
Brimsole Barns,
Brimsole Farm,
Brimstone Hill,
Meopham,
Gravesend,
Kent

Landscape & Ecological
Management Plan
Ref: 2506-800
Rev.A

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INTRODUCTION

- 1.1** It is a standard condition for Planning Permission with associated landscaping, ecological enhancements and Biodiversity Net Gain implementation that a landscape management plan is drawn up for the soft landscape areas. The plan is to include long-term design objectives, management responsibilities and maintenance schedules for the first thirty years to ensure the successful establishment.
- 1.2** This Landscape & Ecological Management Plan has been developed in accordance with BS42020:2013 Section 11.1(213).
- 1.3** The Landscape Masterplan is shown on CJO Drawing **2506-100** whilst the Planting Plan & related Planting Schedules for the development is shown on CJO Drawing **2506-300** all dated April 2025.
- 1.4** The communal soft landscape comprises new hedges, shrub, perennial & tree planting, and the improvement of the existing dry pond area for attenuation purposes to create a diverse swale and associated wet meadow.
- 1.5** Furthermore, there are elevations of green walls, climbers on stainless steel wires to serve as thickets for insects and birds.
- 1.6** Ecological measures such as log piles, hedgehog passes in fences, bat boxes and bird boxes are also integrated within the fabric of the design.
- 1.7** The management plan provides description of the levels and standards of maintenance that is desired for each of the communal landscape areas and should be read in association with the maintenance schedule, which lists the type and number of operations for each landscape area, and the timing for their implementation.
- 1.8** The management plan should be adhered to for thirty years.

Long-term Landscape Design Objectives

- 1.9** It is imperative that all ecological mitigation measures are followed, as recommended by *Greenlink Ecology Ltd's Preliminary Ecological Appraisal ref. 23_1714_ReportX03_MF_AT* dated February 2025 in order to attract local birds, bats, insects and invertebrates.
- 1.10** Tree and plant species have been predominantly selected to provide either foraging or nesting opportunities for wildlife.
- 1.11** The long-term landscape objective is to enhance the natural setting of the site and the environment around the new dwellings whilst increasing the biodiversity and habitats opportunities for local wildlife.

- 1.12** The street frontage to Brimstone Hill will be enhanced via the addition of an oak tree and a hawthorn, whilst the existing hedging will be infilled with more of the same to create safe passage for wildlife in the form of a green highway.
- 1.13** Further trees are planted around the attenuation basin including two alder, *Alnus glutinosa*, six downy Birch, *Betula pubescens* and a pair of hawthorn, *Crataegus monogyna*.
- 1.14** The bioswale or attenuation basin and the whole of the surrounding area becomes a diverse wet meadow seeded with twenty-five species of UK native wildflowers and grasses suited to wetter ground conditions. These include: wild Angelica, knapweed, teasel, crosswort, hemp agrimony, meadowsweet, teasel, hedge bedstraw, water avens, hedgerow cranesbill, yellow iris, vetchling, purple loosestrife, ribwort plantain, selfheal, meadow buttercup, red campion, ragged robin, meadow barley and grey sedge. See CJO drawing **2506-300** for full details.
- 1.15** The southern boundary, bordering the swale and carpark is augmented with a mixed native hedgerow comprising of; dogwood, privet, holly, hazel, dog rose, guelder rose, hornbeam and hawthorn thus creating a green corridor, providing a great source of food, and safe passage for insects, birds and mammals. To the carparking spaces this is underplanted with shade tolerant native perennials; stinking hellebore, foxglove and the male fern.
- 1.16** The green corridor is repeated along the northern boundary via the addition of stainless steel trellis with ivy, honeysuckle, firethorn and golden hop to create a rich nesting matrix of nectar and berries. This is underplanted with Lady's mantle, foxgloves, barrenwort and geranium with some evergreen long-flowering hebes for structure.
- 1.17** The small shrub beds to the house frontages are decidedly more ornamental in nature but nevertheless rich in nectar via a long flowering season ranging from the sweet box in December to the lavender, catmint and Russian sage throughout late spring and summer and the whirling butterflies and purple-top all the way into October.
- 1.18** The rear gardens will be managed for the first 36 months until established and handed over to the residents / managing company. This ensures trees and hedging is sufficiently watered and the flowering lawns establish with a thick, biodiverse sward.
- 1.19** Trees to the rear gardens include four mountain ash, *Sorbus aucuparia*, three field maple, *Acer campestre* and a pair of crab apple, *Malus Adirondack*. These have been specifically selected as rich in nectar and pollen.
- 1.20** The eastern boundary of both gardens is bordered with more native hedgerow to reinforce the green corridor approach offered throughout the site.
- 1.21** Instead of amenity lawns, a flowering or bee lawn seed mix creates a lawn full of low growing flowers such as buttercup, daisy, hawkbit, bedstraw, betony, cowslip, selfheal and kidney vetch. See CJO drawing 2506-300 for further details.

