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Worcester Close

Landscape Management and Maintenance Plan

April 2025

PLA 0104 TD SP 3000 R00

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1.0 Introduction

Purpose of the Management Plan

This management plan has been produced by PLAN Design on behalf of Elkins Construction to provide a framework for long term management and maintenance of the hard and soft landscape for Worcester Close. It sets out what is required by a maintenance team to ensure maximum quality and life expectancy from hard landscape elements, irrigation, trees and plants.

Scope of the Management Plan

It is envisaged that the contents of this document are not viewed as static and will be subject to change adjusting to influences from within and outside the site.

This management plan provides guidance on managing landscape elements within the site boundary to enhance amenity and biodiversity value and connectivity to the surrounding landscape. This document describes the site in terms of landscape elements followed by management operations and schedules of tasks

The plan will ensure that tasks are undertaken at suitable times to reduce impact on wildlife, and supports the long term design aspirations.

The plan is intended to cover a minimum period of 5 years and will be reviewed and updated as appropriate every five years.

Structure of the Management Plan

The document is structured as follows:-

- description of the site
- description of areas requiring maintenance
- summary of general maintenance operations
- hard landscape maintenance
- soft landscape maintenance
- inspection and monitoring
- appendix

Responsibility of Site Management

The management plan is flexible to enable the most appropriate management regimes to be undertaken ensuring the longevity and quality of the landscape. Elkins Construction/ the client will employ/facilitate a managing organisation who will be responsible for operational

management and maintenance of the landscape within the site boundary.

Habitat and Biodiversity

The following habitats will be created within the plan area:

Tree canopy (multi-stem and standard trees)
Flower rich perennial planting & native shrub planting
Species rich lawn for amenity grass areas
Extensive green roof

2.0 The Site: Landscape Management Areas

Key areas within the site are described below. These areas are to be maintained by the landscape contractor employed/facilitated by Elkins Construction during the rectification period and by a suitable qualified management organisation employed by the client during the remaining establishment period and thereafter.

Communal Garden and Private Terraces

The communal garden provides residents green communal space in addition to balconies and private terraces. The garden consists of a lawn, framed with ornamental shrubs and herbaceous planting along the boundary and private terraces and several new trees. Shrubs and low level planting is proposed under trees to bring colour and texture into the landscape. Informal hedgerows provide private spaces with some privacy from communal areas and the public road.. Permeable block paving to the parking area and footpath as well as the private terraces promotes sustainability. Boundaries across the site consist of low brick walls with brick piers fitted with metal and close board timber fencing and simple full height close board timber fencing long the north boundary.



3.0 Summary of Maintenance Operations

Establishment Period

Maintenance tasks will be carried out during the initial establishment period of years 1-5 inclusive to ensure full establishment of all soft landscape areas.

Maintenance carried out during the establishment period will ensure the site remains tidy and safe. Horticultural tasks will maintain health and vigour of planting and grassed areas.

Regular inspection and maintenance of landscape structures and hard surface materials will be required and will be confirmed but will include fencing, lighting and street furniture.

Commonly occurring tasks to be undertaken within the establishment period and in particular within the landscape contractor's 1 year defects liability period (2 years for tree planting) are summarised below:-

Hard Landscaped Areas

- Permeable block paving and gravel surfaces including making good any damaged areas where proposed works meet existing pathways and roads at the site edges
- Removal of weed growth and litter
- Cleaning of stained paving surfaces/removal of chewing gum
- Removal of graffiti
- Maintenance and cleaning of degraded paint finishes to gates, railings, furniture etc.

Soft Landscaped Areas

- Watering particularly during drought conditions
- Weed control
- Ameliorants
- Inspections and replacement of failed planting stock
- Firming-in and uprighting where required
- Thinning and division of perennials and ornamental grasses
- Replenishment of mulch
- Inspection for pests, vermin and plant diseases and remedial actions
- Removal of over-vigorous species
- Regular safety inspections of trees by arboriculturalist
- Formative pruning of new trees and progressive crown lifting and leader

selection.

- Pruning to keep trees from growing larger than allowable load limits of the podium slab.
- Aeration of compacted soils
- Formative and post establishment pruning of hedges
- Pruning of ornamental shrubs/ groundcover
- Grass cutting

4.0 Hard Landscape Maintenance: General Operations

Paving

- Acid based cleaning products must not be used for day to day cleaning operations.
- Spillages of oil based substances or chewing gum should be removed as soon as possible after the initial incident. Absorbent spillage mats should be used on spills in order to prevent spreading of contamination.
- Direct large point loads e.g. from cherry picker stabilizers must use spreader plates and baulk timbers to spread the load to prevent damage to paving.
- Wide rubber tired vehicles should have the tyres fitted with covers to protect paving.
- Checking for any loosening of surface should be carried out on a regular basis.
- Surface integrity should be checked on a monthly basis for any cracking or pitting of the surface and ponding. Remedial measures should be undertaken immediately to reduce further damage.

