

FELLOWS GARDENS – YAPTON



Landscape Managment Plan

February 2014

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1. INTRODUCTION

The rectangular site is generally level with existing housing to the north and agricultural land to the south and east. The new development comprises Private housing, Social housing and Public Open Space.

There is an existing conifer hedge and two existing trees within the site. There is also an existing overgrown hedgerow on the south boundary which will be laid as part of the construction works and the gaps in filled with Hawthorn transplants.

The landscape proposals consist of native hedgerows to the east boundary, native tree and shrub planting to the Public Open Space with a variable mowing regime to the grass areas, and ornamental tree and shrub planting to the housing frontages.

2. OVERALL OBJECTIVES

The overall objectives for the management works are as follows:

- To ensure the successful establishment and long term health of all soft landscape elements for the benefit of residents and the surrounding population.
- To maintain a crisp and tidy finish to all elements so creating a high quality environment.
- To manage the native hedgerows, plantings, existing scrub and rough grassland for public open space and enhanced biodiversity.
- To continue improvements into the future by thorough and creative management.
- To ensure best Health and Safety practice at all times.

3. MANAGEMENT RESPONSIBILITIES

- Refer to ID583.04A for details of landscape management responsibilities which are divided between:
 - Management Company
 - Registered Social Landlord - RSL
 - House owners
- This management plan deals with advice to house owners and RSL, but the schedules relate only to those areas being maintained by the Management Company.

4. MANAGEMENT SPECIFICATION

4.1. GENERALLY

- All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice.
- All operatives must be appropriately skilled and experienced for the type and quality of work.
- Operatives shall have the appropriate qualifications and Certification for application of herbicides and pesticides. All chemicals will be non-residual in the soil and non-toxic to humans and animals and shall be applied in accordance with the manufacturers recommendations. Chemicals shall be approved under 'The Control of Pesticides Regulations (as amended) 1986'.
- Note: as of 1st March 2009 herbicides containing dichlobenil have been withdrawn from the market and products such as Casoron G, Casoron G4, Midstream GSR, etc should not be used.
- Carry out work while soil and weather conditions are suitable.
- Use only machinery and tools suitable for site conditions and the work carried out. Use hand tools around existing trees and in confined places.
- All arisings are to be carted offsite.
- Remove soil and arisings from hard surfaces and leave area in clean and tidy condition after maintenance operations are complete.
- Collect litter from all soft and hard landscape areas and cart offsite.
- Any work to existing trees must be approved before work commences.

4.2. NEW TREES

Management objective:

- Establish a stable and healthily growing tree within three years from planting with a well-shaped framework for future healthy growth. Keep overall appearance neat and tidy including the base of the trees.

Management operations:

- Maintain a 1.2 metre diameter circle of weed-free soil around the base
- of the tree using approved herbicide. Allow for herbicide treatment once in the winter or spring to maintain a weed-free mulch.

- In the first two years following planting, new trees are to be closely monitored on a monthly basis to ensure upright, firm and stable and in good health. Heavy watering shall be undertaken in dry periods.
- In further years water the newly planted trees throughout the summer months (May to August) at fortnightly intervals after any period of four weeks without significant rainfall (less than 5 mm).
- Notwithstanding any prevailing restrictions by the Statutory Undertakers on the use of water for watering any plants, the Contractor shall be deemed totally responsible for making any special arrangements which may be necessary to ensure regular and adequate watering of plant material to ensure successful establishment. Lack of availability of water will not release the contractor from his obligation to water the works and to replace all dead or dying plants which have suffered visually from lack of water.
- Water shall be kept free from any impurities at all times.
- All drainage points and vertical inspection tubes shall be regularly checked. Any plants lost due to waterlogging or drought shall be replaced at no additional cost to the Contract.
- Check any underground guying, stakes, ties & rabbit guards for firmness and support and adjust as necessary. Allow for checking once a year preferably in late spring.
- Underground guying & tree stakes shall be maintained tight at all times, re-tensioned periodically to prevent excessive windrock and to compensate for settlement. Allow for removing tree stakes and ties once trees are established (Years 3 - 5).
- Firm the soil around the roots to ensure that the plant is securely planted in the ground and upright. All plant material shall be re-firmed in the spring period following planting. Ensure that all trees remain firm in the ground, and any trees loosened due to late frosts, strong winds or surface water movement are firmed as required.
- Prune the tree to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the second or third year after planting.
- Top up mulch levels each spring to maintain specified 75 mm depth with new material to match.

