

Landscape Maintenance Schedule and Management Manual

for

Caversham Care Home

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The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Town Planners and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

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1 Introduction

- 1.1.1 The manual covers the maintenance and long -term management of the external softwork aspects of the development known as Caversham Care Home. It comprises of two parts:
- a schedule of maintenance works for the first year following practical completion for purposes of the Landscape Contractor responsible for implementing the external landscape works
 - a landscape management manual for use of the operators of the development, setting out the basis for the long-term design strategy and landscape management objectives, management responsibilities, details of the proposed works and frequency of maintenance schedules to manage the external landscape of the site to enable it to achieve its full potential.
- 1.1.2 The Maintenance Schedule and Management Manual is to be read in conjunction with the current revision of Landscape Masterplan (Drawing No. B19010.101) drawing and the Detailed Planting Plans (Drawings Nos. B19010.401-404) by The Landscape Partnership
- 1.1.3 The Schedule of Maintenance works is based upon a 12-month period to ensure establishment The Management Manual is based on a ten-year period following the initial years maintenance to ensure the successful on-going management of the landscape establishment in accordance with the objectives.

2 Site Description and Proposals

2.1 Location

- 2.1.1 The Care Home is located off B4155 Henley Road in Caversham. The Care Home is an 82-bed residential unit on an approx. 0.96-hectare site with a considerable fall to the south. The site formerly comprised of a number of residential dwellings with long rear gardens with established vegetation.

2.2 Landscape Maintenance and Management Responsibilities

- 2.2.1 The Landscape Contractor who implements the external landscape works including planting and turfing works is responsible for undertaking the maintenance for a period of 12 months from Practical Completion. The works will include replacement of any planting or turfing which fails during the 12-month defects liability period
- 2.2.2 The Care Home Operator will be responsible for arranging for the continued management of the landscape following the completion of the one year's maintenance period.

2.3 Existing Vegetation

- 2.3.1 Existing trees and vegetation on the boundaries of the site are retained and utilised to provide an established landscape setting to the proposed care accommodation. A number of the trees both within and immediately adjacent the boundary are the subject of Tree Preservation Orders (TPO). The TPO references which apply to these trees are TPO/20/14; TPO/29/004 TPO/95/02; TPO/162/07 and; TPO163/07 administered by Reading Borough Council. The existing western hedgerow is retained and strengthened with additional evergreen planting to enhance the visual separation from the adjacent residential development off the road Ruskin. Existing trees including Crack Willow and Beech form the southern boundary in association with a brook. Pollarding of selected willows will have been undertaken as part of the implementation works.
- 2.3.2 There are existing trees and hedges within land immediately beyond the boundaries of the site which potentially overhang the site, the roots of which may extend into the site and some of which are covered by TPO's. The integrity of the vegetation within neighbouring residential gardens, which provide effective screening for neighbours, is to be considered when undertaking any landscape maintenance or management works to ensure there is no undue damage to existing vegetation and the screening function is maintained.

2.4 Proposed Landscape Scheme and Long-Term Management Objectives

- 2.4.1 The proposed scheme provides care for elderly residents within an attractive landscape setting.

Built Form

- 2.4.2 The building comprises as 4-storey wing facing Henley Road and a 3-storey wing forming the southern end with a single storey link building. Due to the level changes the 4 storey and 3 storey buildings are partly dug into the site. Parking is accommodated at the lower level of the

northern building and at ground level between 4 and 3 storey buildings. Parking is accessed via a road leading off Henley Road. A cycle store and substation are provided to the east of the building. Timber fencing and railings secures the rear garden.

Landscape Proposals

- 2.4.3 A variety of outdoor spaces immediately associated with the northern and western elevations of the Care Accommodation are provided on a series of levels, taking into account the sloping profile of the site. The areas accommodate existing trees and their root protection areas and allow for relaxation and therapeutic activities such as gardening. Definition to the spaces is provided by railings, retaining walls, existing vegetation and a row of pleached trees, which reinforces the existing screening.
- 2.4.4 Maintenance access is provided through the underground car park and then via a gated pathway down the western perimeter of the development. A securely controlled staff access is also provided from Henley Road down the western perimeter. Within the western gardens raised beds for gardening, sheds for storage, and patios for seating are provide. Within the northern garden there is two small seating areas, a central water feature, a raised bed and a linear bed with sensory planting and sculptures to provide stimulation for the residents.
- 2.4.5 A proposed hedge to the frontage provides a continuous landscape feature along Henley Road, reflective of other hedges in the immediate vicinity. The entrance to the site and car park area is highlighted with feature trees.
- 2.4.6 The vegetation associated with the brook provides an established parkland garden to the south. The parkland garden has meandering paths, providing residents with a variety of walks and experiences. The garden incorporates ornamental parkland and fruiting trees, lawns, areas of bulbs and meadows and one of the existing ponds, providing both visual stimulation and biodiversity opportunities. Seating opportunities are provided including a gazebo and a viewing area of the stream.
- 2.4.7 The existing trees are to be managed in accordance with the arboricultural recommendations, including pollarding, with potential sculptural features made from standing trunks.
- 2.4.8 The sloping area provides opportunities for biodiversity enhancement with grass with wildflower and fruiting trees

2.5 Management Objectives for Landscape Types and Habitats

Existing Trees

- 2.5.1 Existing trees within the site are the responsibility of the Care Home operator and management should ensure that the trees are safe for the users of the gardens, and continue to provide

screening and a mature setting to the development. The existing trees and hedgerows within neighbouring properties are not within the management responsibility of the Care Home operator as they lie beyond the ownership boundary, except for the vegetation that overhangs the boundary. Overhanging existing vegetation is to be managed to:

- retain its screening function
- remain aesthetic
- create a parkland character within the southern garden through individual form
- ensure it does not cause an obstruction or danger to residents

New Trees

2.5.2 New trees are to be managed to provide:

- Entrance features
- structure to the boundaries including the frontage
- screening of the Care Home for adjacent residents on the western and eastern perimeters
- additional parkland character to the southern garden through form
- floristic interest for residents
- clear pathways with any obstructing stems removed

Pleached trees are to be managed to provide screening at an elevated level through an aerial hedge screening

Orchard trees are to be managed to produce fruit and flowers for residents' interest and to replicate a lost feature.

