RANELAGH ROAD, HAVANT

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Prepared by
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Architects

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Ecology
Arboriculture
Landscape Architecture

Foreman Homes

for

Written By:	JCL
Checked By:	AW
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1.0 Objectives

1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.

1.2 To ensure the continued health and vigour of the existing trees and retained grassed areas.

1.3 To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1 ACD Landscape Architects were commissioned in 2014 to prepare the following documentation:

- Tree Protection and Arboricultural Method Statement
- Soft Landscape Plan with Planting Specification
- Means of Enclosure Plan
- Boundary Screening Plan with Ecological Enhancement

2.2 The controlling Authority are Havant Borough Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the scheme.

Address: ***Havant Borough Council***
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Phone no. ***023 9244 6019***

3.0 Preliminaries

3.1 Any plants found to be defective during the agreed maintenance period of 5 years as a result of:

- failure
- poor materials
- lack of vigour
- being not in accordance with the specification

shall be replaced immediately, or in the next planting season, by the contractor at his own cost.

3.2 Failures of Plants (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor entirely at his own cost.

3.3 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor at his own expense.

3.4 Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or by the appointed management company.

3.5 The Landscape Management Plan should be implemented in the first planting season following the completion of the Landscape Scheme.

3.7 Any plants found to be defective after the defects liability period as a result of:

- failure
- poor materials
- lack of vigour
- being not in accordance with the specification on ACD landscape drawings (FOR 19199 11 - 14);

shall be replaced immediately, or in the next planting season, by the Management Company or the Town Council at their own cost.

3.7 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

3.8 This management plan should be read in conjunction with Soft Landscape Plans FOR 19199 11 - 14

3.9 Management plan to be reviewed annually between April and June.

4.0 General Maintenance

4.1 The landscape shall be the responsibility of the domestic owners, and Forman Homes and their appointed Management Company (should these be contracted out), the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of Havant Borough Council when the maintenance agreement is completed and is operative.

4.2 Following installation and after the defects liability, all areas of land will be maintained in perpetuity by the management company set up by Forman Homes or by the domestic owners.

4.3 The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.4 The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary for the first five years of the defects liability period.

4.5 The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person, either a member of BALI or the LI, acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

4.6 No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

4.7 Any additional topsoil applied to the planting should be quality loam to BS 3882 and have the following properties

pH value	5.5 - 7.0	
Nitrogen (N)	0.2 min	
Phosphorous (P)	2% min	
Potash (K)	2% min	
Magnesium (Mg)	1% min	
Clay	15% min	50% max
Silt	`20% min	30% max
Sand	30% min	55% max

5.0 Amenity Grass (Turfed Areas)

5.1 All grassed areas beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company or the Town Council.

5.2 Amenity Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.
Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and carted away. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

5.3 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting

5.4 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus and equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.

5.5 Hollows repaired as above shall be kept watered as necessary until the turf has fully married in.

5.6 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

5.7 Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other,(half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use ‘A24 (Wear and tear) mix as supplied by Germinal Seeds, or similar and approved by Local Planning Authority. Wildflower grassland mix to be RE8 Coastal Reclamation (MG12 Grassland) and mix for SUDs to be WF9 (Wetland and Pond Areas) by Germinal Seeds, or similar and approved by Local Planning Authority. Germinal Seeds tel: 01522 868714.

5.8 This management plan should be made available to the new owners to help outline

the principles of the retained habitats and encourage the future management of these areas in perpetuity.

6.0 Proposed shrub and tree planting

6.1 All shrubs beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company.

6.2 The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

6.3 The management company is responsible for litter picking in those areas that it manages.

6.4 All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all plant ties inspected and made good if required.

6.5 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The management company is to provide a bowser for watering which should be applied at a rate of at least 10 litres per Tree, Shrub 3Ltr/ m^2 each, Grass 5Ltr/m^2.

Following five consecutive days of no rainfall, during the months of June to August watering should be carried out twice a week until the onset of natural rainfall.
Any failures due to drought shall be replaced by the management company at their own cost.

6.6 All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m2 or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.

6.7 Shrubs shall be maintained in a balanced shape and shall be annually pruned to

allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

6.8 Groundcover planting species in visibility splays that have been specified so should be maintained to a height of between 500mm - 600mm in height to avoid interference with visibility.

6.9 The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

6.10 No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

7.0 Proposed hedges

7.1 Proposed boundary and mixed native hedge planting to be maintained at 1.8m, cut annually in autumn to avoid period between 1 March and 31 July– the main nesting season for birds. Cuttings to be removed from site.