4.3. ORNAMENTAL SHRUBS

Management objectives:

- Establish healthy thriving plants and encourage ornamental characteristics.

Management operations:

- Maintain the area substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an

approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year, - frequency to drop, as the plants establish, down to once a year).

- Prune shrubs as per schedule below to encourage healthy bushy growth. Remove all suckers by cutting back level with source stem or root.
- Timing of pruning

Winter flowering shrubs - Spring

Shrubs flowering March - July

Immediately after flowering period

Shrubs flowering July - October

Cut back to old wood in winter

- Selectively thin shrubs to allow room for growth and avoid 'overcrowding'. Care to be taken to avoid overthinning and so creating obvious 'gaps' in shrub beds.
- Replace any dead or damaged plants with matching species.
- Top up mulch as required to maintain continuous 75mm deep cover.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of extreme winds.

4.4. PROPOSED HEDGE PLANTING

Management objectives:

- Establish healthy thriving plants and encourage hedge characteristics. The hedging is an important element of this scheme and should be kept trimmed to the maximum heights specified on the planting plan.

Management operations:

- Maintain hedgeline substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year,- frequency to drop, as the plants establish, down to once a year).
- Cut hedge twice a year to encourage healthy bushy growth and formal tidy shape (See notes on the plant schedule for heights of hedges). Cut hedge to ensure base is left wider than top (to avoid gaps appearing in the base of the hedge).

- Ensure that tools used are sharp and cut hedge so that top is narrower than the base to ensure base will remain clothed in leaves.
- Replace any dead or damaged plants with matching species.
- Top up mulch as required to maintain continuous 75mm deep cover.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of extreme winds.

4.5. CLIMBING PLANTS

Management objectives:

- Establish healthy thriving plants and encourage wide cover.

Management operations:

- Maintain the area substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year, - frequency to drop, as the plants establish, down to once a year).
- Provide support where needed and prune only where necessary to restrict growth. Train up walls/ fences to ensure wide and even cover so as to 'soften' hard vertical surfaces without causing substantial damage.
- Replace any dead or damaged plants with matching species.
- Top up mulch as required to maintain continuous 75mm deep cover.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of extreme winds.

4.6. GROUND COVER PLANTS

Management objectives:

- Maintain a dense, weed-free cover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area.

Management operations:

- Maintain the area substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year, - frequency to drop, as the plants establish, down to once a year).
- Trim and tidy the plants once a year in the winter months to remove dead vegetation or overgrowing branches. Remove all arisings from site.
- Replace any dead or damaged plants with a matching species.
- Top up mulch as required to maintain a continuous 75mm deep cover.
- Water as necessary to ensure the continued thriving of all planting.
- Remove litter and fallen leaves to maintain neat appearance.

4.7. LONG GRASS AREAS

Management objective:

- To stimulate increased biodiversity and habitat creation for invertebrates and reptiles at the edge of the native planting areas.
- To provide an attractive but informal public open space.

Management operations:

- Mow to a minimum height of 100mm in spring and autumn, removing arisings from site.
- Do not fertilise the long grass areas.
- Apply selective herbicide in the first 3 years to reduce the prevalence of pernicious weeds.