New perimeter native hedgerows

2.5.3 New hedgerows are to be managed to provide:

- structure to the frontage managed to 1.2m height
- definition of break of slope and private garden, managed to 1.2m height
- screening to eastern perimeter fencing of southern garden, managed to 1.8m height

New low internal hedgerows

2.5.4 New low internal hedgerows are to be managed to provide:

- definition to patio/terraced areas and pathways, formal and managed to 0.6m height (or 1.0m for *Viburnum tinus* 'Gwenlian')

New Shrubs

2.5.5 New shrubs are to be managed to provide:

- visual and aromatic interest through flowers and stem
- to achieve the natural form and height of individual species to avoid excessive management

Includes Low shade tolerant shrubs capable of establishing and growing in low light conditions encountered under tree canopies.

New Herbaceous plants

2.5.6 New herbaceous plants are to be managed to provide:

- visual and aromatic interest through regular flowering
- wildlife attraction including birds and insects for biodiversity improvements and interest for residents

New Climbing plants

2.5.7 New climbing plants are to be managed to provide:

- Softening of built façade walls

Amenity Grassland (frequently mown)

2.5.8 New amenity grassland is to be managed to provide:

- a suitable surface for visual amenity and informal recreation.

Flowering Lawn (regularly mown)

2.5.9 Lawn with wildflowers is to be managed to provide:

- usable surface for informal recreation
- visual interest through flowers within lawn.
- biodiversity opportunities

Meadow

2.5.10 Grassland with wildflowers tolerant of wet soils adjacent brook or tolerant of semi-shade under tree canopies. To be managed to provide:

- visual interest through wildflowers
- biodiversity opportunities

Bulbs

2.5.11 Flowering bulbs within regularly mown grass managed to provide;

- Additional visual interest
- Seasonal interest

3 Preliminaries

3.1 Location and Access

- 3.1.1 The site is to be accessed from Henley Road. The gardens are accessible via the underground car park and pedestrian sized security-controlled gates

3.2 Scope of Operations

- 3.2.1 The operations will involve:
- the maintenance for 12 months after Practical Completion (referred to as Year 1) of the soft landscape comprising the frontage, perimeter and the gardens. Responsibility of the Landscape Contractor who has undertaken the implementation the softworks and referred to as the 'Maintenance Contractor'
 - Long-term management and aftercare of the landscape (referred to as Years 2-10). Responsibility of the Care Home Operator and referred to as the 'Management team'

3.3 Noise Control

- 3.3.1 The Maintenance Contractor and Management Team shall employ the best practical means to minimise noise produced by maintenance/management operations. Machines in intermittent use should be shut down on the intervening period between works or throttled down to a minimum.

3.4 Dust and Mud Nuisance

- 3.4.1 The Maintenance Contractor and Management Team should take all necessary steps to eliminate dust and mud nuisance (including woody waste, grass and herbage clippings) during the carrying out of the works. The car park, footways and paving should be kept clean and clear of dust, grass debris and mud dropped by maintenance vehicles

3.5 Removal of Waste

Generally

- 3.5.1 All non-green waste shall be removed from site to a suitable disposal facility. Those responsible for maintenance/management should keep the site free from any rubbish and debris as it occurs (pesticides and other hazardous materials shall be handled, stored and disposed of in accordance with Statutory Regulations).

Disposal of Green Waste

- 3.5.2 All green waste that has arisen as a result of non-chemical maintenance operations should be composted at the nearest facility including arisings collected from mowing operations and young green arisings produced from the pruning of shrubs and young trees. Woody arisings produced from pruning operations are to be either used to supplement the habitat piles and placed within the shrub planting on the western boundary or chipped and used for mulch within the perimeter native hedgerow. All arisings produced as a result of herbicide operations are to be taken to a waste recycling facility.

Litter

- 3.5.3 Litter picking of the landscaped areas should be carried out during each maintenance visit. All grass areas should be litter picked prior to cutting. All non-green waste is to be removed from site to a local authority licensed general waste or waste recycling facility as appropriate.

Burning on Site

- 3.5.4 Burning on site will not be allowed.

3.6 Operations, Legislation and Use of Herbicides***Maintenance Generally***

- 3.6.1 Maintenance is to include cutting grass, fertilising, watering, cutting, pruning, firming, adjusting stakes/ties/guards, applying approved chemicals to combat pests/diseases, keeping plant beds clear of weeds, and removal of all rubbish.

Watering

- 3.6.2 Plants have been selected to avoid excessive requirements of watering, particularly those on south-facing aspects. However, the Maintenance Contractor and Management Team is to ensure that sufficient water is applied to maintain healthy vigorous growth of trees/shrubs/plants and grass. Care must be taken not to over-water plant material and grass. If legislation is brought in to prevent the use of hose pipes for the irrigation of trees during periods of drought, the Maintenance Contractor and Management Team is to obtain alternative supplies of water. There are irrigation facilities in the form of external water taps on site and irrigation hoses around rootballs of trees to allow for efficient watering.

Grass Cutting

- 3.6.3 Care should be taken when strimming to avoid damage to the bark of tree stems and the need to avoid injury to people and damage to property and parked cars by objects thrown up when strimming. Ensure stones and debris are removed from grass areas prior to strimming.

