

L1007M01

Rev:

St Columbas Close, Gravesend

Soft Landscape Management & Maintenance Plan

Prepared for

Oakwood Building Contractors

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FOR CONDITIONS

Rev	Description	Date	By
-	-	-	-



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1.0 General

This statement should be read in conjunction with the following drawings and specification:

- L1007L01
- L1007L02
- L1007L03

All soft landscape works to be carried out by suitably qualified, trained and competent contractors under appropriate supervision (<https://www.bali.org.uk/members>).

All landscape works to be carried out in accordance with the relevant current British Standards and guidance, including but not restricted to:

- BS 8545 Trees: from nursery to independence in the landscape.
- BS 3998 Tree work.
- BS 4428 Code of practice for general landscape operations (excluding hard surfaces)
- BS 3936 Nursery stock
- BS 5837 Trees in Relation to Design, Demolition and Construction
- National Planting Specifications Guidelines
- Horticultural Trades Association standards (including 'Handling and establishing landscape plants' part 1, 2 & 3)
- COSHH Regulations.

2.0 Design & Management Objectives

The following tasks should be carried out to achieve the desired design and management objectives:

- All plant deaths should be replaced to achieve the desired effect.
- All newly planted specimen trees should receive regular inspections/ arboricultural work to ensure good health and shape.
- All trees should receive regular inspections/ arboricultural work to ensure they are safe, have good health and have a tidy appearance.
- Thicket planting objectives are initially to achieve closed canopy to reduce weed growth and latterly subsequently to carry out selective thinning to maintain the health of the thicket and opportunities for wildlife..
- Water planting as necessary during the establishment period to ensure their continued healthy growth.
- Fertilise planting beds to ensure their continued health growth.
- The hedging should be regularly trimmed to create a dense branch structure, to the desired final height.
- Provide wildlife opportunities where ever possible.
- The spreading ground cover planting should be allowed to ramble to form a dense mat of ground cover. It should be clipped at its edges once it starts to encroach onto the paths, grass or tree trunks.
- Plants should be maintained on a regular basis to keep them looking tidy and healthy.
- Suitable herbaceous planting should be lifted and replanted on a regular basis to ensure healthy growth and free flowering.
- Plants grown for winter stems should be stooled annually to produce vivid coloured stems.
- Amenity grass should be mown on a regular basis to achieve a uniform, tidy effect.
- The planting beds should be kept free of litter and weeds to ensure a tidy appearance.
- Planting beds should be mulched to a depth of 50mm on an annual basis to suppress weeds and to keep a tidy appearance.

3.0 Maintenance Schedule Generally

Operation

Water all areas of newly planted grass, herbaceous & shrub planting to field capacity during the growing season for the first year

Water all areas of newly planted trees & specimen shrubs to field capacity during the growing season for the first three years

All dead/ dying root balled and bare root trees and hedging to be replaced during the dormant season.

Replace dead/ dying container-grown plants at any time of year. Adequate water must be provided.

Spread a general controlled release fertiliser for shrubs (NPK 11+22+9) to all shrub beds at a rate of 100g/ m2.

Removal of autumn leaf fall from all landscape areas.

Remove all litter and other undesirable material from all landscape areas by litter picking and sweeping

Remove by hand or spot treat weeds with suitable approved herbicide from all planting bed

Remove any windblown bark mulch from hard landscape areas. Return to planting beds unless contaminated with litter or other material.

Top up bark mulch to all planting beds. Depth of mulch to be in accordance with project specification.

Timing

April - September
(during first year)

March - October
(during first 3 years)

December - February

All year round

March - April

October - December

All year round

April & October

All year round

March - April

Frequency

1 x per month
(6 x per year)

2 x per month
(16 x per year)

As necessary

All year round

1 x per year

2 occasions per year

1 x per month

2 x per year

1 x per month

1 x per year

4.0 Newly Planted Shrub Planting Maintenance

Plant	Operation	Timing	Frequency
Cornus sanguinea Var	Stool to stump 150mm above ground level	March	1 x per year
Daphne laureola	Lightly prune to encourage good form, removing diseased or dead wood.	March	1 x per year
Helianthemum nummularium Var.	Prune after flowering to encourage good form, removing dead wood	October (after flowering)	1 x per year
Hypericum androsaemum	Prune after flowering to encourage good form, removing dead wood	March	1 x per year
Potentilla fruticosa Var.'	Prune to encourage good form, removing dead wood	August -September	1 x per year
Rosemarinus officinalis	Prune to encourage good form	September after flowering	1 x per year
Salvia officinalis	Prune to encourage good form, removing dead wood	April - May	1 x per year
Viburnum opulus 'Compactum'	Prune old/ damaged branches	After flowering	1 x per year

5.0 Newly Planted Herbaceous, Ornamental Grass & Fern Planting Maintenance

Plant	Operation	Timing	Frequency
<i>Iris foetidissima</i>	Remove untidy dead leaves Allow self sown seedlings to grow.	March As necessary	1 x per year As necessary
<i>Luzula sylvatica</i>	No maintenance required		
<i>Molinia caerulea</i> subsp. <i>Arundinacea</i>	Cut to near ground level Lift, divide and replant	March March/ April	1 x per year 1 x per 3 years
<i>Polypodium vulgare</i>	Remove dead or damaged fronds	As necessary	As necessary
<i>Polystichum setiferum</i>	Remove dead or damaged fronds	As necessary	As necessary
<i>Thymus citriodorus</i> 'Variegata'	Trim after flowering	September, after flowering	1 x per year
<i>Thymus vulgaris</i>	Trim after flowering	September, after flowering	1 x per year