4.8. MOWN GRASS AREAS

Management objective:

- To provide an even stand of vegetation of uniform height and colour comprising predominantly grass species, although a small percentage of dicotyledenous plants – no more than 5% would be acceptable.

Management operations:

- Mowing shall be carried out using approved machinery to maintain the vegetation length within the limits of 20 mm and 40 mm during April to August inclusive and

between 30 mm and 50 mm during the rest of the year. (This will normally require mowing at up to once a week in the peak of the season, say minimum 20 times per year total). The clippings shall be let fly but must be distributed evenly over the surface and at no time shall the layer of clippings be of such a depth that will affect the growth of vegetation. Clippings should not be left on paths or roads.

- All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction shall be kept neat and tidy. To include existing grass areas adjacent to all new plantings within 2m distance.
- Grass areas may be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's instructions.
- Alternatively, spot weeding of isolated weed infestation may be carried out .
- Apply approved fertiliser at manufacturers recommended rate once a year in spring.
- Reinstatement by re-turfing or re-seeding of areas damaged by trampling, abrasion or scalping during mowing.
- Remove litter and fallen leaves to maintain neat appearance.
- NOTE: Do not allow machinery closer than 100mm to any tree stem. Avoid damage to stems by strimmers.

4.9. NATIVE HEDGE PLANTING

Management objectives:

- Establish healthy thriving plants and keep hedge cut to maximum height of 2m.

Management operations:

- Maintain planted areas substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year,- frequency to drop, as the plants establish, down to once a year).
- Replace any dead or damaged plants with matching species.
- Top up mulch as required to maintain continuous 75mm deep cover.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of extreme winds.

- Cut hedge twice a year to encourage healthy bushy growth and formal tidy shape (See notes on the plant schedule for heights of hedges). Cut hedge to ensure base is left wider than top (to avoid gaps appearing in the base of the hedge).

4.10. NEW NATIVE PLANTING

Management objectives:

- Establish healthy thriving plants and encourage characteristics of native planting.

Management operations:

- Maintain planted areas substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover) by applying an annual dressing of an approved residual herbicide in the winter months and removing or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Residual herbicide is not likely to be needed after the first two years after planting. (Spot treatment or weed removal at approximately 4-weekly intervals in the main growing season five times a year, - frequency to drop, as the plants establish, down to once a year).
- Prune shrubs to encourage dense bushy growth. Coppice *Corylus* and *Salix* spp @ year three.
- Allow for thinning out mixes as required to allow for growth and to avoid overcrowding. Care to be taken to avoid over thinning and so creating obvious 'gaps' in planting.
- Replace any dead or damaged plants with matching species.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of extreme winds.
- After year 5 – manage as for existing scrub below in section 4.11.
- Remove rabbit proof fencing after 3 years

4.11. EXISTING HEDGEROWS

Management objectives:

- Biodiversity and ecological value.
- A dense stockproof safe boundary

Management operations:

- Existing laid hedge to south boundary – Trim hedge once per year after bird nesting season in the autumn.

4.12. EXISTING TREES

Management objective:

- To ensure trees are in safe and healthy condition.

Management operations:

- Survey trees at least every five years and produce a schedule of necessary tree surgery work and including removal of deadwood and thinning. Inform Local Authority of any work required prior to commencement. Inspect after storms, floods, droughts etc. for any signs of stress or danger.
- NB: Any work to Trees covered by a Tree Preservation Order to be approved by the Local Authority before works commence.

4.13. HARD LANDSCAPE

4.13.1. PAVING / SURFACING

Management objective:

- To ensure that the paving is kept clean and stable.

Management operations:

- Check annually for stability/condition/trip edges and re-set or replace where necessary. Sweep paving at least monthly to remove leaves and litter. Where necessary rake gravel level and ensure weed suppression sheet buried.

4.13.2. EXTERNAL LIGHTS

Management objective:

- To ensure that the lights are kept clean & in good repair.