Relevant Legislation

- 3.6.4 As well as abiding by all relevant legislation for grounds maintenance the maintenance team's attention is drawn in particular to the following:

- Control of Pollution Act 1974
- Control of Substances Hazardous to Health
- Regulations 1994
- The Control of Waste Regulations 1991
- The Environmental Protection Act 1990

Herbicides

3.6.5 Prior to the employment of any herbicide, the following information must be confirmed.

- Trade name of herbicide.
- Formulation.
- Proposed rate of application to be adopted.
- Proposed method of application to be adopted.

3.6.6 Confirmation that the use of the herbicide has been cleared under the Control of Pesticides Regulations 1986, the herbicide is appropriate for the stated purpose and that the method of use will comply with the manufacturer's recommendations.

3.6.7 The Maintenance Contractor and Management Team must ensure that they are aware of their obligations in respect of the safe use of herbicides under all current legislation, including the following or most recently dated versions: -

- The Health and Safety at Work Act 1974 and the Health and Safety (Agriculture) (Poisonous Substances) Regulations
- The Poisons Act 1972
- The Control of Pollution Act 1974
- The Food and Environment Protection Act 1985 Part III
- The Control of Pesticides Regulations 1986

3.6.8 The manufacturer's instructions must be fully complied with in all respects, including the wearing of protective clothing. All operators should have received formal training in the use of herbicides and that they are:

- Aware of the need to avoid damage to areas not being treated.
- Able to dilute and mix herbicides correctly.
- Able to operate and calibrate equipment and machinery properly.

3.6.9 Records must be kept of all herbicide application operations and presented if requested.

Required Herbicides

3.6.10 Herbicides will be required for the treatment of weeds in the following situations except within 10m of the existing brook where hand weeding operations to be employed only: -

- Translocated herbicide application for planting areas, i.e. Glyphosate based

- Selective herbicide for pernicious weeds in grass
- Selective herbicide for grassed areas.

The Application of Herbicides

- 3.6.11 Weedkillers are not to be used within 10m of the existing brook, hand weeding operations only.
- 3.6.12 Herbicides shall not be applied when foliage is wet or under conditions when it is frozen, snow covered or waterlogged.
- 3.6.13 Strim or remove by hand all dead matter once herbicide application is successful. All arisings from edgings, etc. should be collected and disposed of to a licensed facility. The operator shall comply with all safety requirements relating to the use of approved herbicides.
- 3.6.14 Should the use of herbicides result in any damage whatsoever to turf or plants other than those plants specifically to be controlled by the herbicide, within or outside the area to be treated, and then these damaged areas should be fully reinstated. The operator should ensure that the equipment for dispensing herbicide is properly designed and manufactured for the purpose, and that all such equipment is in good working order.
- 3.6.15 Herbicides are not to be stored on site the Maintenance Contractor and Management Team's attention is drawn to the code of practice for the disposal of unwanted pesticides and containers on farms and holdings published by MAFF. If, on any part of the site, a complete kill is not achieved by the first herbicide application for any reason the operator shall carry out additional herbicide applications, hand weeding or weed cutting operations necessary to achieve a complete kill throughout and to keep such areas in a clean and tidy condition until an acceptable kill has been achieved.
- 3.6.16 Subsequent herbicide applications should be applied to control secondary growth of persistent perennial weed and annual weeds.
- 3.6.17 No overlap whatsoever in the application of any herbicide should occur, and particular care should be taken where margins for error in application rate are small.
- 3.6.18 List of noxious and pernicious weeds to be eradicated without delay include: -
- Creeping Thistle
 - Dock
 - Couch Grass
 - Ragwort
 - Spear Thistle
 - Japanese Knotweed
 - Himalayan Balsam

- Russian Vine
- Giant Hogweed
- Swamp Stonecrop
- Parrots Feather
- Floating Pennywort

3.7 Arboricultural Works

- 3.7.1 No management works to trees (branches or roots) covered by TPO's either within or adjacent to the site must be undertaken until the approval of the Local Authority has been gained. If works have to be undertaken in an emergency as the tree forms an immediate danger to residents or staff and an appropriate safety off-set cannot be achieved, the Local Authority should be contacted prior to the works and photographic evidence of the danger recorded. For identification of trees covered by TPO refer to the 'Arboricultural Planning Report' by 'Tracey Clarke Tree Consultancy' dated 2019.
- 3.7.2 Any aerial tree works must only be undertaken by fully insured professional arboriculturists, holding a current NPTC Certificate. All tree works to be carried out by an 'Arboricultural Association' approved contractor known to work in accordance with BS 5837:2005 'Trees in relation to construction – Recommendations'.
- 3.7.3 Arboricultural management for individual trees, including coppicing/pollarding at regular intervals to maintain the health of a tree, is to be in accordance with the recommendations noted within the Tree Schedule within the 'Arboricultural Planning Report' by 'Tracey Clarke Tree Consultancy' dated 2019.
- 3.7.4 Works should not be undertaken in the bird nesting season, i.e. between 1st March and 31st August. Work on mature or semi-mature trees that have the potential to disturb bats or bat roosts, should only be undertaken after an appraisal of the trees for bat roosts has been undertaken by a suitably trained ecologist.
- 3.7.5 Arboricultural work to trees not within the ownership of the Care Home Operator but which overhang the site boundary, should only be carried out after informing the appropriate owner of the tree.

