

**Land to the West of Nursery Mews
Gravesend, Kent DA11 7BU**

**30 Years Landscape Management &
Maintenance Plan/Specification**

6th August 2024

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1) Introduction, Principle and Scope

This document is a 30-year landscape management and maintenance plan for existing and new planting for the site at Gravesend, Kent.

2) Aims and Objectives

The landscape is designed to;

- Create a pleasant green environment for users and residents
- Improve biodiversity by enhancing existing areas with native species.

The landscape maintenance and management will be to;

- Ensure the successful establishment and growth of the trees, shrubs, hedges and grass areas.
- Secure a long-term future for the new trees and shrub planting with a special importance on achieving enhancement of biodiversity, ecological potential, conservation and visual amenity.
- Achieve rapid establishment resulting in total ground cover which will therefore suppress weed growth and reduce maintenance requirements.
- Retain a natural growth form and maximise the seasonal potential by pruning according to each species.
- Manage the landscape with safety of the users in mind, such as maintaining clear footways, removal of dead, dying or diseased tree branches.

3) Site

As shown on the Landscape Plan L001, the site is a triangular piece of land located adjacent to the Meapa Gymnastics club and nearby schools to the northeast and southeast of the site.

4) Management Plan

Trees

- Any necessary tree surgery to maintain good form and vigor, such as crown lifting, or dead wood removal shall be carried out. This work will conform to BS3998. All cuttings will be removed from site.
- Stakes and ties shall be adjusted when necessary and stakes shall be removed when the tree is firmly rooted into the ground.
- Weed growth shall be removed to avoid competition.
- In dry periods, trees are to be watered as necessary to maintain healthy growth.
- Dead, dying, diseased trees will, within a 30-year period, be replaced with stock as originally specified.

Shrubs

- Shrubs shall be pruned to prevent one species encroaching on another or onto paths and roads and to keep the correct shape.
- Conservation of the visual amenity of the site by retaining/ increasing continuous cover to prevent encroachment of noxious weeds i.e. docks, thistle and ragwort.
- Encouragement of native species by natural regeneration wherever possible
- Dead, dying, diseased shrubs will, within a 30-year period, be replaced with stock as originally specified.

Hedges

- Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches.

- Hedges will be pruned at times that allow natural flowering and fruiting periods to be maintained.
- Dead, dying, diseased hedges will, within a 30-year period, be replaced with stock as originally specified.

Grass

- The grass should remain level and close mown.
- During establishment, the grass areas are to be watered to full depth of topsoil and as necessary thereafter.
- Before cutting the grass is to be reasonably dry and any all litters or stones larger than 25mm is to be removed. Cutting is required when the grass reaches 50-70mm height.
- Arising shall be removed from site.
- Broadleaved weeds are to be treated with a suitable selective herbicide as required.
- Long Term maintenance will be limited to top dressing and re-instatement of patches of damaged sward with new seeding.
- Grass edges will be kept clean and well formed.

Bulbs

- Plant bulbs and woodland flowers during the autumn months (September-November).
- To make a more natural appearance, scatter and plant the bulbs so they are not planted in neat rows.
- Once the bulbs have finished flowering ensure you give them time to die naturally, minimum of 6 weeks to build up strength for the next growing season.

5) Management Operations

Trees, shrubs, hedges, grass and bulbs shall be maintained by;

- Fertilising for continued healthy growth
- Pruning to maintain correct shape of plant and prevent plants encroaching on path or roads
- Weed control
- Watering
- Formative pruning of advance nursery stock trees
This operation may be required to be carried out for the standard trees. Work will be undertaken by skilled operatives in accordance with the British Standard BS3998, 'Recommendations for Tree Work'. Formative pruning may be appropriate on young trees where selective removal of branches competing with the main leader would reduce the likelihood of future problems.

6) Maintenance Operations

a) Standard of Work

The landscape Maintenance Team shall carry out the maintenance to a high standard. Planted areas must be kept neat and clean in appearance at all times, weed free and litter free, with all planting in a healthy state.

The landscape Maintenance Team shall ensure that the works themselves do not cause inconvenience or danger to users or visitors.

b) Protection to Property

The landscape Maintenance Team shall prevent damage to and to protect as necessary existing building, hard landscape; paving and soft landscape; plants.

c) Protection to people

The landscape Maintenance Team shall ensure that any chemical application is undertaken by a trained operative who has the NPTC certificate and in accordance with the manufacturer's directions and the Approved Code of Practice for the safe use of pesticides where they apply. He/she shall ensure at any times that the users; the public; and his own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc. are removed from site at the end of each day.