Management operations:

- Change bulbs as required. Check regularly for stability/condition and re-set where necessary. Clean lights regularly using water and detergent.

4.13.3. POST & WIRE MESH FENCE ALONG CENTRELINE OF HEDGING

Management objective:

- To ensure that the fence is kept in good repair.

Management operations:

- Check quarterly for stability/condition and re-firm or repair where necessary. Re-strain wires as required. Remove fence on year five once hedge well established.

4.13.4. CLOSEBOARD FENCING

Management objective:

- To ensure that the fencing & trellis are kept in good repair.

Management operations:

- Check annually for stability/condition and re-firm or repair where necessary. Re-paint or re-stain as required with matching colour.

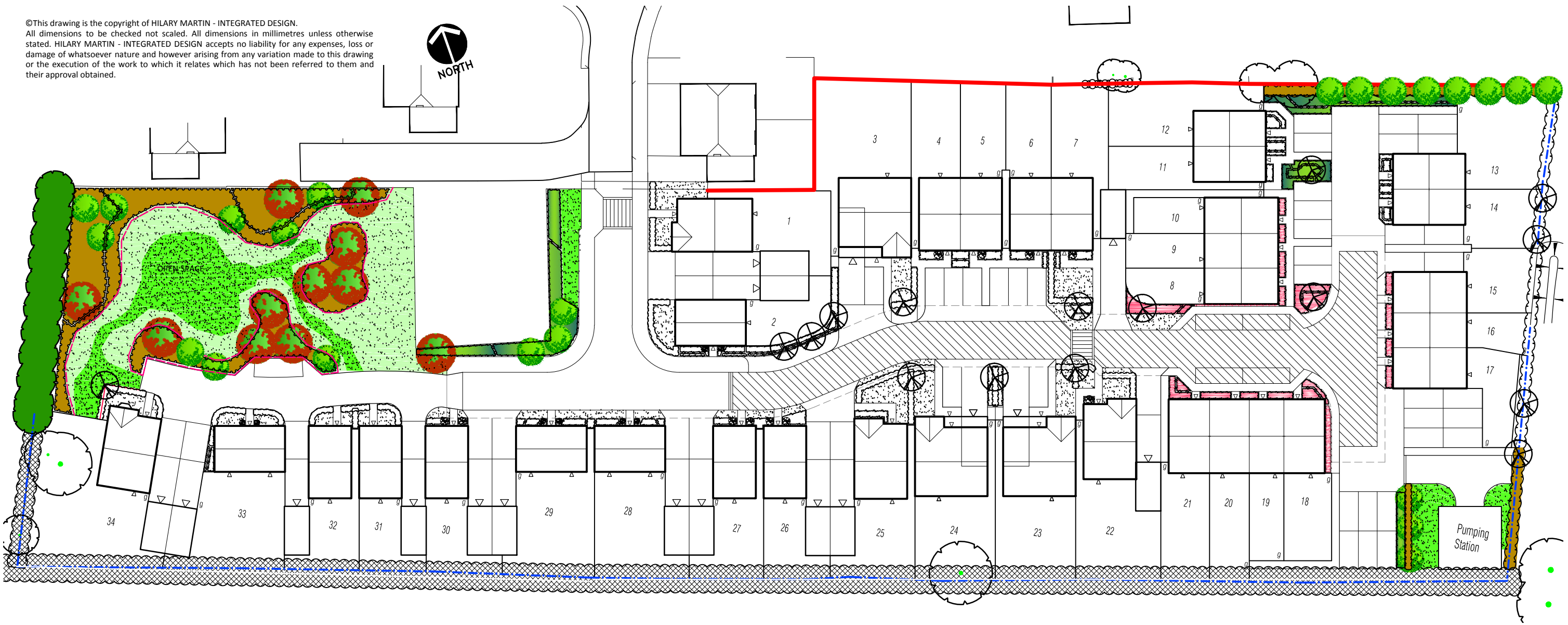
FELLOWS GARDENS – LANDSCAPE MANAGEMENT SCHEDULES
MANAGEMENT COMPANY AREAS

SCHEDULE OF OPERATIONS	Action Year	Month of year												
			J	F	M	A	M	J	J	A	S	O	N	D
NEW NATIVE HEDGES														
Target height 2m Trim to target height and control lateral growth to stop over hanging.	2-10						1				1			
Watering	1-2							3	3	3	1			
Straighten & re-firm shrubs	1-2		1		1								1	
Pest & disease control	1-10				1		1		1		1			
Litter removal	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Malicious damage inspection	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Fertiliser application to trees & shrubs (new)	2			1										
Weed control - Herbicide 600mm dia circle	1-5					1		1		1				
NEW NATIVE SHRUBS AND TREES														
Watering	1-2							3	3	3	1			
Straighten & re-firm shrubs	1-2		1		1								1	
Pest & disease control	1-10				1		1		1		1			
Litter removal	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Malicious damage inspection	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Fertiliser application to trees & shrubs (new)	2			1										
Weed control –	1-5					1		1		1				
Plant Replacement	1-10												1	

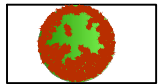
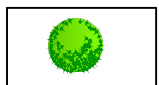
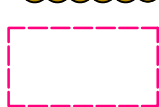