4 Proposed Works for Year 1 and Years 2-10

4.1 Itemised Works

Existing Trees

- 4.1.1 Ensure any existing trees are healthy and safe to users of the frontage or gardens of the Care Home
- 4.1.2 Qualified personnel (tree surgeon or arboriculturist) to inspect the trees in Year 1 in October outside the bird nesting period. and every other year and after any storm to ensure the trees are in a healthy and safe condition.
- 4.1.3 Pollarding works to those Crack Willow trees identified within the 'Arboricultural Planning Report' by 'Tracey Clarke Tree Consultancy' dated 2019 is to be undertaken every 5-10 years, with pollarding being staggered across the period to achieve different states of pollarding for the trees
- 4.1.4 Any works to be undertaken in accordance with 'Arboricultural Works' in section 3.

New Trees

- 4.1.5 Ensure trees are well maintained and vigorous. To accord with Planning Condition 7 of the Permission ref. 190835, all dead, removed, seriously damaged or diseased plants are to be replaced after each growing season for Year 1 and Years 2-5. Replacements to be carried in the next planting season and to be similar in size and species to those lost or to adjacent or nearby plants of the same species.
- 4.1.6 The Maintenance Contractor and Management Team shall allow for adequate watering in of all newly planted trees and keep the plant material well watered to achieve field capacity as necessary during Year 1 and Years 2-5 to ensure establishment and maintain their vigour. Water via the watering tube. Spray crown of trees in excessively hot conditions at time of watering.
- 4.1.7 Formative pruning will have been carried out prior to planting. New lower branches are to be pruned annually in Year 1 and Years 2-10 in winter period from November to retain a clear stem and to prevent obstructions to adjacent pathways or seating areas. In Years 2-10, all trees are to be formative pruned, every five years, with any dead, dying or diseased wood, crossing branches and suckers removed, to promote healthy growth and natural shape. Pruning operations must not affect the vertical growth or spread of the establishing trees, except to ensure they do not cause an obstruction as noted above.
- 4.1.8 Pruning of fruit trees is to be carried out in accordance with guidance for the specific variety of fruit to encourage fruiting.

- 4.1.9 Pleached trees will require pruning and tying-in initially twice per year (once in the winter and once in summer) and then when they have reached their full extent (approx. 3 years) twice during the growing season, (mid and late summer). Long shoots are to be pruned back at each maintenance visit and tied into framework. buds in the incorrect orientation are to be rubbed out and any restrictive ties removed and replaced with looser ties. Any broken elements of the framework are to be replaced until the branches are sufficiently rigid to hold their form and then the framework can be removed to leave a narrow, formal, pleached aerial screen.
- 4.1.10 Inspection of, stakes and ties, re-firming where necessary and ensuring trees are vertical is to be carried out twice per year in September and March for Year 1 and Years 2- 5.
- 4.1.11 In Year 5 tree stakes should be carefully removed if trees have established sufficiently to support themselves and disposed of to a licensed waste site for recycling if possible.

New Perimeter Native hedgerow

- 4.1.12 Establish and maintain a compact, continuous hedge to the frontage and the perimeter to the rear garden. The hedges are to be clipped, impenetrable, and rectangular shaped, well maintained to a height of 1.2m and 1.0m wide.
- 4.1.13 Establish and maintain continuous perimeter native hedge to the western boundary to create a loosely trimmed, informal shaped hedge well maintained to a height of 1.8m high and 1.0-1.2m wide
- 4.1.14 Ensure hedges are free from litter, and time maintenance activities to avoid disturbance to nesting birds.
- 4.1.15 Hedge to be trimmed immediately after planting and once in September in Year 1. To be trimmed twice annually in September and March in Years 2-10 to encourage bushy growth and achieve shape required.
- 4.1.16 The base of the hedge line will be kept weed free, for a width of one metre. The hedge line will be kept clear of weeds, by using an approved trans-located herbicide at a rate of 3 applications per year.
- 4.1.17 The Maintenance Contractor and Management Team shall allow for adequate watering in of all hedgerow plants and keep the plant material well watered during the maintenance period to ensure establishment and maintain their vigour.
- 4.1.18 To accord with Planning Condition 7 of the Permission ref 190835, all dead, removed, seriously damaged or diseased plants are to be replaced after each growing season for Year 1 and Years 2-5. Replacements to be carried in the next planting season and to be similar in size and species to those lost or to adjacent or nearby plants of the same species.

4.1.19 Ornamental bark mulch (5-35mm size) is to be topped up as necessary to achieve a depth of 75mm at the end of Year 1 and subsequently in September for Years 2-5. Following Year 5 no further mulch is to be added as hedging is assumed to have established to form continuous hedgerow but any bare areas with inadequate coverage are to receive mulch until full spread of adjacent planting has occurred.

4.1.20 ***New low internal hedgerows***

4.1.21 Establish and maintain a compact, continuous hedge adjacent to terraces/patios to create a clipped, rectangular shaped hedge well maintained to a height of 0.6m and 0.6m wide, except for *Viburnum tinus* 'Gwenlian' which is to be maintained to a height of 1.0m and 0.8m wide.

4.1.22 Ensure hedges are free from litter.

4.1.23 Hedge to be trimmed immediately after planting and once in September in Year 1. To be trimmed twice annually in September and March in Years 2-10 to encourage bushy growth and achieve shape required.

4.1.24 The base of the hedge line will be kept weed free, for a width of 0.6m. The hedge line will be kept clear of weeds, by using an approved trans-located herbicide at a rate of 3 applications per year.

4.1.25 The Maintenance Contractor and Management Team shall allow for adequate watering in of all hedgerow plants and keep the plant material well-watered during the maintenance period to ensure establishment and maintain their vigour.

4.1.26 To accord with Planning Condition 7 of the Permission ref 190835, all dead, removed, seriously damaged or diseased plants are to be replaced after each growing season for Year 1 and Years 2-5. Replacements to be carried in the next planting season and to be similar in size and species to those lost or to adjacent or nearby plants of the same species.

