

ELLENOR HOSPICE

Ellenor Hospice, Phase 1, Coldharbour Road, Northfleet

Long Term Soft Landscape Management Plan

For Construction

Prepared by	SL
Checked by	KM
Date	05 th July 2023
Reference	EH001-LLD-ZZ-XX-RP-L-001
Revision	C01

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to prepare a detailed Landscape Design Scheme for the proposed development at Ellenor Hospice, Coldharbour Road, Northfleet. As part of this proposal, a Long Term Soft Landscape Management Plan has been compiled to provide management and maintenance prescriptions for the proposed soft landscape scheme.

1.1 The Long Term Soft Landscape Management Plan for the development at Ellenor Hospice has been prepared by Suzie Lieber (Landscape Architecture MSc, CMLI) Senior Landscape Architect at Lizard Landscape Design and Ecology, Worthing.

1.2 The Soft Landscape Management Plan includes:

- Information about existing site conditions and surrounding landscape;
- Description of the Scheme Proposals;
- Long-Term Design and Management Objectives;
- Landscape Management Responsibilities;
- Landscape Management Prescriptions;
- Annual and Long-Term Management Schedule

2.0 EXISTING SITE INFORMATION

- 2.1 The approximately 0.7 ha site is located at Coldharbour Road, Northfleet, Kent (Grid reference TQ 63863 71751). The Site is bordered by Coldharbour Road from the west, Packham Road to the north, Marks Square and a public footpath to the east and a car park and Cornfield Drive to the south.
- 2.2 The surrounding land use is mainly residential to the north and east, with retail units to the west and south. The main vehicular entrance to the site is off Coldharbour Road, to the building's main entrance and the car park, through a small roundabout within the site. Secondary vehicular gate is provided from Marks Square, to access the small service yard at the rear of the building. The main pedestrian entrance is also provided from Coldharbour Road along the vehicular road and roundabout, with garden entrance gate providing direct garden access further to the south. There is another pedestrian gate to the rear, accessing Marks Square.
- 2.3 The existing site consists of a car park to the north, the existing building in the centre, and the private garden to the south. The existing garden area is proposed to be extended to the south and the southeast with additional land donated to the Hospice.
- 2.4 The site lies at approximately 47 m AoD and is mainly flat.

Existing Site Vegetation

- 2.5 Mature tree lines and scattered trees are located along the boundaries. The existing shrub vegetation within the garden is predominantly ornamental, with species poor amenity grassland areas. Brick planters provide accessible, raised growing space for flowering shrubs and perennials, and provide enhanced privacy for ground floor rooms.
- 2.6 There are wide grassed verges along the highways (Coldharbour Road and Packham Road) to the north, west and south of the site, planted with scattered trees.

3.0 PROPOSED LANDSCAPE SCHEME

- 3.1 The development proposals consist of a new building extension to the southwest of the current building, the rearrangement of the existing service yard and vehicular circulation of the site, with enhancements to the garden areas and footpaths, including widening of existing paths as necessary to provide safe fire escape route through the garden.
- 3.2 Further landscape works consist of the construction of a new feature terrace along the current and proposed building, realignment of the garden access path and gate, widening of the footpath through the Fairy Garden, proposed raised planters, and the realignment of the existing fenceline to enclose the additional land to the south and south-east. Associated vegetation removal with tree, shrub, herbaceous planting and turfing is proposed.
- 3.3 The detailed landscape proposals follow recommendations set out within the Preliminary Ecological Appraisal prepared by *Phlorum*. The species list for the detailed planting plans have been prepared to maximize biodiversity, whilst taking into account the interest of residents, staff and visitors of the Hospice, providing sensory experience through aromatic leaves, scented flowers and tactile foliage. The use of species from the *RHS "Perfect for Pollinators"* list would attract pollinators into the garden, enhancing biodiversity on Site.

Landscape Design and Management Objectives

- 3.4 The Soft Landscape Management Plan sets out long-term objectives for delivery and safeguarding of amenity, functional and ecological values through prescribed landscape maintenance and management operations. The long-term design and management objectives include:
- Creation of attractive and wildlife beneficial soft landscape scheme requiring low maintenance;
 - Safeguarding successful establishment of the soft landscape;
 - Achieving dense plant cover;
 - Maintaining visual amenity and habitat opportunities throughout the soft landscape;
 - Keeping appropriate height and spread of plants to maintain unobstructed circulation and to prevent nuisance;
 - Ensuring healthy plant growth, flowering and fruit development for the benefit of wildlife;
 - Keeping the hard and soft landscape free from debris and dead plant material.