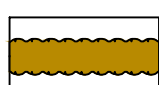
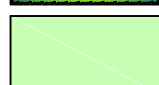
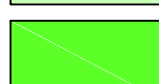
FELLOWS GARDENS – LANDSCAPE MANAGEMENT SCHEDULES MANAGEMENT COMPANY AREAS

SCHEDULE OF OPERATIONS	Action Year	Month of year												
ORNAMENTAL TREES AND SHRUBS														
Plant replacement inspection	1-10										1			
Plant Replacement	1-10												1	
Watering	1-2							3	3	3	1			
Straighten & re-firm shrubs	1-2		1		1								1	
Pest & disease control	1-10				1		1		1		1			
Tree support – tighten/check	1-5			1							1			
Tree stake removal	5													
Litter removal	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Malicious damage inspection	1-10		1	1	1	1	1	1	1	1	1	1	1	1
Fertiliser application to trees & shrubs (new)	2			1										
Mulch top up	1-10												1	
Weed control	1-10				1	1	2	2	2	2	2	1	1	
MOWN GRASS AREAS														
Fertiliser application	1-10				1									
Mowing and edges	1-10				1	2	4	4	3	2	3	1		
Spiking	3,6,9										1			
LONGH GRASS AREAS														
Cutting	1-10					1				1		1		
Herbicide spot treatment of invasive weeds	1-10							1						

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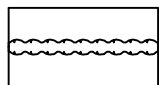
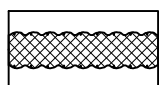
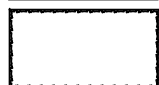
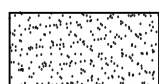
MANAGEMENT COMPANY RESPONSIBILITY

-  Existing vegetation retained
-  New Native Trees
-  New Ornamental and Fastigate Trees
-  New Native Shrub and Tree Planting
-  Temporary Rabbit and Dog proof fence
-  New Native Hedgerow
-  New Ornamental Planting
-  Long Grass mown twice per annum
-  Mown Grass

REGISTERED SOCIAL LANDLORD RESPONSIBILITY

-  New Tree and Ornamental Planting

HOUSE OWNER RESPONSIBILITY

-  Existing vegetation retained
-  New Trees
-  Ornamental Hedge
-  Native Hedgerow
-  New Ornamental Planting
-  Mown Grass

Client
BELLWAY HOMES

Project
FELLOWS GARDENS - YAPTON

Drawing Title
LANDSCAPE MANAGEMENT AREAS

Drawing No
ID583.04A

Scale
1:500@A3

Date
02-14

Drawn By
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