4.1.27 Ornamental bark mulch (5-35mm size) is to be topped up as necessary to achieve a depth of 75mm at the end of Year 1 and subsequently in September for Years 2-5. Following Year 5 no further mulch is to be added as hedging is assumed to have established to form continuous hedgerow but any bare areas with inadequate coverage are to receive mulch until full spread of adjacent planting has occurred.

New shrubs

4.1.28 Establish and maintain areas of ornamental shrubs to provide year-round interest

4.1.29 The entire area of shrub planting will be kept weed free. Planting beds will be kept clear of weeds through a combination of careful trans-located herbicide application at a rate of 3 applications per year and hand weeding. Care must be taken to avoid herbicide drift to the watercourse, pond, grass or herbaceous areas, which may be sensitive to herbicide.

- 4.1.30 Ensure shrub beds are free from litter.
- 4.1.31 The Maintenance Contractor and Management Team shall allow for adequate watering in of all shrubs and keep the plant material well watered during the maintenance period to ensure establishment and maintain their vigour.
- 4.1.32 To accord with Planning Condition 7 of the Permission ref. 190835, all dead, removed, seriously damaged or diseased plants are to be replaced after each growing season for Year 1 and Years 2-5. Replacements to be carried in the next planting season and to be similar in size and species to those lost or to adjacent or nearby plants of the same species.
- 4.1.33 All shrubs to be pruned at appropriate time of year, as noted below, to promote flower production and stem colour as appropriate. Pruning is to remove dead or dying and diseased wood, to promote healthy growth and natural shape. At time of pruning inspect and prune as necessary to ensure pathways are kept free of obstruction:
- Rose - prune all dead and twiggy wood and reduce extended branches in February /March
 - Fuchsia- Prune to within 2-3 buds of old wood in March
 - Rosemary - prune in March any foliage which has produced flowers. Do not hard prune to bare wood.
 - Dogwood (*Cornus sp.*), except *C. kousa* 'China Girl' and *C. mas* - stems to be pruned hard in March.
 - Hydrangea- dead head in March and **prune** 2.5-5 cm down to the next set of healthy buds.
 - Daphne, Euonymus, Laurus, Lonicera, Mahonia, Potentilla, Prunus, Viburnum - lightly prune once to shape and remove any dead wood in April
 - Hebe, Skimmia, - lightly prune once to remove any dead wood/foliage in April
 - Forsythia - prune in May any wood which has produced flowers
 - Lavender - to be lightly trimmed in April and again in September to remove dead heads and avoid development of woody growth.
 - Broom (*Cytisus sp.*) - prune 2/3rd of previous seasons shoot in July to stop formation of seed pods. Do not prune into old wood
- 4.1.34 Ornamental bark mulch (5-35mm size) is to be topped up as necessary to achieve a depth of 75mm at the end of Year 1 and subsequently in September for Years 2-5. Following Year 5 no further mulch is to be added as shrubs are assumed to have established to form continuous

shrub beds but any bare areas with inadequate coverage are to receive mulch until full spread of adjacent planting has occurred.

New Herbaceous plants

- 4.1.35 Establish areas of herbaceous plants to provide year-round interest
- 4.1.36 The entire area of herbaceous planting will be kept weed free. Planting beds will be kept clear of weeds through a combination of very careful trans-located herbicide application at a rate of 3 applications per year and hand weeding between more sensitive plants and when plants have grown together. Extreme care must be taken to avoid herbicide drift onto the herbaceous plants or adjacent grass areas, which may be sensitive to herbicide.
- 4.1.37 The Maintenance Contractor and Management Team shall allow for adequate watering in of all herbaceous and keep the plant material well-watered during the maintenance period to ensure establishment and maintain their vigour.
- 4.1.38 All herbaceous plants to be pruned at appropriate time of year, as noted below, to promote flower production and structure, healthy growth and natural shape. At time of pruning any dead or diseased stems to be removed and prune as necessary to ensure pathways are kept free of obstruction:
- All herbaceous plants, other than those listed below – dead head after first flowering in summer (June-August) to encourage repeat flowering. Cut back in October to remove dead foliage and to achieve tidy appearance
 - Ornamental grasses (*Stipa sp.*) – cut back in April leaving grass stems to provide height and structure during the winter
 - Strawberries (*Fragaria x ananassa*) - after cropping has finished, cut off old leaves to allow fresh leaves to develop. Consider replacement after 5 years.
- 4.1.39 To accord with Planning Condition 7 of the Permission ref. 190835, all dead, removed, seriously damaged or diseased plants are to be replaced after each growing season for Year 1 and Years 2-5. Replacements to be carried in the next planting season and to be similar in size and species to those lost or to adjacent or nearby plants of the same species.
- 4.1.40 Ornamental bark mulch (5-35mm size) is to be topped up as necessary to achieve a depth of 75mm at the end of Year 1 and subsequently in September for Years 2-10.