Landscape Management Responsibilities

- 3.5 Delivery of the Long-Term Design and Management Objectives would be safeguarded by implementation of the proposed scheme and by means of regular maintenance. The long term management and maintenance of the external areas shall be undertaken by a Client appointed, fully insured landscape management contractor having the skills, knowledge, experience and capability to do so.
- 3.6 The management of these landscape elements shall be undertaken as set out and prescribed below. The Management Plan should be reviewed and renewed every 5 years.
- 3.7 Some areas, as agreed with the Hospice, would be maintained by volunteers and gardening club, for example the proposed raised wooden beds.

Drawings and Reports

- 3.8 The Soft Landscape Management Plan is accompanied and shall be read alongside the following documentation;
- *Arboricultural Method Statement* by *Phlorum*;
 - *Preliminary Ecological Appraisal* by *Phlorum*;
 - *EH001-LLD-ZZ-XX-DG-L-101 to 104* – Hard and Soft Landscape General Arrangement Plan;
 - *EH001-LLD-ZZ-XX-DG-L-200 to 202* – Detailed Planting Plans;
 - *EH001-LLD-ZZ-XX-SH-L-002* – Detailed Plant Schedule and Specification.

4.0 LANDSCAPE MANAGEMENT PRESCRIPTIONS

P1 – Existing Vegetation

Protection and Retention of Existing Vegetation

- 4.1 The Contractor shall exercise diligence and care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches.

Protective Fencing

- 4.2 All trees to be retained on site shall be protected with fencing erected around the area of mature vegetation in accordance with *BS 5837; 2012 – Trees in Relation to Design, Demolition and Construction – Recommendations*. The fencing is to be erected according to the specified and dimensioned Root Protection Areas in accordance with the Tree Protection and Retention Plan.
- 4.3 The fencing is to be erected prior to the commencement of all works on site and retained in place throughout construction. The fencing is to be a min. 2.0 metres height 'Heras' Welded Wire Mesh Fencing secured upon a scaffolding framework, with uprights at maximum 3.5m spacing, braced to the ground with 45-degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or cable ties. "*TREE PROTECTION ZONE - KEEP OUT*" or similar notices to be attached to every fifth panel.
- 4.4 The fencing is to be positioned to the outside edge of the Tree Root Protection Areas specified. All such fencing shall be maintained for the full contract period. Repositioning of the protective fencing during the contract as the contract works progress shall need to be agreed on site with the Landscape Architect.
- 4.5 At the end of the contract period the Contractor shall remove protective fencing from the site. All retained vegetation shall be healthy and thriving at the handover date. Within the protected area the following activities must not take place:
- No vehicles are to be used in the fenced off areas;
 - No materials are to be stockpiled or stored;
 - No chemicals are to be stored;
 - No excavation or increase in the soil level shall occur
 - No fires shall be lit on site.

Ground Protection Measures - Manual Excavation

- 4.6 Within the tree Root Protection Areas, the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil shall be loosened with a pick or a fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse.
- 4.7 All excavations, cultivation and grading beneath the canopy of existing mature trees and within the tree Root Protection Areas outside the canopy of the trees and vegetation shall be carried out using hand tools, taking care not to damage or disturb any existing tree roots.

Tree Protection Zone – Temporary Construction Access.

- 4.8 Construction areas and access routes / existing ground beneath the existing tree canopy or within the tree Root Protection Areas is to be overlain with a geo-textile membrane and compressive material. The construction access / area is to be protected with interlocking metal plates or scaffolding boards for the duration of the construction period. Tree Protective Fencing is to be realigned / relocated on site only in agreement with the Landscape Architect/ Arboricultural Consultant, to suit the construction phasing / process.

