

Landscaping & Management Plan

Silverhill Caravan Park

Landscaping:

Silverhill Caravan Park is an established site and already has an existing and mature landscaping scheme. Further to planning consent [H12-0664-19] i.e., to change the previous temporary consent to a permanent consent for two display caravans (for marketing) - the intention is to retain the existing landscaping scheme, which includes;-

Planting

Plants will be chosen on the basis of existing species growing on site, in the area and suitable, according to the RHS for coastal areas to ensure tolerance of coastal winds.

Where possible plants will be selected for wildlife value e.g. hedging plants for nesting birds and flowering shrubs for butterflies e.g. Butterfly Bush.

Boundary planting aims to infill, without removing entirely the view of the open fields adjoining. This will be native trees and hedging plants reflecting the types growing already on site and in the area around.

The central areas around the caravans and to the sides will be a mix of native, naturalised and ornamental planting to provide privacy, enclosure, seasonal colour and interest. It is appreciated that individual caravan owners will choose to plant flowers and small shrubs around their caravans both in beds and in pots. These may not always be native or naturalised but they will add to the overall effect reflecting a typical house garden. Unsuitable plants will be removed.

Planting Season

Hedges will be planted within the season November to March. Some gaps in the hedge will fill naturally and the existing trees will be allowed to re-generate.

Other planting will be completed in phases as the site develops.

Prior to planting, areas will be weed treated with a suitable herbicide whilst the vegetation is still growing. This will be carried out on a calm dry day to minimise spray drift.

Existing hedges will be infilled with Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*) at a height of 40-60 cm bare rooted. The plants will be supported by tree stakes or canes and protected by a 60cm spiral rabbit guard. The hedge will be pruned late winter/early spring annually and laid every three years or as necessary.

A mixture of native trees such as English Oak (*Quercus robur*), Field Maple

(*Acer campestre*), Wuropean Mountain Ash (*Sorbus aucuparia*) will be planted within the area. Where a tree is planted in a hole, it will be partially filled with top soil from the site and mulched. They will be staked with tree stakes and protected with heavy duty tree guards.

Shrubbery will be a mixture of small native shrubs to provide structure, interest and colour, with species chosen from;-

Butterfly Bush (*Buddleia davidii*) 60-80 cm bare rooted

Common Dogwood (*Cornus sanguinea*) 40-60 cm bare rooted

Willow Leaf Hebe (*Hebe salifolica*) 3-40 cm container grown, bushy, 5 breaks

Creeping Blue Blossom (*Ceanothus thyrsiflorus*) 30-40 cm, container grown, bushy, 5 breaks

Potentilla (*Potentilla fruticosa* Primrose Beauty) 20-30 cm container grown, bushy, 3 breaks

Fuschia (*Fuschia magellanica* Mrs Popple) 30-40 cm, container grown, bushy, 3 breaks

The maintenance of the planting on site will be the responsibility of the warden who will be supplied with the Ten Year Landscape Management Plan (enclosed). This covers, as well as the new planting, all existing planting and grassed areas and together will help in producing a scheme which looks attractive, is kept to the correct height and shape, is kept free of disease. Dead plants will be removed and replaced with the same type and size where possible and where there are sparse areas additional plants will be provided.

10-Year Landscape Management Plan

The success of any landscaping scheme depends on the frequency and quality of ongoing maintenance over the first five years and to a lesser extent over the next five years after which all planting should be effectively established.

However, there is still a requirement for ongoing maintenance particularly to the grass which will require regular cutting, scarification, weed treatment and fertilisation as necessary. Trees and shrubs will require regular pruning to maintain shape and height with removal and replacement of shrubs as necessary. Inspection is necessary for any sign of disease, broken or dangerous branches etc.

Maintenance Objectives for Soft Landscape - Generally

- Apply good horticultural and ecological practice to all operations
- Promote healthy growth and establishment of all plants, trees, grass, wildflower areas

- Ensure consistent control of invasive weeds
- Promote optimum display and flowering periods and stem colour
- Ensure development of optimum plant form, shape, and planting density
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Ensure long term commitment to replacement of defective plant material

Trees planted as standards at the edges of Open Space

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape
- * Replace any standard trees which fail to establish within the first five years.

Feathered trees, understorey and shrub mixes

Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees, shrubs and hedges

Planting to be thinned / re-spaced in order that they have sufficient room to develop

Review opportunities for introducing native shrubs and those with particular wildlife value into planted areas.

Maintain a clean and safe environment.

Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

* Replace any trees or shrubs which fail to establish within the first five years.

Retained existing trees and hedgerows

- Existing trees and shrubs to be healthy, free of disease, damaged or broken stems/branches, dead wood, etc.

Maintenance Specification

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work.

Maintenance to accord with requirements of BS 7370:1991

Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: Monthly during growing season.

Amenity Grassed areas

Cuts: Grass will be cut annually a minimum of 12 times, with 2 cut May to September.