New Climbing plants

- 4.1.41 Establish and maintain climbing plants to provide year-round interest

- 4.1.42 Areas around climbing plants will be kept weed free. Areas will be kept clear of weeds through a combination of careful trans-located herbicide application at a rate of 3 applications per year and hand weeding. Care must be taken to avoid herbicide drift to the grass or herbaceous areas, which may be sensitive to herbicide.
- 4.1.43 The Maintenance Contractor and Management Team shall allow for adequate watering in of all climbing plants and keep the plant material well-watered during the maintenance period to ensure establishment and maintain their vigour.
- 4.1.44 All dead, removed, seriously damaged or diseased plants to be replaced after each growing season for Year 1 and Years 2-5. Replacements are to match the size of adjacent or nearby plants of the same species or the original species whichever is greater.
- 4.1.45 All climbing shrubs to be pruned at appropriate time of year, as noted below, to promote flower production. Pruning is to remove dead or dying and diseased wood, to promote healthy growth and to train over supporting structure including wires of pergola and over archway. At time of pruning inspect and prune as necessary to ensure pathways are kept free of obstruction:
- Climbing Hydrangea – prune after flowering in September overlong and dead shoot, just below spent blooms or at the point where the vine joins a larger stem and remove old or dead stems at base
- 4.1.46 Ornamental bark mulch (5-35mm size) at base of plants is to be topped up as necessary to achieve a depth of 75mm at the end of Year 1 and subsequently in September for Years 2-5.
- Amenity Grassland (frequently mown)***
- 4.1.47 Establish and maintain areas of regularly mown grass to provide a durable, dense sward, with tolerance of pedestrian traffic and periods of drought.
- 4.1.48 The height of growth must not exceed 50mm at any time. Cut as and when necessary to a height of 38mm. This will probably mean cutting approximately 12-15 cuts April-October times/year over the growing season but will need to be adjusted according to rainfall; local conditions etc. to achieve the specified grass height but should not generally be cut between November and March. Arisings will be removed following mowing. The areas will be maintained to provide a weed-free, well-aerated, healthy grass, free of litter, debris and leaves.
- 4.1.49 Grass will be maintained to the required height using either cylinder or rotary mower. Grass will be kept in a vigorous condition, free from disease, fungal growth, discoloration, scorch and wilt.
- 4.1.50 The Maintenance Contractor and Management Team shall allow for adequate watering in of all turf and keep the turf well-watered during the maintenance period to maintain its health and green appearance.

- 4.1.51 Areas of grass damaged through trampling or scalping may be re-turfed from mid-April to early May using a turf to the original specification and approved source. The ground will be adequately prepared prior to turfing. Seeding small areas can be considered.
- 4.1.52 All grass clippings on paved areas will be removed. All grass areas to be relieved through aerating the soil by the use of an aerator, once a year in April.
- 4.1.53 All undesirable weed species growing within the grass sward including broad leaved weeds shall be removed through use of selective treatment with an appropriate herbicide, approx. 3 times per year.
- 4.1.54 All edges to paved areas within mown grass areas will be cut at approximately once a year in July to retain a well-defined edge, and areas adjacent to planting, every eighth grass cut in Year 1 and Years 2-10. All arisings are to be taken to the site composting facility.
- 4.1.55 All grass areas to receive an application in March of spring fertiliser and an application in September of autumn fertiliser to encourage continued good and healthy growth

Flowering Lawn (regularly mown)

- 4.1.56 Establish and maintain an area of flowering lawn species including wildflowers of high visual interest and biodiversity.
- 4.1.57 In Year 1, cut every 7-10 days to a height of 40-60mm during the growing season to allow establishment and remove arisings.
- 4.1.58 In Years 2-10 delay cutting until late May to allow cowslips to flower and then cut to a height of 38mm and relax frequency of mowing from late June. Cut again in late August.
- 4.1.59 Arisings are to be removed and composted to prevent an increase in nutrient levels. The areas will be maintained to provide a weed-free, well-aerated, healthy grass, free of litter, debris and leaves.
- 4.1.60 The Maintenance Contractor and Management Team shall allow for adequate watering in of all turf and wildflowers and keep the turf well-watered during the maintenance period to maintain its health and green appearance.
- 4.1.61 Areas of grass damaged through trampling or scalping may be re-turfed from mid-April to early May using a turf to the original specification and approved source. The ground will be adequately prepared prior to turfing. Seeding small areas can be considered.
- 4.1.62 All undesirable weed species growing within the grass sward shall be removed through use of selective treatment with an appropriate herbicide. Approx. 3 times per year.
- 4.1.63 Mowing within areas of bulb growth to be delayed until bulbs have flowered and leaves have died off in order that the bulbs replenish themselves (approx. 6 weeks after flowering). Delay cutting grass areas with crocus until April and areas with daffodils until May.

4.1.64 *Meadow*

- 4.1.65 Establish and maintain areas of meadow suitable for wet soils or for semi-shaded areas, including wildflowers of high visual interest and biodiversity.
- 4.1.66 In Year 1, cut every 7-10 days to a height of 40-60mm during the growing season to allow establishment and remove arisings.
- 4.1.67 In Years 2-10 delay cutting until July/August to allow wildflowers to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to about 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to about 50mm.
- 4.1.68 Arisings are to be removed and composted to prevent an increase in nutrient levels. The areas will be maintained to provide a weed-free, well-aerated, healthy grass, free of litter, debris and leaves.
- 4.1.69 The Maintenance Contractor and Management Team shall allow for adequate watering in of all turf and wildflowers and keep the turf well-watered during the maintenance period to maintain its health and green appearance.
- 4.1.70 Areas of grass damaged through trampling or scalping may be re-turfed from mid-April to early May using a turf to the original specification and approved source. The ground will be adequately prepared prior to turfing. Seeding small areas can be considered.
- 4.1.71 All undesirable weed species growing within the grass sward shall be removed through use of selective treatment with an appropriate herbicide. Approx. 3 times per year. Except within 10m of the existing brook where hand weeding operations only employed.

4.2 General Maintenance Operations***Paving***

- 4.2.1 Paving areas to regularly visually inspected during each litter pick with thorough inspection for defects at the end of defects period in Year 1 and once a year in Years 2-10 and repaired as necessary. All surfaces are to receive an application of herbicide once a year to treat any vegetative or fungal growth.
- 4.2.2 Power-wash paved surfaces every 5 years or as required to ensure removal of moss and lichen to retain slip resistance of paving.