1.22 The green walls are repeated to the rear gardens with the addition of climbing hydrangea, clematis, and passion flower, all selected as a rich source of nectar.

1.23 Two log piles are within the vicinity of the dry pond providing refuge for insects and pollinators. Allowed to rot down naturally they will soon be teeming with buglife.

1.24 Four hedgehog passes are created in fence panels to allow for free passage throughout the site to the wider environment.

1.25 Integral eco bird boxes have been added to the eastern rear elevation of both buildings, whilst integral bat boxes are on the southern elevation.

2 LANDSCAPE MAINTENANCE SPECIFICATION

MAINTENANCE OF PLANTING AREAS

Weed control in amenity, native planting beds and around hedges

2.1 The maintenance contractor shall keep the planting beds in a clean and weed free condition using manual methods with the use of herbicides forbidden. Organic methods of weed control should be deployed.

2.2 Manual control of weeds shall be undertaken with care to avoid disturbance to plants. Weeds shall be removed entire, including roots and disposed of off site at contractor's tip. New growths on plants are to be carefully preserved.

2.3 All areas shall be left in a neat, raked, and clean condition, with mulch re-spread evenly upon completion of weeding operations. Any plants damaged during weed control operations shall be made good to the satisfaction of the client.

Other operations in amenity, native planting beds, around hedges and to climbers

2.4 Climbing shrubs to be inspected upon each visit to ensure they are properly tied onto the trellis and re-tied as required.

2.5 After periods of high wind or severe frost, the ground around all trees and shrubs is to be firmed by treading.

2.6 Approved 7:7:7 (NPK) fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of ornamental shrubs only and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

- 2.7** Dead foliage of herbaceous plants shall be removed at the end of the growing season, taking care not to damage growing tips of plants.
- 2.8** The contractor shall remove litter from shrub beds as a routine part of the maintenance operation.

Watering

- 2.9** Watering in planting areas is only to be considered in drought conditions, and then, where possible, using secondary water. Rainwater butts are provided for this purpose.
- 2.10** Great care shall be taken to avoid damage to plants and soil when moving equipment around planting beds and during watering itself. The contractor shall properly gauge the supply of water to individual plants to supply the correct quantity. Particular care should be taken to prevent topsoil from washing out through excessive watering causing local ponding.
- 2.11** Watering to take place so as to ensure full plant and tree health as required for the duration of a 30 year period.

Pruning

- 2.12** All pruning is to be carried out by means of approved mechanical hedge-cutters, secateurs and hand-saws only. Pruning is to be carried out to the highest horticultural standard. Dead foliage, stems and branches are to be removed by cutting back above a node. Suckers are to be removed by cutting back to their source on the roots of the affected plant.
- 2.13** Shrubs, whips, and transplants shall be pruned to encourage vigorous growth, flower and fruit. Remove any growth encroaching onto paths, roads, sightlines, and lights. Thinning, trimming, and shaping shall be carried out according to species, variety, season, stage of growth and desired visual effect.
- 2.14** Newly planted hedgerows shall be lightly trimmed to encourage dense growth and well-furnished stems.

MAINTENANCE OF TREES

Tree Base Maintenance

- 2.15** Keep the base around trees free from any weed infestation at all times throughout the maintenance period. Approved 7:7:7 NPK fertiliser shall be spread evenly at the

manufacturer's recommended rate around the base of trees and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

Tree Mulching

- 2.16** Maintain mulch to base of all trees planted at a minimum depth of 50mm, topping up as necessary for two years after planting.

Tree Pruning

- 2.17** Check each tree is growing healthily and remove all dead wood, damaged or diseased branches. Carry out formative pruning and remove any suckering shoots growing from the clear stem. Prunings to be removed to a suitable location on site, within the ecological meadow area if suitable; otherwise, contractor to cart away.

Tree Wounds

- 2.18** Any wounds shall be neatly pared back to sound wood in accordance with BS3998: 1989 Recommendations for tree work.

Re-firming

- 2.19** Re-firm trees which have been loosened by the wind or frost.

Removal of stakes & ties

- 2.20** Stakes and ties to be removed once the trees are stable enough to withstand the wind. Check after 18 months and remove accordingly. This should occur within the first 4 years.

MAINTENANCE OF HERBACEOUS PERENNIAL PLANTS

- 2.21** Stake and tie plants with bamboo canes where necessary. Herbaceous beds and borders to be kept litter free throughout the whole of the maintenance contract. Cultivate lightly around plants without disturbing root systems.