Arboricultural Supervision

- 4.9 The Landscape Architect/ Arboricultural Consultant will directly supervise all construction works that have to be undertaken within Root Protection Areas. These include:
- Location of protective fencing and ground boarding;
 - Construction of above-soil surfacing – No Dig Construction;
 - Depth of manual excavations for sub-base of proposed roads;
 - All other excavations, whether for proposed foundations, hard surfacing, or underground services.

Removal of Existing Vegetation

- 4.10 All existing trees designated for removal are to be removed in accordance with the *Tree Retention and Protection Plan* prepared by *Phlorum* and the *Enabling Works Drawing* by LLD: *EH001-LLD-ZZ-XX-DG-L-150*. All tree work and removal shall be carried out in accordance with *BS 5837: 2012 – 'Trees in Relation to Design, Demolition and Construction – Recommendations'* and *BS3998: 2010 – 'Tree Work: Recommendations'*. Trees designated for removal and felling shall be clearly marked on site with white paint. Prior to the removal and felling of trees, the required work and tree positions shall be agreed on site with the Landscape Architect/ Arboricultural Consultant. Trees shall be felled, and tree surgery works undertaken prior to the erection of the Tree Protective Fencing. Care should be taken during the tree removal process to avoid any damage to any trees which are designated to be retained and protected.
- 4.11 Stumps shall be removed and cut away so that the top of the stump shall be at least 450 mm below the final topsoil level in order that the site can be levelled and grassed/ planted over. Stumps are to be treated with a herbicide approved by the Landscape Architect/ Arboricultural Consultant. Where the depth is greater than 450 mm the areas shall be backfilled to the required ground level providing min. 300 mm deep topsoil coverage.
- 4.12 The removal of shrub or scrub material within the tree root protection area of any tree to be retained shall employ a manual removal method; the use of hand tools shall be used in order to maintain the ground surface of the tree root protection area, and reduce any damage to existing tree roots within the protected tree root zone. Adjacent trees shall not be utilised as anchors or levers to facilitate the removal of adjacent vegetation.

Tree Surgery

- 4.13 Any significant defects found in the trees during the course of the scheduled work shall be reported to the Landscape Architect. All work shall be undertaken by an approved and qualified Tree Surgeon in accordance with *BS3998: 2010 Tree Surgery*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. All arisings shall be transported and disposed of away from site to the Contractor's tip.

Existing Mature Trees to be Retained and Protected on Site

- 4.14 The condition of the retained existing mature trees shall need to be monitored each year, in order to identify any dead or dying branches within the existing canopy or any areas of significant die-back. The existing trees should be checked annually for dead, dying, or damaged branches during the spring of each year. Dead, dying, or damaged branches should be cleaned from the tree trunks, removing all dead wood back to the tree trunks. Any overhanging branches which constrict use within the development site should be trimmed hard back to the development boundary. Any works required to neighbouring trees / vegetation should be limited to the extent of removing overhanging branches. Tree Surgery works are to be undertaken in accordance with *BS 3998; 2010*.

P1 – Existing Mature Trees and Vegetation - Management Prescriptions

- ***Existing Mature Trees and Vegetation***; All existing trees are to be inspected every year during the spring for dead, dying, or damaged branches; including any diseased wood or wounds. Any dead, dying, or damaged branches should be cleaned from the tree trunk by a Qualified Tree Surgeon, removing all dead wood back to the tree trunk;
- ***Existing Mature Trees***; The condition of the existing mature trees to the development site boundaries shall need to be monitored each year, in order to identify any dead or dying branches within the existing canopy or any areas of significant die-back.

P2 – Proposed Tree Planting

Tree Planting Proposals

- 4.15 The proposals incorporate a coordinated scheme of native species and feature trees of the following stock sizes:
- Heavy Standard, Min. 2.0 m Clear Stem, 12-14 cm girth, 3.5 - 4.0 m height
 - Feathered, 2.0 - 2.5 m height;
 - Feathered, 1.5 - 2.0 m height;
 - Multistem, 3.0 - 3.5 m height.
- 4.16 For species selection and location refer to *EH001-LLD-ZZ-XX-DG-L-200 to 202 – Detailed Planting Plans*; for nursery stock details and specification refer to *EH001-LLD-ZZ-XX-SH-L-002 – Detailed Plant Schedule and Specification*.