Tactile Paving

- Tactile surface should be swept on a regular basis to remove any algal growth and collected detritus using environmentally sound products (approved prior to application). Paving to be manually brushed.

4.1 Hard Landscape Maintenance: Schedule of Tasks

Item	Task	Suggested Frequency
Weed control and litter	- Weed control should be by spot application of systemic herbicide in accordance with manufacturer's recommendations - Clearance : allow recommended period for herbicide to take effect before clearing arisings	Once a year April/May
	Remove litter, leaves and debris	Daily
Graffiti Removal	Inspect site and carry out graffiti removal	Once a week
Repair Works	- Inspect all areas of paving, fencing and hard surfacing and repair as required - Inspect all areas for evidence of lifting or settlement	Once a week
Gravel Surfacing	Rake over, remove weeds and level off	Monthly
Drainage Systems	- Remove mud, silt and debris from surface gutters - Drainage gullies, empty traps and flush clean	Minimum twice a year early autumn and late spring
Street Furniture	Inspect all street furniture for damage	Once a month
	All timber furniture : apply cleaning agent, hand wash and apply protective oil to all timber surfaces	Once every year
	All metal furniture : clean with appropriate cleaning agent to maintain finish of materials	Once a year
	Replacement of bulbs to lighting	As required

4.1 Hard Landscape Maintenance: Schedule of Tasks

Item	Task	Suggested Frequency
Stain Removal	Moss/algae growth, treat with a proprietary moss and algae killer	Limit use as far as possible and generally only when there is extensive growth and health and safety issues arise (slippery pavements).
	Chewing gum removal, using freezing aerosol and scrape off with a paint scraper	As required, minimum twice a year
Snow Clearance	- De-ice hard surface areas with grit to manufacturer's recommendations - In tight spaces consider using low sodium content product and avoid application onto adjacent planting beds	As soon as possible after snow clearance and prior to a predicted overnight frost
Irrigation System	- Inspect for leaks, snags and flow - Clear blocked outlets - Test automated elements such as moisture sensors and flow regulators	In accordance with manufacturer's recommendations
Green Roof	- Ensure drainage outlets are clear of debris - Ensure anchoring pins remain in place to prevent slumping of planting medium - Ensure all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of. - Removing unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath. - Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary. - Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred. - For sedum patching refer to green roof supplier specific maintenance guidance.	Twice yearly

5.0 Soft Landscape Maintenance: General Operations

Tree Planting

- Trees to be procured, handled, planted and maintained in line with BS 8545:2014
- Watering new trees within the first two planting seasons will be essential to ensure the healthy establishment of the tree roots within the soil, especially in the summer months during periods of heat and drought. Deep watering can help speed root establishment and consists of keeping the soil moist to a depth that includes all roots without being over saturated and soggy which can be harmful to root health. A monitored watering regime should commence around March/April and continue until the end of October depending on weather conditions. For manual watering apply water slowly to the tree pit irrigation pipe to avoid excessive run off.
- Trees to be watered in well when planted and for the first two summers of establishment. Watering rates are dependent on soil type, species and weather conditions.
- Landscape contractor to submit proposals for watering strategy. Automated irrigation system used on a timer to be monitored to achieve suitable rates for optimal tree health. The following rates should be used as a guide only and should be confirmed by maintenance contractor;
- When there has been no appreciable rain for 7 days or during periods of high temperatures or drying winds water twice a week or more if required;
 - 14-20cm girth – 30L once a week
 - 20-35cm girth – 50L once a week
 - 35+cm girth – 100L once a week
- During the first year after planting maintain a meter diameter around the base of the new tree with a mulch depth of 50mm to help maintain a vegetation free zone and help retain soil moisture. During the second and third year after planting maintain a mulch depth of 50mm around the base of the tree and continue to water in periods of heat and drought.
- All new tree planting will require tree pits, ameliorated soil, underground guying and aeration/irrigation systems in accordance with Landscape Architect's specification. Ensure any aeration/irrigation pipes clear of debris.
- Management operations will include formative pruning to remove deadwood and promote growth and regular safety inspections by an arboriculturalist.
- Any tree work required will be carried out by a qualified tree surgeon outside of the bird nesting season (1st March and 31st August).

Shrub and Herbaceous Planting

- Species will be chosen to minimise maintenance and ground cover planting will reduce the requirement for manual weeding and help to reduce evaporation of water from the soil. Vegetative waste is to be composted where possible for future mulching of plant beds.
- Perennial plants have been selected where possible to support local species whilst offering aesthetic qualities to increase year round interest.

