Landscape management and maintenance plan – to be provided to the future owner.

The following are the short term aims and objectives of this Management Plan.

- To manage the existing vegetation within the site so as to maintain or improve its long term viability and contribution to the character
- To manage the site in a beneficial way for wildlife and so as to encourage wildlife to the site.
- To replace any plants that fail to show growth or develop full foliage within the next planting season.

Planting, Establishment and Maintenance

The following specifications will be used in the planting, establishment and maintenance of the landscape proposals. All planting will take place between November-March. All works to be undertaken under the direction of the current or future site owner.

Soil

Topsoil will be specified for use in formal planting areas and for tree and hedgerow planting areas.

Imported Topsoil (If applicable)

This shall comply with BS 3882 (2007): good quality medium to light loam, free of perennial weeds. Stone content 20% dry weight.

Spreading Imported Topsoil (If applicable)

To achieve a depth of at least 150 mm in grass areas, 300 mm for shrub beds and 600 mm for tree planting areas. Remove existing topsoil if necessary - for instance due to poor structure or contamination. Break up the depth of the surface on which the topsoil is to be laid to 150 mm. Spread topsoil in layers of 150 mm in suitable weather conditions or ground conditions. All layers are to be levelled and lightly rolled to avoid slippage or localised collapse. Avoid compaction and destruction of tilth. All levels to marry in with existing levels.

Shrub Bed(s)

Establishment and Maintenance

All plant material shall be as specified in the plant schedule. Plants to be well formed and healthy with a vigorous rooting system and true to size and type. Planting bed(s) shall be cultivated to a depth of 150 mm, cleared free of weeds and other rubbish, and stone picked to remove stones over 25 mm in diameter. Consolidate and rake to a fine tilth. It may be necessary to carry out several cultivations in some areas to achieve the required standard of tilth. Place species as shown.

Allow for watering immediately after planting. Until establishment after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

Undertake weed control to ensure good growth and survival of plants. The necessity for weeding should reduce as plants become established. Weed control will incorporate a mixture of:

- hand weeding

- wood chip mulch to 75 mm consolidated depth. Mulch would be laid at the time of planting. Mulch will be medium textured decorative grade natural pine bark. The mulch will be topped up to 75 mm depth (if required) on an annual basis in the spring or autumn.

- chemical means. A contact herbicide such as Glyphosate will be used for persistent or excessive weed growth. Spraying to be undertaken with care so as not to damage plants. Spraying will take place in still weather to avoid spray drift.

Prune species where required to maintain vigour and form. All pruning to be undertaken according to species type. Losses will be replaced where required to fill gaps in the canopy

Grass Areas

Sowing, Establishment and Maintenance of New Areas

Sow seed or lay turf in autumn or spring into areas of topsoil as established above (if required). Grass areas shall be cultivated to a depth of 150 mm, cleared free of weeds and other rubbish, and stone picked to remove stones over 25 mm in diameter. Consolidate and rake to a fine tilth - it may be necessary to carry out several cultivations in some areas to achieve the required standard of tilth. Apply 50g/m2 of an approved pre-seeding fertiliser such as Miracle Long Life preseeder.

Apply in two equal applications in transverse directions and work into a depth of 50 mm. Seed area at 35 g/m2 with a rye grass based seed mixture such as Perryfields Pro80. Gently rake in.

Grass finished levels at kerb, gulleys, manholes and other horizontal surfaces will finish 25mm above these hard surfaces and be as indicated in the appropriate standard detail.

Allow for watering immediately after planting. Until establishment after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

At a height of 100 mm (approximately 6-8 weeks after sowing) the area should be cut using a rotary mower. The sward should be reduced in two stages down to 80 mm and then 60 mm.

All amenity grass areas (including existing areas) will then be maintained at between 50-75 mm.

Any gaps in the sward will be filled by preparing and seeding as set out above.

Hedgerows (existing)

Maintenance

Maintenance of the existing native hedgerows on three boundaries will become the responsibility of the new owners. Hedges to be reduces as shown on the plans.

If there are any gaps within the hedge line the following methodology is proposed to regenerate the hedge and ensure its long term survival. Over mature or leggy small trees and shrubs should be reduced to at least 1.2-1.5 m and allowed to regenerate. Subsequently maintain hedge at 2.0 m height. Gaps in the hedge would then be planted as set out in the specification below. Plants may need to be protected with tree guards or fencing (for instance) if predation by species such as rabbits is assessed as being a problem.

New Trees

Planting

Standard trees and whips will be planted in tree pits or trenches which are to be dug at least 300 mm wider than the root spread to avoid cramping of roots. The base of the pit to be broken up to at least 150 mm to allow for root penetration. The sides of the pit or trench to be scarified to remove smearing and allow root penetration. For standard trees a softwood stake shall be driven into the windward side of the tree and secured using a tree tie. The stake to be approximately a third of the height of the tree, pointed at one end and 75 mm diameter. The stake to be protected with non-toxic preservative.

Establishment and Maintenance

Allow for watering immediately after planting. Until establishment (3-5 years) after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

If required use spiral guards or similar to protect plants from damage by rabbits and other rodents. Establish the tree guard firmly in the ground using a stake or cane as they are otherwise liable to blow over in strong winds. Guards will be checked periodically to ensure that they have not fallen over and are not damaging the plant.

Undertake weed control during the first three years after planting to ensure good growth and survival of trees. This will incorporate a mixture of:

- hand weeding

- wood chip mulch to 75 mm consolidated depth. Mulch would be laid at the time the hedge is planted. Mulch will be medium textured decorative grade natural pine bark.

- chemical means to create a 1.0 m wide weed free area around the tree stem. A contact herbicide such as Glyphosate will be used for persistent or excessive weed growth. Spraying to be undertaken with care so as not to damage trees or adjacent plants. Spraying will take place in still weather to avoid spray drift.

Monitor and adjust stakes and ties regularly - at least twice a year. Remove stakes and ties when trees are established (3-5 years).

Replacement trees

All tree losses will be replaced within the next planting season with a tree of the same specification as that removed.

Pruning

Unless specified otherwise, pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased or damaged branches. This work will conform to BS 3998 `Tree Works - Recommendations'.

Trees will be checked annually and after bad weather - such as storm events – to check for any pruning requirements.

Thinning of Whips

Areas of whip planting shall be thinned to remove poor quality or dead trees and to allow the establishment of trees to form a `natural' wooded area. Trees to be removed and the ultimate density of trees shall be based on an assessment of the area on a annual or biannual basis.

Landscape Management and Maintenance Plan Review

Once annually in September, the site owner in consultation with the landscape contractor any specialist consultants required, shall assess and review the management procedures for the site. This shall include the condition of the trees, shrubs, hedgerows and grass areas within the site. Any measures to ensure the continued health and vitality of these elements and their wildlife benefits will be considered and implemented as required. This may include changes to the management of these elements and replacement of dead or dying plant material where required.

Furthermore this review shall address issues of general horticultural husbandry such as the removal of stakes and ties from trees and new hedging material.