Proposed Tree Planting – Planting Specification

- 4.17 All grass seeded areas shall be cut before any pit preparation is undertaken to a maximum height of 75 mm. All tree planting pits are to be cut by removing the existing grass or vegetation. Planting pits shall be dug by hand and any major existing tree or shrub roots found within the pits shall not be severed. Once set out tree planting positions are to be treated with a suitable non-residual herbicide application.
- 4.18 The size of tree planting pits and planting method shall be as follows:
- Planting pits should be excavated to the same depth as the trees root system with the root flare or root collar level with the surface of the surrounding existing soil;
 - The tree pit should be excavated square and twice as large as the root ball or container;
 - If the bottom of the planting pit is compacted or there is a soil pan, this should be alleviated by breaking up 150mm of the soil in the bottom of the pit to ensure that there is suitable drainage.
 - If the tree pit sides are compacted, smooth or smeared they should be scarified to loosen the soil;
 - During excavation the soil should be separated into topsoil and subsoil in order that during backfilling the soil can be replaced in the same order;
 - The tree's root system should be lightly wetted prior to planting;

- The tree should be planted at the correct depth ensuring the root flare is just visible above the soil level and that there has been allowance for any settling of soil levels;
- Backfilling should be added gradually in layers of 150 mm ensuring the tree is held upright. Each layer should be firmed down to remove air pockets within the soil and to aid tree stability but not to excessively compact the soil;
- The final layer of backfilling should not be consolidated, but should be of a sufficient depth to allow for settlement and mulching;
- Refer to '*BS 8545: 2014 – Trees: from nursery to independence in the landscape – Recommendations*' for details on tree planting.

4.19 Where required, backfilling material shall be the site excavated topsoil combined with an organic compost planting medium, and soil improver. The organic compost shall be thoroughly mixed into the backfill or cultivated material at a rate of 1 no. part planting medium to 3 no. parts existing site topsoil.

Tree Staking – Standard (Heavy) Nursery Stock Trees

4.20 Tree staking is to be Long Double Staking for Heavy Standard Trees with stakes driven vertically at least 300 mm into bottom of pit on either side of tree position before planting. The stakes should be placed to allow the fixing of the cross bar to the windward side of the tree and as close to the stem as possible. Backfilling should seek to consolidate material around stakes. The stake shall extend above ground level to a maximum of one third of the total height of the tree. The crossbar shall be no more than 40 mm away from the stem of the planted tree and the tree secured firmly but not rigidly to the cross bar with one adjustable tie plus spacer within 50 mm of the top of the stake with a 25 mm long galvanised clout nail.

Rootball Fixing System – Multi-stem Trees.

- 4.21 Multi-stem trees to be stabilised with a rootball fixing system including 3 no. steel anchors, galvanised wire with a tensioner and rootball holding mats. Rootball Fixing System to be installed according to Supplier's instructions.
- 4.22 For tree planting details such as staking and root barriers, refer to *EH001-LLD-ZZ-XX-DG-L-309 – Tree Planting Details*.

Organic Mulch - Applied to Trees and Ornamental Planting Areas

- 4.23 Organic mulch comprising of well composted organic material, wood chips, or bark, shall be free of pests, disease, fungus, weeds and foreign material. The organic mulch shall be matured for a minimum of 16 weeks. Organic mulch shall consist of graded fines to a maximum particle size of 40 mm with approximately 70% particle size 5mm to 40 mm, 30 % particle size less than 5 mm.
- 4.24 Clear all weeds, water soil thoroughly and mulch all planting pits and notch planting positions to dimensions as follows, to an even depth of 50-100 mm after settlement.

Watering

- 4.25 In order to establish newly planted trees, the proposed planted trees should be watered fortnightly throughout the Spring / Summer Period; May / June / July / August / September. 20 litres should be applied to each tree at each watering visit. Thereafter, water as deemed necessary only where natural precipitation levels are insufficient in order to maintain healthy dense growth.

Tree Guards and Tree Ties

- 4.26 All tree guards and rubber tree ties, should be checked to each tree bi-annually; Spring / Autumn. All tree guards should be in place and properly positioned and fitted at the base of each tree. Rubber tree ties should accommodate the tree girth. The tree ties should also not draw the tree stake into the trunk of the tree, potentially causing abrasion. Tree ties should be fitted so that the tree trunk and tree stake are located comfortably side by side and aligned. Replace and refit rubber tree ties / tree stakes and tree guards if necessary.

