

5-Year Landscape Maintenance Plan

Land at Dalefield Way, Gravesend

MTC191R01 | Revision 00 | 13.02.26

Introduction

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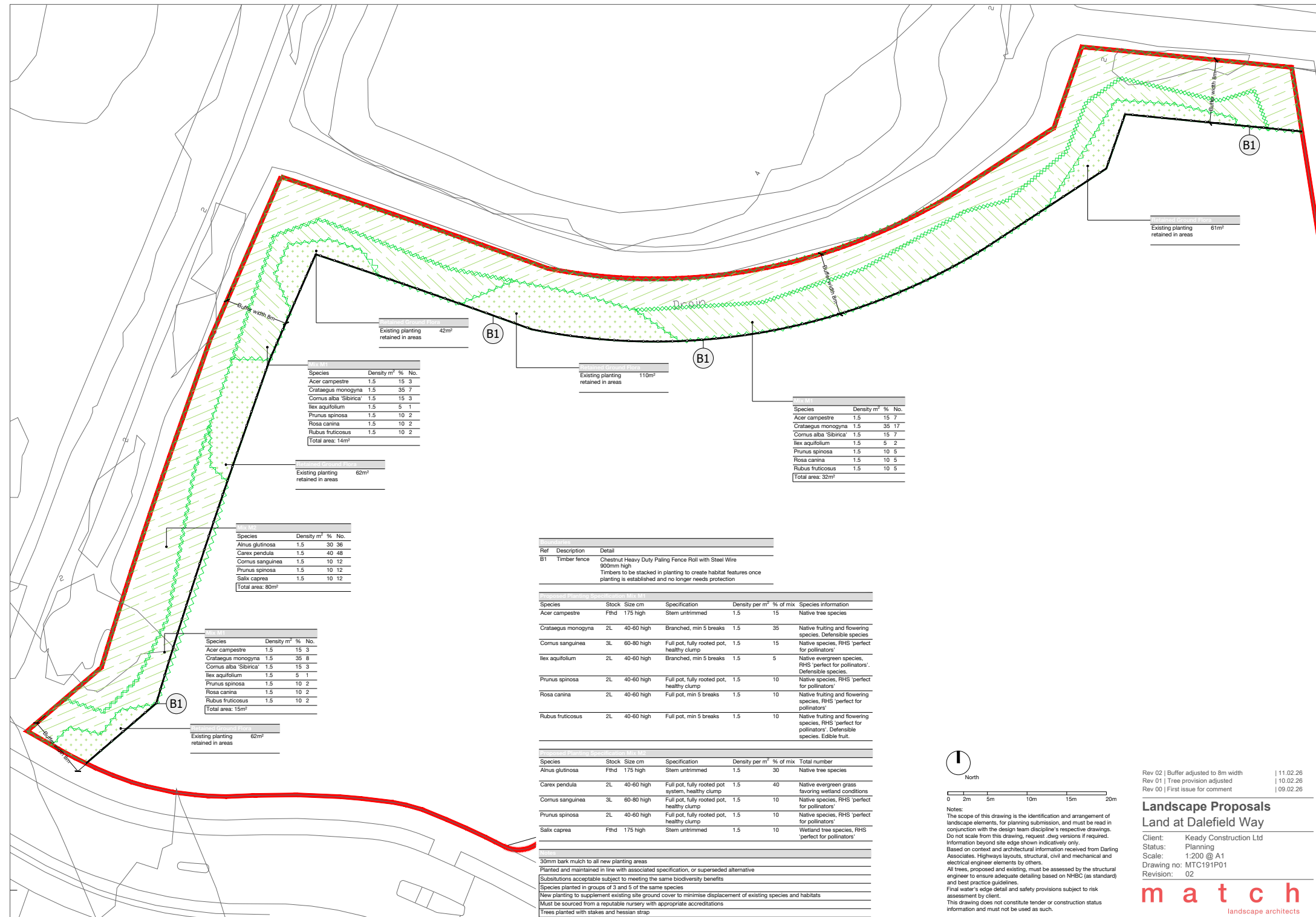
This report has been produced on behalf of Keady Construction Ltd to describe the landscape maintenance at their development at Land at Dalefield Way, Gravesend.

This report is to be read in conjunction with:
MTC191P01

Revisions:
Revision 00 - First issue.

- 1. **Landscape Proposals**
- 2. **Landscape Maintenance**
- 3. **Landscape Maintenance Schedule**

1. Landscape Proposals



2. Landscape Maintenance

Planting Implementation & Maintenance Aims

The key goal of planting within any construction project is to implement healthy plants in such a manner that they survive and thrive. Planting plans have been provided to identify the species locations, planting densities and and stock sizes.