Thinning

- 2.22** Remove any weak shoots using secateurs when the plant has reached one quarter to one third of its eventual height.

Dead Heading

- 2.23** Dead head plants when flowers have begun to fade.

Mulching Herbaceous Borders

- 2.24** Maintain mulch to a depth of 50mm for the first two years on herbaceous borders. Avoid covering plant crowns and only add mulch after growth has commenced in spring.

Lifting & Dividing

- 2.25** Herbaceous perennials should be lifted and divided every 3 – 5 years, during the dormant period, ie: late autumn or early spring. Whilst the lifting of plants is taking place, the area should be weeded and the improved with an organic matter such as well rotted manure.

MAINTENANCE OF THE BIOSWALE / DETENTION BASIN

- 2.26** Vegetation to be checked monthly.
- 2.27** Marginals to be cut back at the start and end of the growing season.
- 2.28** Ensure debris has not collected near / in the outlet pipe. Remove as required on monthly visits.

MAINTENANCE OF ECOLOGY ENHANCEMENT MEASURES

- 2.29** Bird boxes should not be interfered with until the autumn or winter to ensure they are no longer in use. They do not really require much cleaning, unless infested with insects or other unwanted visitors. If that is the case, remove remnants of any old nest, scrape out droppings, and scrub with a toothbrush and boiling water. Check for any damage to seams and repair or replace as required.
- 2.30** The integral bat boxes should not require any maintenance.
- 2.31** Ensure hedgehog holes are free of any blockages.
- 2.32** Allow log piles to rot down naturally. Replace every few years as required.

3 MAINTENANCE SCHEDULE

3.1 The following work schedule summarises the maintenance operations to be carried out annually for the first thirty years where applicable.

3.2 The ongoing maintenance of private gardens will be the responsibility of the resident / managing agent, after the initial establishment duration of 36 months. However, this could easily be integrated into the overall management strategy for the site for any contractor.

GRASS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR							
			1	2	3	4	5	6-10	11-20	21-30
FLOWERING LAWN	4 x cuts to 70mm & strimming to edges. Collect and remove arisings	April - Sept	*	*	*	*	*	*	*	*
	Overseed if patchy	October	*	*	*	*	*	*	*	*
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*
WILDFLOWER WET MEADOW	2 x cuts to 100mm & collect all arisings	Late Aug & March	*	*	*	*	*	*	*	*
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*

TREES & SHRUBS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR								
			1	2	3	4	5	6-10	11-20	21-30	
NEW SPECIMEN TREES	2 x checks to stakes, underground guys & irrigation	Oct & Feb	*	*	*						
	Remove stakes (if tree sufficiently stable)	March				*					
	1 x annual fertiliser application	March	*	*	*						
	1 x prune to crown	Dec - Feb	*	*	*	*	*				
	Water to field capacity if under stress for establishment period	May - Sept	*	*	*						
	Top up mulch around base for the first 3 years then every other year		*	*	*		*	*	*	*	
HEDGES	Prune to shape, with slight taper to top	Jan	*	*	*	*	*	*	*	*	
SHRUBS, HERBACEOUS & CLIMBERS	4 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*	
	Tie-in climbers	March - Oct	*	*	*	*	*	*	*	*	
	Top up mulch	March	*	*	*	*	*	*	*	*	
	1 x prune to shape & remove dead vegetation	Dec – Feb	*	*	*	*	*	*	*	*	
	Water to field capacity if under stress	May - Sept	*	*	*			*	*	*	
	Split herbaceous if clumps get too large, every other year once established	March/April &/or Sept/Oct			*		*	*	*	*	

DETENTION BASIN / BIOSWALE

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR								
			1	2	3	4	5	6-10	11-20	21-30	
SWALE	Visual check	Monthly and as required after storms	*	*	*	*	*	*	*	*	
	Remove sediment & debris	As required	*	*	*	*	*	*	*	*	
	Cut back marginals	March & Oct		*	*	*	*	*	*	*	
	Reseed bare areas	March & Sept as required	*	*	*	*	*	*	*	*	
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*	*	*	*	
	Check outlet structure	Quarterly	*	*	*	*	*	*	*	*	

4 SUMMARY

4.1 This report has:

- (a) described the level and standards of maintenance which are desired for each of the main landscaping areas; and
- (b) presented a summary of the main landscape operations that will need to be carried out during the establishment and subsequent maturing of the scheme.

4.2 Following approval of the Landscape & Ecological Management Plan by the Local Planning Authority as part of the landscape condition and implementation of the landscape scheme that a local landscape contractor will be appointed to carry out all the management operations.

4.3 The management plan should be kept under review and implemented for thirty years to ensure the establishment of all biodiversity improvements.

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