Tree Planting - Pruning

- 4.27 Tree planting should be checked for dead, dying, or damaged branches and stems bi-annually.
- 4.28 Trees should also be checked for shape, form, and size within the site areas and adjacent to the property and highway footpaths. Where min. clear stem height has been specified, this should be maintained by removing any low branches or growth within the lower tree trunk.
- 4.29 Trees should be pruned accordingly outside of the bird nesting season, during the late Winter or Autumn.

P2 – Proposed Tree Planting – Management Prescriptions

- **Tree Planting - Mulching;** Trees within Ornamental Planting should be maintained with mulch to the base of the trees. Mulch layer to be checked annually;
- **Defects;** Replace dead trees as required.
- **Tree Watering;** Nursery Stock Tree Planting to be watered fortnightly throughout May / June / July / August / September; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 20 ltr/ tree/ visit;
- **Tree Guards and Tree Ties;** Check fitting of tree guards and rubber tree ties including tree stakes; check bi-annually; Spring / Autumn;
- **Tree Pruning;** Prune dead and damaged branches bi-annually; February or September not to disturb nesting birds.

P3 – Proposed Hedge Planting

Hedge Planting

- 4.30 Native mixed species hedgerow planting is proposed along the southern boundary to visually soften the garden boundary and the appearance of the fence.
- 4.31 For species selection and location refer to *EH001-LLD-ZZ-XX-DG-L-200 to 202 – Detailed Planting Plans*; for nursery stock details and specification refer to *EH001-LLD-ZZ-XX-SH-L-002 – Detailed Plant Schedule and Specification*.

Hedge Weeding

- 4.32 Where hedgerow plants shall be planted, the planting area should be kept clear of all weeds at the base of the plant material. The hedgerow planting should be kept weed free by either hand weeding or application of a non-residual herbicide application, taking care not to spray or scorch existing plant material. The hedgerow planting within the development should be cleared of all weeds annually; Spring and Autumn.

Hedge Mulch Top-up

- 4.33 Organic mulch comprising of well composted organic material, wood chips, or bark, shall be free of pests, disease, fungus, weeds and foreign material. The organic mulch shall be matured for a minimum of 16 weeks. Organic mulch shall consist of graded fines to a maximum particle size of 40 mm with approximately 70% particle size 5mm to 40 mm, 30 % particle size less than 5 mm.
- 4.34 Clear all weeds, water soil thoroughly and mulch all planting areas to a depth of 50-100 mm after settlement.
- 4.35 Mulch should be topped up and checked annually during Spring.

Hedge Trimming and Pruning

- 4.36 During the two years of hedgerow establishment the hedgerow plants should be lightly trimmed to maintain shape and form. Light trimming shall encourage vigorous and dense growth. The appropriate pruning strategy and objectives address the proposed function and character of hedges. Pruning should be carried out to avoid disturbance to nesting birds.

- ***Native mixed-species hedgerows***; formative trimming during the first two years of establishment should be undertaken annually during the late Winter; in early February. Long-term maintenance pruning should be then carried out in two-to-three-year cycle at the same time of the year to avoid bird nesting season and enable successful flowering and fruit formation to support local wildlife.

Hedge Planting Watering

- 4.37 In order to establish the hedgerow planting, the plants should be watered fortnightly throughout the summer season in the first two years of establishment during May / June / July / August / September. Quantity of water to be 10 litres per metre square during each visit. Thereafter, water as necessary where natural precipitation levels are insufficient to maintain healthy dense growth.

Hedge Planting Litter Collection

- 4.38 All hedgerow planting areas should be checked on a regular basis for litter and leaf collection. All Hedgerow Planting areas should be cleared of litter and checked on a monthly basis throughout the year. All litter to be removed from the site.

Long-Term Hedgerow Management

- 4.39 The Long-term management objective for the hedgerow planting should be to achieve a dense hedgerow boundary or frontage treatment. Where existing or proposed hedgerows could possibly obscure sightlines of motorists, these should be monitored and trimmed regularly to ensure clear visibility splays.
- 4.40 After two years of establishment and light trimming, the hedgerows should be maintained to the maximum objective height and should be hard-trimmed bi-annually to achieve this goal. The hedgerow should be trimmed to an 'A' shape and form. The following hedgerow heights should be achieved:
- Mixed-species hedge: 1.8 m height.