The landscape Maintenance Team shall keep a record of all chemicals used and their dosage.

d) Cleanliness

The landscape Maintenance Team shall remove from site all rubbish, trimmings and superfluous materials at the end of each visit, leaving the works in a clean and tidy condition.

e) Operation Conditions

The landscape Maintenance Team shall order their works to take account of any specific ground weather conditions required for maintenance works.

Avoid chemical applications (herbicides, fungicides, insecticides) where possible. If necessary, they shall only be undertaken in suitable weather conditions as described by the manufacturers.

f) Watering

The landscape Maintenance Team shall ensure that all planting is sufficiently watered to maintain healthy growth. When necessary, water using a fine rose or sprinkler until the full depth of topsoil is saturated.

g) Pest and Disease

The landscape Maintenance Team shall notify the management of any pest or disease problem occurring which affects the vegetation of the site. All operations shall comply with statutory safety requirements. All diseased wood, pruning etc shall be removed from site and burnt.

h) Replacements

The landscape Maintenance Team shall advise the management of all trees and plants found to be dead, dying, vandalised or not growing in a vigorous condition.

In September of each year, the landscape Maintenance Team shall provide a list of all trees and plants that are dead or dying from any cause other than malicious, accidental damage or vandalism. These are to be replaced during November – December of the same year or for evergreens April – May of the following year. All plants shall be planted at the size as shown in the planting schedule. All replacement planting shall be in accordance with the Specification/Planting Schedule

i) Site Visits

The landscape Maintenance Team shall visit the site sufficiently enough to carry out the maintenance duties as specified in this document and a minimum of once every month and once every two weeks between April and October.

j) Fertilising

The landscape Maintenance Team shall make in March/April an application of slow-release fertilizer to all ornamental shrubs, ground covers, climbers and tree pits.

400gr/tree and 100gr/sqm for shrubs and ground covers of Vitax Q4 or equal approved.

In March an application of 15:10:10 spring turf fertilizer at 35g/m² or equivalent to all grass areas. In autumn an application of 5:10:10 at 50g/m²

k) Weed Control

The landscape Maintenance Team shall undertake the weed control necessary to keep the site in a neat and tidy and weed free condition and to allow specified species to develop free from unnecessary competition.

Specific areas where weed control may be necessary include weeds/moss in paving areas, weeds in tree/hedge/shrub/ground cover beds.

Weeds and other debris shall be removed from the site at the end of each visit.

l) Litter

The landscape Maintenance Team shall remove all litter from the site at every maintenance visit.

7) Maintenance - Specific

New Trees

- Pruning
Unless specified otherwise, pruning shall be limited to the minimum necessary to maintain good form and vigor and to remove dead, diseased or dying branches. This work shall conform to BS 3998: 2010 – Tree work – Recommendations.
- Supports
Tree supports/guys are to be regularly inspected and adjusted or replaced if necessary. When staked trees are firm in the ground, the stakes/ties shall be removed, usually after one year and ensure all ties are removed from branches and trunks.
- Water in dry period.
Soak entire root zones every 3 to 5 days during dry periods.
Water until trees are fully established, approximately 3 to 5 years.
Water evergreens during dry periods in winter (not in frozen ground) as they still lose water through needles and leaves.

Shrubs & Ground Cover

- Pruning
Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches. Some shrubs need to be cut back hard to encourage growth from the base.
- Pruning shall be in accordance with good horticultural practice and in the appropriate month/season to maintain flowering and fruiting.
- Check that the plant material is firmly planted, and firm where required.
- Keep shrub areas clear of weed growth by hand weeding or selective herbicide treatment.
- Fertilized to ensure establishment of planting.

Hedges

- Keep hedge areas clear of weed growth by hand weeding or selective herbicide treatment.
- Prune hedges to allow flowering and fruiting, and to prevent overhanging footpaths and other areas of hard paving.
- Prune in spring the plants that flower on the current season growth. Prune in Summer the plants that flower on old growth. They can have the current season growth reduce by half.
- Fertilizer application to ensure establishment.

Grass

- Cutting
Cut as necessary to a height of 50mm, maximum height of grow at any time, 75mm.
Water, when necessary, fertilized twice a year.
- Re-seed worn areas
- Apply fertilizer and selective weed killer as appropriate.

To all areas

- Tidy up, remove rubbish, litter etc.
- Treat pests and diseases.
- Water to maintain healthy growth.
- Removal of diseased or dead plants with replacement as appropriate.