- Plants will not be dead-headed until early spring, prior to the new season's growth, to allow for the production of seed heads that are an important winter food source and shelter to insects and birds. Removal of dead growth is to be carried out by hand using non-mechanical tools. Vegetative waste is to be composted where possible for future mulching of plant beds.

Climbing Plants

- Climbing plants will require pruning and tying in periodically.
- Vegetative waste is to be composted where possible for future mulching of plant beds.

Green Roof Planting

- Regular inspections of the whole system with regard to damage/degradation particularly to substrate/roof to ensure integrity of the building fabric is maintained.
- Planting suitable to the system installed to be maintained in accordance with green roof supplier's recommendations.
- The requirement for irrigation depends on several factors, particularly:
 - The plants chosen, the depth of substrate, water storage capacity of substrate and drainage layer, rainfall, exposure of the site, pitch of roof.
- In all instances advice should be sought from the green roof system supplier (Bauder).

Species Rich Lawn

- Aim to gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing, low growing wild flowers.

General Requirements

- Pesticides
 - Used in strict accordance with current legislation and good practice and should only be carried out by a suitably qualified professional.
- Weed control
 - Required to keep the site free of weeds. Spot treat with chemical weed killers only where they cannot be controlled by physical removal. Use of herbicides should be undertaken in accordance with COSHH Regulations by a suitably qualified professional.
- Mulch
 - All mulch areas to be topped up and maintained at 50mm depth of cover.
- Watering
 - Trees, shrubs, hedges and grassland to be watered as appropriate to ensure good establishment and prevent loss.
- Planting failures
 - During establishment period (yrs 1-5) all trees, hedging, shrubs, perennials, ground covers and grass areas that fail shall be replanted/ sown in the next planting season.

5.1 Soft Landscape Maintenance: Schedule of Tasks - General

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October - December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Tree and shrub planting	●			●																	
Replacement planting as required				●				●				●				●				●	As necessary
Mulch new tree and shrub planting				●																	
General watering (1st year) once a week	●	●	●	●																	
General watering (2nd year onwards) as required during dry weather						●	●			●	●			●	●			●	●		
Weed control		●	●	●		●	●	●		●	●	●		●	●	●		●	●	●	Twice a year
Pest and disease monitoring	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Refirming plants		●		●		●		●		●		●		●		●		●		●	As necessary
Cutting new grass areas*	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Pruning	1x to suit species				1x to suit species				1x to suit species				1x to suit species				1x to suit species				
Thinning and dividing (suitable species)																●					

* **First year management:** mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.

Dig out any residual perennial weeds such as docks

Once established: Mow regularly as a lawn but not too short (25-40mm).

To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

5.2 Soft Landscape Maintenance: Schedule of Tasks - Semi-mature Trees

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October - December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Guying (check/adjust especially after strong winds)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Diseases (inspect for signs of pest or disease infection and treat as necessary)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As necessary
Formative pruning (leaving crown properly balanced removing all die back, diseased, broken or dead growth and any crossing and/or rubbing growth)		●		●	●			●	●			●	●			●	●				As Years 2-5
Ground maintenance (maintain bare ground in 500mm radius around base of trees in grass)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As Years 1-5
Watering Manual watering at point of planting. See 5.0 Soft Landscape Maintenance: General Operations for rates and general guidance.	●	●	●	●		●	●			●	●			●	●			●	●		N/A unless extreme conditions occur
Mulching (April – October)		●	●	●		●	●	●		●	●	●		●	●	●		●	●	●	As Years 1-5
Firming in (especially after frost heave, strong winds & ground disturbance)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As necessary

5.3 Soft Landscape Maintenance: Schedule of Tasks - Shrubs and Groundcovers

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October - December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Mulching (April – October)		●	●	●		●	●	●		●	●	●		●	●	●		●	●	●	As Years 1-5
Diseases (inspect for signs of pest or disease infection and treat as necessary)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As necessary
Pruning (Pruning (to suit species) – to control spread over hard surfaces, maintain natural form and promote flowering. Mid-summer for early summer flowering species and late winter for late summer flowering species).		●	●	●		●	●	●		●	●	●		●	●	●		●	●	●	As Years 1-5
Fertilizing (April & September using an approved organic fertilizer at rates in accordance with manufacturer’s recommendations)		●	●			●	●			●	●			●	●			●	●		As Years 1-5
Watering Manually at point of planting. Automated irrigation system on timer. Monitor as necessary to maintain healthy growth.		●	●			●	●			●	●			●	●			●	●		N/A unless extreme conditions occur
Firming in (especially after frost heave, strong winds & ground disturbance)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As necessary
Litter picking	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As required