P3 – Proposed Hedgerow Planting – Management Prescriptions

- **Proposed Hedgerow - Weeding;** Maintain hedgerow planting areas weed free; check annually, Spring / Autumn;
- **Proposed Hedgerow - Mulch Top-up;** Maintain mulch to all hedgerow planting areas; check annually; Spring;
- **Proposed Hedgerow - Trimming and Pruning;** Light trimming of hedgerow transplants to stimulate vigorous and dense growth; carry out for first two years annually during early February; Long-term maintenance of mixed-species hedgerows should be then carried out at the same time, in two-to-three-year cycle; Long-term regular hard maintenance trimming of formal hedgerows and beech hedges to car parks should be carried out annually in early February.
- **Proposed Hedgerow - Shrub Guards;** Check and refit where necessary all hedgerow shrub guards, check annually; Spring / Autumn;
- **Proposed Hedgerow - Planting Watering;** Fortnightly during April/ May / June / July / August / September for establishment of new hedgerow planting; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 10 ltr/ m²/ visit.
- **Proposed Hedgerow - Litter Collection;** Collection on a fortnightly basis.
- **Proposed Hedgerow - Long-term Management;** Maintain hedgerows at prescribed heights.

P4 – Proposed Ornamental Planting Areas.

- 4.41 The planting areas are to enhance the visual amenity and provide additional opportunity to increase biodiversity within the site. For species selection and location refer to *EH001-LLD-ZZ-XX-DG-L-200 to 202 – Detailed Planting Plans*; for nursery stock details and specification refer to *EH001-LLD-ZZ-XX-SH-L-002 – Detailed Plant Schedule and Specification*.

Setting Out

- 4.42 The Ornamental Planting material shall be set out throughout the proposed locations in staggered rows according to densities specified.
- 4.43 Plant species in mixes shall be planted in single-species groups of 3 – 7 no. plants.

Planting Pits

- 4.44 The size of perennial and shrub planting pits shall be twice as large as container/ root protection and no deeper than roots.

Ornamental Planting Areas – Weeding.

- 4.45 All Ornamental Planting areas should be maintained weed free throughout the maintenance period. It is recommended that shrub planting areas should be cleared of all weed growth either by hand weeding or by the application of a non-residual herbicide application. Weed growth to be checked annually during Spring / Autumn. Regular maintenance visits should be made to the Ornamental Planting areas to check weed growth by hand weeding. This should be checked and undertaken monthly throughout the year; March – October.

Plant Debris

- 4.46 Soft landscape plant debris such as spent flowers, bulb, and perennial plant material debris should be cleared from the planting beds on a regular basis. The condition of the planting beds should be checked monthly throughout the year; March – October.
- 4.47 All plant debris to be cleared from the soft landscape areas.

Ornamental Planting Areas - Mulch Top-up

- 4.48 The Ornamental Planting areas are to be mulched with an ornamental bark mulch. Organic mulch comprising of well composted organic material, wood chips, or bark, shall be free of pests, disease, fungus, weeds and foreign material. The organic mulch shall be matured for a minimum of 16 weeks. Organic mulch shall consist of graded fines to a maximum particle size of 40 mm with approximately 70% particle size 5mm to 40 mm, 30 % particle size less than 5 mm.
- 4.49 Clear all weeds, water soil thoroughly and mulch all planting areas to a depth of 50-100 mm after settlement.
- 4.50 Mulch should be topped up and checked annually during Spring.

Watering

- 4.51 In order to establish the Ornamental Planting areas, the shrub planting material should be watered fortnightly throughout the summer season in the first year of establishment during May / June / July / August / September. 10 litres per metre square should be applied fortnightly throughout the summer season at each maintenance visit. Thereafter, water as deemed necessary only where natural precipitation levels are insufficient in order to maintain healthy dense growth.