Site Furniture including Fencing

- 4.2.3 All site furniture and fencing are to be regularly visually inspected during each litter pick and a more intensive inspection at least once a year for damage with special regard to preventing injury to residents or staff. Site furniture and fencing is to be cleaned and maintained to

provide a well kempt attractive appearance. Ground fixings of fixed furniture/features are to be checked to ensure furniture/features cannot be moved around or removed from site. Any vandalised or damaged furniture or fencing shall be repaired as soon as possible.

Litter Picking

- 4.2.4 Litter picking of landscape areas and gardens is to be carried out at every maintenance visit. Litter is to be disposed of at an appropriate licensed waste facility.

5 Landscape Management Plan Schedule Year 1

LANDSCAPE MANAGEMENT PLAN SCHEDULE AND PROGRAMME OF WORKS FOR YEAR 1:

	YEAR1: Months (No. of Visits)											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Existing Trees												
Inspect trees for health and safety (and after major storm)	-	-	-	-	-	-	-	-	-	1	-	-
New Trees												
Re-firming trees and stakes, ensuring tree is vertical and firm	-	-	1	-	-	-	-	-	1	-	-	-
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Pruning - stem	-	-	-	-	-	-	-	-	-	-	1	-
Pruning- fruit trees	-	-	-	-	-	-	-	-	-	-	1	-
Pruning/tying in – Pleached trees	-	-	-	-	-	1	-	-	-	-	1	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-
New Perimeter Hedgerow												
Trimming- Frontage and garden boundary hedge:1.2m high x 1.0m. Perimeter native hedge:1.8mhigh x 1.2m	-	-	1	-	-	-	-	-	1	-	-	-
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Spot Application of Herbicide	-	-	-	1	-	1	-	1	-	-	-	-
Top up Mulch	-	-	-	-	-	-	-	-	1	-	-	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-
New low internal hedgerow												
Trimming- 0.6m high x 0.6m	-	-	1	-	-	-	-	-	1	-	-	-

Viburnum tinus 'Gwenlian': 1.0m high x 0.8m												
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Spot Application of Herbicide	-	-	-	1	-	1	-	1	-	-	-	-
Top up Mulch	-	-	-	-	-	-	-	-	1	-	-	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-
New Shrubs												
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Spot Application of Herbicide/Hand weeding	-	-	-	1	-	1	-	1	-	-	-	-
Pruning: Rose	-	1	-	-	-	-	-	-	-	-	-	-
Pruning: Fuschia	-	-	1	-	-	-	-	-	-	-	-	-
Pruning: Rosemary	-	-	1	-	-	-	-	-	-	-	-	-
Pruning: Dogwood (except <i>C. kousa</i> 'China Girl' and <i>C. mas</i>)	-	-	1	-	-	-	-	-	-	-	-	-
Dead-head: Hydrangea macrophylla	-	-	1	-	-	-	-	-	-	-	-	-
Pruning: Daphne, Euonymus, Laurus, Lonicera, Mahonia, Potentilla, Prunus, Viburnum	-	-	-	1	-	-	-	-	-	-	-	-
Pruning: Hebe, Skimmia,	-	-	-	1	-	-	-	-	-	-	-	-
Pruning Forsythia	-	-	-	-	1	-	-	-	-	-	-	-
Pruning: Lavender	-	-	-	1	-	-	-	-	1	-	-	-
Pruning: Broom	-	-	-	-	-	-	1	-	-	-	-	-
Top up Mulch	-	-	-	-	-	-	-	-	1	-	-	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-

New Herbaceous plants												
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Spot Application of Herbicide/Hand weeding	-	-	-	1	-	1	-	1	-	-	-	-
Pruning: All, except below	-	-	-	-	-	1			-	1	-	-
Pruning: Ornamental Grasses	-	-	-	1	-	-	-	-	-	-	-	-
Strawberries; remove old leaves	-	-	-	-	-	-	-	1	-	-	-	-
Top up Mulch	-	-	-	-	-	-	-	-	1	-	-	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-
New Climbing plants												
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Spot Application of Herbicide/Hand weeding	-	-	-	1	-	1	-	1	-	-	-	-
Pruning: Climbing Hydrangea	-	-	-	-	-	-	-	-	1	-	-	-
Top up Mulch	-	-	-	-	-	-	-	-	1	-	-	-
Replacement Planting	-	-	-	-	-	-	-	-	-	-	1	-
Amenity Grassland (frequently mown)												
Cutting (Approx. No.)	-	-	-	2	2	3	2	2	2	2	-	-
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Repair	-	-	-	1	-	-	-	-	-	-	-	-
Aerate	-	-	-	1	-	-	-	-	-	-	-	-
Spot Application of Herbicide	-	-	-	1	-	1	-	1	-	-	-	-

Edging to hard paths	-	-	-	-	-	-	1	-	-	-	-	-
Edging to planting	-	-	-	-	-	-	1	-	-	1	-	-
Fertiliser application	-	-	1	-	-	-	-	-	1	-	-	-
Flowering Lawn (regularly mown), including areas of bulbs)												
Cutting (Approx. No.) remove arisings. Delay cutting of areas with daffodil bulbs until May	-	-	-	2	2	3	2	2	2	2	-	-
<i>For Info: Year 2: Cutting (Approx. No.) remove arisings</i>	-	-	-	-	1	2	-	1	2	2	-	-
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Repair	-	-	-	1	-	-	-	-	-	-	-	-
Spot Application of Herbicide	-	-	-	1	-	1	-	1	-	-	-	-
Meadow												
Cutting (Approx. No.) remove arisings.	-	-	-	2	2	3	2	2	2	2	-	-
<i>For Info: Year 2: Cutting (Approx. No.) remove arisings</i>	-	-	-	-	-	-	-	1	2	2	-	-
Watering	-	-	-	As req	As req	As req	As req	As req	As req	-	-	-
Repair	-	-	-	1	-	-	-	-	-	-	-	-
Spot Application of Herbicide	-	-	-	1	-	1	-	1	-	-	-	-
Paving												
Inspect and repair (as req)	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req
Thorough Inspection (end of defects)	-	-	1	-	-	-	-	-	-	-	-	-
Street Furniture including railings, seating, features												
Inspect at maintenance visit for each area and	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req

repair												
Thorough Inspection (end of defects)	-	-	1	-	-	-	-	-	-	-	-	-
Litter Picking												
At maintenance visit	-	As req	As req	As req	As req	As req	As req	As req	As req	As req	As req	-