The following are a list of target today aims for the landscape management which should be revisited during any assessment of maintenance regimes and frequency of operations:

To ensure the success of existing trees and mature hedgerows
To ensure the successful establishment and continued growth into maturity of all tree and ground flora planting proposed as part of the development
To maintain the functionality of external spaces to their designed potential and address issues or defects promptly
To ensure that the ecology and biodiversity, which emerges as a result of the development, or existed pre-development, remains and is undisturbed.

Preamble

Contractors must be conversant with and follow these relevant standards:

BS 1377 4 - Methods of Testing Soils for Engineering Purposes
BS 4428:1989 - General Landscape Operations
BS EN 844 - Timber - Preservative Treated - Sawn and Round
BS 8417:2003 - Preservative Treated Farm Fencing Timber
BS 3882:2007 - Soils for Landscaping and Garden Use
BS PAS 100 - Composts, Soil Conditioners and Mulches
BS 8545:2014 - Trees from Nursery to Independence
BS 5837:2005 - Pruning of amenity trees
BS 3936: Specification for Nursery Stock

The maintenance contractor must be cognisant of similar operations being undertaken in neighbouring parts of the development to ensure a consistent landscape throughout.

5-Year Maintenance

Native Planting Mixes

Establishing tree planting requires less frequent maintenance than specimen trees. At each maintenance visit the following operations must be carried out:

- Removal of litter, weeds and other foreign objects either attach to or close to each tree and plant. Weeds to be treated with a suitable herbicide as identified above or in accordance with best practice.
- Dead, dying or diseased plants must be removed and replanted in accordance with the planting plans.

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- Damaged branches should be pruned with secateurs at the highest healthy bud.
- Adjust plants to original plan to position and re-firm ground as required.
- Check shelters and stakes at each visit and I Check shelters and steaks at each visit and adjust ties as required.
- An inspection of soil moisture levels with subsequent watering as required but no less than the following instruction.
- Watering of all trees to maintain moisture levels. This should be between 1-2 times weekly in the first growing season following planting (March-September) and every other week in the second and third years.

Shrubs and existing retained planting

Amenity planting must be attended to a minimum of four times per year, however a visual inspection should be carried out at each maintenance visit and any significant issues, such as large areas of plant failures, should be recorded and addressed. At each of the four maintenance inspections the following operations should be carried out

- Weed control and removal with best practice herbicide.
- Litter removal.
- Apply slow release fertiliser (if required).
- General pruning in accordance with best practice guidelines.
- Removal of dead growth and pruning of herbaceous perennial plants and ornamental grasses.
- Removal of dead plants, to be re-planted in accordance with planting plans.
- Watering to ensure moisture levels are acceptable.
- Top up mulch to specified level once per year.
- Firm-up plants as required.
- Ensure mulch has not spilled onto adjacent surfaces, and where occurred clean promptly.

Fencing

At each maintenance visit carry out the following operations:
Visually inspect all areas of hardstanding to ensure no settlement or failures have incurred, should damage be identified the area should be cordoned-off and appropriate measures taken to rectify damage. Herbicides to be applied to paving areas in accordance with manufacturers, and best horticultural, guidance.
Fencing to be inspected for damage and rectified when required.
At end of chestnut pale fencing life span, timbers to be piled within buffer to create habitat features.

Review of Landscape Management

The management company employed by the site owner and operator (OHOB Building Contractors Limited) is responsible for an assessment of the success of the management regimes and frequencies and should review all practices regularly and at least at the midpoint and end of the agreed contract with a view to making adjustments as required.

This review should include an assessment of the success of neighbouring similar areas with a view to information sharing and promoting thriving landscapes and biodiversity.

3. Landscape Maintenance Schedule

Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All landscape areas												
Visually inspect landscape for damage to planting, street furniture or surfacing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove significant weeds and litter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Assess growing supports and adjust as necessary				✓		✓		✓		✓		
Top up mulch to planting areas			✓									
General pruning of plants and trees	✓	✓									✓	✓
Re-planting of failed plant stock	✓	✓									✓	✓
Water plants to acceptable moisture levels as required			✓	✓	✓	✓	✓	✓	✓	✓		
Weed control with herbicide				✓		✓		✓		✓		
Apply slow release fertiliser as required			✓									
Check shelters for damage and adjust ties as required	✓			✓		✓			✓			

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