5.4 Soft Landscape Maintenance: Schedule of Tasks - Perennials

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October - December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Mulching (April – October)		●	●	●		●	●	●		●	●	●		●	●	●		●	●	●	As Years 1-5
Diseases (inspect for signs of pest or disease infection and treat as necessary)	●			●	●			●	●			●	●			●	●			●	As necessary
Pruning (Pruning (to suit species) – to control spread over hard surfaces, maintain natural form and promote flowering. Mid-summer for early summer flowering species and late winter for late summer flowering species).	●				●				●				●				●				As Years 1-5
Fertilizing (April & September using an approved organic fertilizer at rates in accordance with manufacturer's recommendations)		●	●			●	●			●	●			●	●			●	●		
Watering Manually at point of planting. Automated irrigation system on timer. Monitor as necessary to maintain healthy growth.		●	●			●	●			●	●			●	●			●	●		N/A unless extreme conditions occur
Weeding (hand weeding to keep clear of weed growth)		●	●			●	●			●	●			●	●			●	●		
Firming in (especially after frost heave, strong winds & ground disturbance)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As necessary
Litter picking	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As required

5.5 Soft Landscape Maintenance: Schedule of Tasks - Species Rich Lawn

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October – December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Collect and remove all litter, stones or other debris prior to grass cutting operations.	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As Years 1-5
Dig out any residual perennial weeds such as docks.	●	●	●	●																	As necessary
Mow regularly as a lawn but not too short (25-40mm) every 7 -10 days during growing season. To permit flowering, mowing can be relaxed from late June. Cut again to maintain height at 15-200mm.	●	●	●	●		●	●			●	●			●	●			●	●		As Years 1-5
Autumn to Spring Cutting. Aim to leave the grass short through Winter with regular mowing to a height of 40-75mm.					●			●	●			●	●			●	●			●	As Years 2-5
Litter picking	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As required
During the first 5 years following laying, water grass areas during periods of extreme drought (2 or more weeks without substantial rainfall).	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	N/A unless extreme conditions occur

5.6 Soft Landscape Maintenance: Schedule of Tasks - Biodiverse Green Roofs

Key : Q1 = January – March Q2 = April – June Q3 = July – September Q4 = October - December																					
Task	Year 1				Year 2				Year 3				Year 4				Year 5				Ongoing
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Watering To green roof supplier and GRO Green Roof Code of Best Practice maintenance guidance recommended watering schedule. Usually water regularly until plants are established (6-8 weeks) then beyond this when there has been no appreciable rain for 14 days or during periods of high temperatures or drying winds. Use suitable hoses, sprinklers and battery operated timers in line with Bauder recommendations.	●	●	●	●		●	●			●	●			●	●			●	●		As Years 1-5
Weeding Removal of weeds/grasses/saplings to be removed by hand. Treat bare patches following removal of weeds (if required).		●	●			●	●			●	●			●	●			●	●		As Years 1-5
Monitoring plant growth – particularly during extreme of hot or cold weather, particularly during prolonged drought	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As Years 1-5
Plant encroachment into drainage outlets to be removed (removed vegetation can be used to repair any bare patches if required)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As Years 1-5
Repairing bare patches (during growing season ideally March/April or late August to end of September) to supplier's specification		●	●			●	●			●	●			●	●			●	●		As Years 1-5
Removal of fallen leaves/debris from roof surface, rainwater outlets etc.		●		●		●		●		●		●		●		●		●		●	As Years 1-5
Checks to ensure anchoring pins are in place to ensure the planting medium does not migrate	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	As Years 1-5

6.0 Inspection and Monitoring

Annual inspection by landscape architect during years 1-5. Landscape Architect's report to check compliance with management and maintenance plan and identifying issues and actions.

Report to be submitted to Populo Living and any works identified to be undertaken as soon as possible according to good horticultural practice and suitable weather conditions.

6.1 Appendices

This document should be read in conjunction with the following drawings/schedules:-

24071-PLA-ZZ-00-DR-L-100 General Arrangement Plan
24071-PLA-ZZ-00-DR-L-200 Hard Landscape Plan
24071-PLA-ZZ-00-DR-L-360 Planting Plan
24071-PLA-ZZ-00-DR-L-601 Hardscape Details
24071-PLA-ZZ-00-DR-L-602 Hardscape Details
24071-PLA-ZZ-00-DR-L-603 Planting Details
24071-PLA-ZZ-00-DR-L-620 Boundary Details
24071-PLA-ZZ-00-DR-L-621 Boundary Details
24071-PLA-ZZ-00-DR-L-631 Boundary Details
24071-PLA-ZZ-00-DR-L-632 Boundary Details

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