6 Landscape Management Plan Schedule Years 2-10

LANDSCAPE MANAGEMENT PLAN SCHEDULE AND PROGRAMME OF WORKS FOR YEARS 2-10:

[illegible]

Top up Mulch	1	1	1	1	As req	As req	As req	As req	As req
Replacement Planting	As req	As req	As req	As req	-	-	-	-	-
New low internal hedgerow									
Trimming- 0.6m high x 0.6m Viburnum tinus 'Gwenlian': 1.0m high x 0.8m	2	2	2	2	2	2	2	2	2
Watering	As req	As req	As req	As req	-	-	-	-	
Spot Application of Herbicide	3	3	3	3	3	3	3	3	3
Top up Mulch	1	1	1	1	As req	As req	As req	As req	As req
Replacement Planting	As req	As req	As req	As req	-	-	-	-	-
New Shrubs									
Watering	As req	As req	As req	As req	-	-	-	-	-
Spot Application of Herbicide/Hand weeding	3	3	3	3	3	3	3	3	3
Pruning: Roses (for timing of all pruning refer to year 1)	1	1	1	1	1	1	1	1	1
Pruning: Fuschia	1	1	1	1	1	1	1	1	1
Pruning: Rosemary	1	1	1	1	1	1	1	1	1
Pruning: Dogwood	1	1	1	1	1	1	1	1	1
Dead-head: Hydrangea macrophylla	1	1	1	1	1	1	1	1	1
Pruning: Daphne, Euonymus, Laurus, Lonicera, Mahonia, Photinia, Potentilla, Prunus, Viburnum	1	1	1	1	1	1	1	1	1
Pruning: Hebe, Skimmia,	1	1	1	1	1	1	1	1	1
Pruning Forsythia	1	1	1	1	1	1	1	1	1

Pruning: Lavender	2	2	2	2	2	2	2	2	2
Pruning: Broom	1	1	1	1	1	1	1	1	1
Top up Mulch	1	1	1	1	1	1	1	1	1
Replacement Planting	As req	As req	As req	As req	-	-	-	-	-
New Herbaceous plants									
Watering	As req	As req	As req	As req	-	-	-	-	-
Spot Application of Herbicide/Hand weeding	3	3	3	3	3	3	3	3	3
Pruning: All, except below (for timing of all pruning refer to year 1)	1	1	1	1	1	1	1	1	1
Strawberries; remove old leaves	1	1	1	1	1	1	1	1	1
Strawberries - replace	-	-	-	1	-	-	-	-	
Top up Mulch	1	1	1	1	1	1	1	1	1
Replacement Planting	As req	As req	As req	As req	-	-	-	-	-
New Climbing plants									
Watering	As req	As req	As req	As req	-	-	-	-	-
Spot Application of Herbicide/Hand weeding	3	3	3	3	3	3	3	3	3
Pruning: (for timing of all pruning refer to year 1)	1	1	1	1	1	1	1	1	1
Top up Mulch	1	1	1	1	-	-	-	-	1
Replacement Planting	As req	As req	As req	As req	-	-	-	-	-

Amenity Grassland (frequently mown)									
Cutting (Approx. No.)	15	15	15	15	15	15	15	15	15
Watering	As req	As req	As req	As req	As req	As req	As req	As req	As req
Repair	1	1	1	1	1	1	1	1	1
Aerate	1	1	1	1	1	1	1	1	1
Spot Application of Herbicide	3	3	3	3	3	3	3	3	3
Edging to hard paths	1	1	1	1	1	1	1	1	1
Edging to planting	1	1	1	1	1	1	1	1	1
Fertiliser application	2	2	2	2	2	2	2	2	2
Flowering Lawn (regularly mown), including areas of bulbs)									
Cutting (Approx. No.) remove arisings (refer to Year 1 table for timings in year 2+)	8	8	8	8	8	8	8	8	8
Watering	As req	As req	As req	As req	As req	As req	As req	As req	As req
Repair	1	1	1	1	1	1	1	1	1
Spot Application of Herbicide	3	3	3	3	3	3	3	3	3
Meadow									
Cutting (Approx. No.) remove arisings (refer to Year 1 table for timings in year 2+)	5	5	5	5	5	5	5	5	5
Watering	As req	As req	As req	As req	As req	As req	As req	As req	As req
Repair	1	1	1	1	1	1	1	1	1
Spot Application of Herbicide	3	3	3	3	3	3	3	3	3

Paving									
Inspect and repair (as req)	As req	As req	As req	As req	As req	As req	As req	As req	As req
Thorough Inspection (end of defects)	1	1	1	1	1	1	1	1	1
Street Furniture including railings, seating, features									
Inspect at maintenance visit for each area and repair	As req	As req	As req	As req	As req	As req	As req	As req	As req
Thorough Inspection (end of defects)	1	1	1	1	1	1	1	1	1
Litter Picking									
At maintenance visit	As req	As req	As req	As req	As req	As req	As req	As req	As req