6.0 Newly Seeded Grassland Maintenance

Time Period	Operation	Timing	Frequency
Year 1	Irrigate	June - September	As Necessary
	Cut to a height of 50mm.	June – October	Every 2 weeks
Year 2 Onwards	Cut to a height of 50mm.	April – October	Every 2 weeks
Year 1 – 3	Make good - Cultivate areas of bare soil and reseed with grass seed	September- November	1 x per year

7.0 Newly Planted Boundary Thicket (Native Mix 1) Maintenance

Time Period	Operation	Timing	Frequency
Year 1 – 3	Spray 1m2 to the base of all planting with approved translocated herbicide.	April - May	1 x per year
Year 1 & 2	Replace dead/ diseased planting	November - December	1 x per year
Year 3	Remove all stakes, ties and shelters	November - December	Once
Years 5-10	Thin planting as necessary to maintain healthy thicket. Seek specialist advise	November - March	As necessary.

NOTE: All work to be carried out by a suitably qualified arboricultural consultant. To comply with the Wildlife and Countryside Act 1981, before any cutting commences all trees to be maintained should be checked for nesting birds. If nesting birds are discovered the section of tree where the nest is found should not be maintained until the young have fledged. (Disturbance is an offence, so where birds are nesting no part of the tree should be worked on, unless an emergency. Also a cordon area (circa 5m) would be required and hand tools used to reduce disturbance to an acceptable level for other operations which may cause disturbance).

If the intention is to complete tree work between the 1st March and the end of August, a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site-specific risk assessment. If active nests are found work should not take place until the young have fledged.

The links below explain in more detail:

<https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season>

<https://www.trees.org.uk/Help-for-Arborists/Treeworks-and-nesting-birds>

<https://www.trees.org.uk/Help-Advice/Public/So-what-actions-can-contractors-take-to-ensure-com>

<https://www.trees.org.uk/Help-Advice/Public/So-what-can-we-expect-if-we-find-ourselves-in-brea>

8.0 Newly Planted Tree Maintenance

Time Period	Operation	Timing	Frequency
Year 1 - 2	- Check tree ties & adjust as required - Cut back broken diseased/ branches - Check for general health - Straighten any leaning trees - Replace dead/ diseased trees	March, August March, August March, August November - December November - December	2 x per year 2 x per year 2 x per year 1 x per year 1 x per year
Year 1 – 3	- Remove all unwanted plant material from the base of all trees. - Place 1m² of mulch to a depth of 75mm to the base of all trees. - Water to field capacity	April - May April - May March - October	1 x per year 1 x per year 2 x per month (16 x per year)
Year 3 inspection	- Remove tree ties and stake - Cut back broken diseased/ branches - Remove branches to promote a tidy appearance - Check for general health	August	1 x per year
Year 5 onwards	- Check for general health & tidy appearance - Cut back broken diseased/ branches - Remove branches to promote a tidy appearance	August	1 x per year

NOTE: All work to be carried out by a suitably qualified arboricultural consultant. To comply with the Wildlife and Countryside Act 1981, before any cutting commences all trees to be maintained should be checked for nesting birds. If nesting birds are discovered the section of tree where the nest is found should not be maintained until the young have fledged. (Disturbance is an offence, so where birds are nesting no part of the tree should be worked on, unless an emergency. Also a cordon area (circa 5m) would be required and hand tools used to reduce disturbance to an acceptable level for other operations which may cause disturbance).

If the intention is to complete tree work between the 1st March and the end of August, a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. Arborists should record such checks in their site-specific risk assessment. If active nests are found work should not take place until the young have fledged.

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9.0 Newly Planted Mixed Native & Native Hedge Maintenance

Time Period	Operation	Timing	Frequency
Year 1 – 3	Spray to the base of all plants with approved translocated herbicide.	April - May	1 x per year
Year 1 & 2	Replace dead/ diseased plants	November - December	1 x per year
Year 3	Remove all stakes, ties and shelters	November - December	Once
	Remove leaders	When plants reach 700mm high	As necessary
	Cut hedges to height of 1000mm	When plants exceeds 1000mm high	2 x per year 1 x per year for Taxus

NOTE: To comply with the Wildlife and Countryside Act 1981, before any cutting commences all hedges to be maintained should be checked for nesting birds. If nesting birds are discovered the section of hedge where the nest is found should not be maintained until the young have fledged. (Disturbance is an offence, so where birds are nesting the hedge should be worked on within 5m of the nesting birds. Disturbance to the nest should be eliminated as much as possible during any maintenance works).

If the intention is to complete the hedge maintenance work between the 1st March and the end of August, a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. The maintenance contractor should record such checks in their site-specific risk assessment. If active nests are found work should not take place until the young have fledged.

The links below explain in more detail:

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