replanted, and any necessary adjustments made to the overall layout.

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