Generally

Maintenance of grass in a manner appropriate to the intended use.
Maintenance of grass height between 50-100mm ensuring that grass does not become compacted or waterlogged
Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scotch and wilt
Repair of grassed areas damaged by trampling, abrasion or scalping during mowing
Regular removal of litter and fallen leaves to maintain a neat appearance

Remedial works

Top dress and make good gully erosion, slip and depressions
Re-seeding of the above areas as necessary

Grass cutting

Remove litter, rubbish and debris from grass before mowing
Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft
Trim grass edges around the base of columns and furniture
Sweep adjacent hard surfaces clear of cuttings and arisings.
Selective Herbicide
Spray with a suitable selective herbicide. Do not spray areas of bulb or corm planting.
Apply spot treatment to individual weeds as necessary
Scarifying
Scarify with tractor drawn or self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass.
Fertiliser
Apply spring and autumn fertiliser in accordance with manufacturer's instructions

Trees, Hedges, Shrub & Understorey mixes and Whip planting

Watering

All planting to receive watering for at least the first 2 growing seasons
Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

Quantity:

Trees: Heavy and extra-heavy standard trees – 10 gallons per tree per application

Shrubs: Wet soil to full rooting depth

Weed control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas.
Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for trim guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm. Carry out

operations close to stems using hand tools

Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.

Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

Mulch

Depth required: top up mulch to a minimum thickness of 50mm across all planting for trees, hedges, shrubs and whips

Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas; Material: Bark Mulch. Melcourt 'Forest

BioMulch' or similar approved. After 5 years utilise the compost created on site.

Fertiliser

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions.

Carry out a single application between March and May for the first 3 years after planting

Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species and the nutrient enrichment of the reed-bed, ditches and swales.

Re-firming, check/tidy

General: Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Particular timing of inspections: After strong winds, frost heave and other disturbances

Replace missing rabbit guards

Report any significant failures

Tree stakes and ties

Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil

Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Pruning generally

Pruning to be carried out in accordance with good horticultural and arboricultural practice.

Standard: BS 7370.4, clauses 3.6.3 to 3.6.5

Before starting work agree which trees, whips, shrub and hedges are to be pruned or removed;

Appearance: Trim individual plant appropriate to species, location and season to leave a well-balanced natural shape

Cutting: appropriate clean sharp tools. Clean cuts back to sound wood

Disease of fungus; give notice if detected
 Do not use growth retardants, fungicides or sealant unless instructed;
 Disposal of arisings: compost on site within specified areas in the open space.

Pruning of trees

Tree work standards: to BS 3998 and Forestry and Arboriculture

Training and Safety Council Safety Guidance

During pruning protect adjacent structures, plants or trees

Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.

Chain saw work: operatives must hold a certificate of Competence; Personal Protective Equipment must be used by all persons using chainsaws on site.

Timing: Prune between leaf fall and mid-winter

Pruning: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas.

Thinning & pruning of young trees and whips up to 3m high

After 3 years full growing seasons, selectively thin, re-space and crown raise feathered trees and whips.

Prune between leaf fall and mid winter

Pruning of hedges

Timing: Cut back hard twice a year, Mid July and late autumn/winter to a height of 1.5m, width 1m.

Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

After 3 years establishment of new hedge planting, lay hedges in accordance with specification below. Allow for 10% replacement and restocking of hedge plants.

Indicative Schedules of annual maintenance operations

Amenity grassed areas

Month	Fertiliser	Mowing(Close-mown grass)
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		4 visits
June		4 visits
July		4 visits
Aug		4 visits
Sept		4 visits
Oct	1 visit	2 visits
Nov		1 visit
Dec		

Trees planted as standards

Month	Watering	Fertiliser	Re-firming stakes and ties
Jan			
Feb			

Mar		1 visit*	1 visit
Apr	2 visits		
May	2 visits		
June	2 visits		
July	2 visits		
Aug			
Sept			
Oct			1 visit
Nov			
Dec			

*fertiliser for the first 3 years after planting stakes and ties to be removed 3 years after planting watering as necessary during periods of drought

Feathered trees, whips, understorey and shrub mixes

Month	Watering	Weeding	Fertiliser	Re-firming stakes and ties
Jan				
Feb				
Mar		1 visit	1 visit	1 visit
Apr	2 visits			
May	2 visits	1 visit		
June	2 visits			
July	2 visits	1 visit		
Aug				
Sept		1 visit		
Oct			1 visit	1 visit
Nov				
Dec				

*fertiliser for the first 3 years after planting stakes and ties to be removed 3 years after planting watering as necessary during periods of drought

Retained existing trees

Month	Check of health and form
Jan	
Feb	1 visit
Mar	
Apr	
May	
June	
July	
Aug	
Sept	
Oct	
Nov	
Dec	

Hedgerows

Month	Weeding	Fertiliser	Watering
Jan			
Feb			
Mar	1 visit	1 visit	

Apr		2 visits
May	1 visit	2 visits
June		2 visits
July	1 visit	2 visits
Aug		
Sept	1 visit	
Oct		1 visit
Nov		
Dec		

*fertiliser for the first 3 years after planting hedges to be laid 3 years after planting watering as necessary during periods of drought in the establishment period.