Pruning and Trimming

- 4.52 Shrub plant material should be lightly trimmed and pruned to maintain vigorous and dense growth during early establishment. Plant material should be checked for size and space adjacent to the footpaths and paving. Pruning and trimming should be undertaken annually, according to individual species requirements:
- Shrubs flowering in Winter – prune in Spring;
 - Shrubs flowering in Spring and early Summer – prune immediately after the flowering period;
 - Shrubs flowering in Summer and Autumn – prune back to old wood in Winter;

Litter Collection

- 4.53 All planting areas should be checked on a regular basis for litter collection. All planting areas should be cleared of litter and checked fortnightly throughout the year.
- 4.54 All litter to be removed from site.

P4 – Proposed Ornamental Planting Areas – Management Prescriptions.

- **Planting Area Weeding;** Maintain Ornamental Planting areas weed free; check annually; Spring / Autumn. Hand-weed monthly throughout the Spring / Summer repeat where necessary;
- **Plant Debris;** Remove and trim all plant debris during monthly maintenance visits throughout the Spring / Summer;
- **Planting Area Mulch Top-Up;** Maintained mulch levels to a consistent depth of 75 mm; check annually Spring;
- **Watering;** Water plant material fortnightly during the summer season for the first year of establishment; and as deemed necessary after the establishment period, only where natural precipitation levels are insufficient; provide 10 ltr/ m²/ visit.
- **Planting Area Pruning;** Pruning and trimming; lightly prune / trim plant materials to all soft landscape areas annually according to individual species requirements.
- **Litter Collection;** Collection on a fortnightly basis.

P 5 – Wildflower Seeding Areas

Wildflower Seeding - Generally

- 4.55 The soft landscape proposals seek to enhance the biodiversity of the development site through the seeding of wildflower grassland to selected areas (for species selection and location refer to *EH001-LLD-ZZ-XX-DG-L-200 to 202 – Detailed Planting Plans*; for nursery stock details and specification refer to *EH001-LLD-ZZ-XX-SH-L-002 – Detailed Plant Schedule and Specification*).

Wildflower Areas – First Year Management

- 4.56 Following the sowing in the Autumn or Spring, the annual seeds would form a cover for the slowly establishing perennials during the first growing season. Leave these to grow until early August, then cut. The appearing young meadow can be kept short by cutting until early March the next year, when plants should be left to grow and flower until the yearly cutting of the meadow takes place.

Wildflower Areas – Annual Cutting

- 4.57 The Wildflower Areas are to be allowed to develop and flower throughout the Spring and Summer growing season. No cutting shall occur in this period. The wildflower grass seeded areas are to be cut in August or early September, of each maintenance year to a height of 20 – 50 mm.
- 4.58 Arisings are to be removed from site. The Wildflower grassland arisings could potentially either be composted on site, composted locally, or otherwise removed from site to a local authority green waste recycling facility.
- 4.59 For details regarding maintenance of proprietary flowering grassland mixtures refer to supplier's recommendations <https://wildflower-resource.co.uk/>.

Litter Collection

- 4.60 All Wildflower Grass Seeded areas should be checked on a regular basis for litter collection. All Wildflower Grass Seeded areas should be cleared of litter and checked fortnightly throughout the year.
- 4.61 All litter to be removed from the site.

P 5 – Wildflower Areas – Maintenance Prescriptions

- **Annual Cutting;** September of each maintenance year; 20-50 mm height; further optional cuttings depending on weather and growing conditions and species dominance;
- **Litter Collection;** Collection on a fortnightly basis.

P 6 – Amenity Grass Areas

Amenity Grass Areas - Generally

- 4.62 The soft landscape proposals cater for open grassed areas suitable for recreation (for species selection and location refer to *EH001-LLD-ZZ-XX-DG-L-200 to 202 – Detailed Planting Plans*; for nursery stock details and specification refer to *EH001-LLD-ZZ-XX-SH-L-002 – Detailed Plant Schedule and Specification*).

Grassed Areas - Cutting

- 4.63 The cutting regime of the Grassed Areas should vary throughout the year. The recommended cutting regime should vary for amenity lawns and flowering lawns to road verges in order to promote establishment of flowering component of the latter. The grass should be maintained to a height of 35 mm. The cutting regime should be as follows;

- **Initial Cut; Early Spring:**
Feb / March – Initial cut to tidy Grassed Areas to 40–50 mm height.
- **Regular Cutting:**
April / May / June / July / August / September / October. Cutting Regime; fortnightly throughout the Spring / Summer season to a height of 35 mm;
- **Final Cut:**
November; Final cut to tidy Grassed Areas to 40 – 50 mm height.

Grassed Areas – Bare Patches

- 4.64 Grassed Areas which fail to establish or become bare due to wear should be top dressed with sandy loam topsoil and seeded with matching Grass Seed Mix as specified. The bare areas that are re-seeded should be temporarily fenced off to enable establishment. Bare patches should be re-seeded in March / April or September / October. The Grassed Areas should be checked for bare patches bi-annually; Spring and Autumn.

Grassed Areas Fertiliser – Spring – Autumn

4.65 A fertiliser application should be made annually to the Amenity Lawns during Spring and Autumn as follows;

- In March apply 15: 10: 10; Spring Turf Fertiliser at 35 g / m² or equal and approved;
- In September apply 5: 10: 10; Autumn Turf Fertiliser at 35 g / m² or equal and approved.

P6 – Seeded Grass Areas – Maintenance Prescriptions

- **Grass Cutting**; Initial cut early Spring; fortnightly throughout the Spring / Summer season to a height of 35 mm; final cut in November
- **Bare Patches**; Re-seeding annually; Spring and Autumn;
- **Fertiliser**;
- Amenity Lawns/ Recreational Lawns; Bi-annually; Spring and Autumn.

5.0 LANDSCAPE MAINTENANCE AND MANAGEMENT SCHEDULE

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Tree Planting																	
Monitoring of existing trees	1 x year				✕									✕	✕	✕	✕
Mulching	1 x year				✕									✕	✕	✕	✕
Watering	1 x every 2 weeks				✕	✕	✕	✕	✕	✕				✕	✕	✕	✕
Checking Tree Guards and Ties	2 x year				✕						✕			✕	✕	✕	✕
Pruning: dead or damaged branches	2 x year		✕							✕				✕	✕	✕	✕
Hedge Planting																	
Checking Tree Guards and Ties	2 x year				✕						✕			✕	✕	✕	✕
Mulching	1 x year				✕									✕	✕	✕	✕
Weeding	1 x year				✕									✕	✕	✕	✕
Litter Collection	Every 2 weeks				✕	✕	✕	✕	✕	✕				✕	✕	✕	✕
Formative Pruning	1 x year		✕											✕	✕	✕	✕
Clipped Hedges Pruning – When Established	1 x year		✕											✕	✕	✕	✕
Wildlife-friendly Hedges – When Established	1 x every 2-3 years		✕												✕		✕
Watering	1 x every 2 weeks				✕	✕	✕	✕	✕	✕				✕	As required	As required	As required

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Ornamental Planting																	
Monitoring	1 x month			✕	✕	✕	✕	✕	✕	✕	✕			✕	✕	✕	✕
Pruning: Species flowering in Winter	1 x year			✕										✕	✕	✕	✕
Pruning: Species flowering between March and July	1 x year				✕									✕	✕	✕	✕
Pruning: Species flowering between July and October	1 x year											✕		✕	✕	✕	✕
Weeding	1 x month					✕	✕	✕	✕	✕				✕	✕	✕	✕
Debris Removal	1 x month					✕	✕	✕	✕	✕				✕	✕	✕	✕
Mulching	1 x year				✕									✕	✕	✕	✕
Watering	1 x every 2 weeks				✕	✕	✕	✕	✕	✕				✕	As required	As required	As required
Flowering Grassland																	
Litter Collection	1 x every 2 weeks				✕	✕	✕	✕	✕	✕				✕	✕	✕	✕
Cutting (1 st season)	After flowering								✕								
Cutting (when established)	1 x year													✕	✕	✕	✕

Operation	Frequency	Year 1												Year 2	Year 3	Year 4	Year 5
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Grassed Areas (Amenity Lawns/ Recreational Lawns)																	
Cutting	1 x every 2 weeks				✕	✕	✕	✕	✕	✕	✕	✕		✕	✕	✕	✕
Bare Patches (re-seeding)	2 x year				✕						✕			✕	✕	✕	✕
Fertiliser Application	2 x every 2 years				✕						✕				✕		✕



LIZARD

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