7.2 Proposed ornamental hedges to be maintained at 1 m, cut after flowering has finished, outside of nesting seasons so as not to disturb wildlife. Cuttings to be removed from site.

7.3 Proposed Low hedges to maintained at 500mm with lateral growth restricted to 400mm

7.4 Hedges to be planted in double staggered rows at 50cm centres. Plants to be allowed to grow to 20-30cm above intended height and then clipped into shape. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct footpaths.

8.0 Existing hedgerows

8.1 Trimming operations are to be undertaken to avoid period between 1 March and 31 July– the main nesting season for birds.

8.2 Pruning Generally. Prune hedgerows in accordance with good horticultural and arboricultural practice. Do not damage or tear the stem or bark when removing branches. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Use clean sharp secateurs, hand saws or other approved tools.

8.3 Pruning operations are to be undertaken on a three year cycle in January or February, or as instructed by Council. Tree specimens within hedgerows are left to retain their natural form.

8.4 Use of mechanical cutters will be permitted, provided that tree species within the hedgerow are identified, avoided and protected.

8.5 All arisings resulting from pruning operations are to be removed from site. Do not chip or burn on site.

9.0 Open space (Meyrick Road)

9.1 Open Space areas disturbed during construction sown with wildflower and grass seed are **not** to be fertilized or treated with weedkillers.

9.2 Areas of vegetation to be maintained to 350mm – 600mm with specimens lightly trimmed but left to achieve their natural form.

9.3 Winter cutting should avoid creating large areas of short sward vegetation around the tree bases and log piles {i.e. hibernation sites), where reptiles need cover on emergence in the spring.

9.4 Areas of grass to be cut on a rotational basis every autumn with two or more sections cut annually. Areas of WFG4 within open space to be cut to 5-10mm, 4 cuts a year.

9.5 Following the establishment, the wildflower grassland of locally occurring native species is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following seed set).

9.6 During the following years, the wildflower and grassland areas are to be cut to 7cm in March/April, to remove excess grass. After seed set and then until the end of the growing season it should be cut to 10cm at fortnightly intervals.

9.7 All cuttings are to be removed from site.

9.8 Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.

9.9 Board walk to be inspected for any damage.

9.10 Paths to be topped with aggregate if required.

FUTURE MAINTENANCE SCHEDULES:

- 5-year staggered monitoring programme with one monitoring survey every five years for 25 years to check populations of translocated animals

10.0 Maintenance of SUDs

10.1 Check fencing monthly and head wall around detention basin to ensure barrier is maintained.

10.2 Basin to be seeded with WFG9 (Wetland and Pond Areas) grassland mix. This to be managed on a non-intervention basis

10.3 Basin and SUDs to be monitored to ensure no deposition of silt occurs within these areas.

10.4 Ensure Inlet & outlet pipes are cleared of significant blockages to water flow fortnightly.

10.5 All litter is to be removed from basin fortnightly

FUTURE MAINTENANCE SCHEDULES:

- Every ten years or as assessed appropriate time period, de-silt the detention basin.

11.0 Hard landscape areas

11.1 All Hard Landscape areas beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company or the Council.

11.2 All other Hard Landscape materials such as railings and hard standing to be cleaned and maintained according to manufacturer's instructions.

11.3 Maintenance of SUDs to manufacturer's specification

12.0 Maintenance Summary Schedules

Weekly

- All plants shall be watered following 5 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the management company.
- Litter pick of SUDs and check inlet/outlet pipes.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Grass cutting to Wildflower areas

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.

- Minor pruning of dead or damaged wood shall be allowed for annually.

- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.

- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.

- Check for invasive species remove from site.

Every 5 Years

- A suitably qualified person employed by the management company to undertake a review of the condition, success and long-term maintenance of the planting.

- A suitably qualified person should monitor the translocated animals' establishment of reptile within the open spaces.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the management company rectify these defects or apply for a variation to the landscape management plan.

Years 1-5 Landscape Maintenance Matrix

When activity needs to be carried out

Item	Activity and minimum frequecy	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amenity grass areas	Grass cut (every 10-14 days)												
Open Space	Mown once in March and then left until after seed has set, then should be mown fortnightly until end of season WFG 9												
	WFG4 Open space grass cut												
SUDS	Inlet outlet pipe checked for blockage												
	Clear litter and debris (fortnightly)												
All planting areas	All amenity planting areas given an application of top dressing (annually)												
	Top dressing any hollows due to settlement (annually)												
	Inspection and replacement of all failed stock in adoptable areas (annually)												
	Bark mulch topped up (bi-annually)												
	All plants to be watered during summer months (weekly until rainfall, or as required)												
Decorative shrubs	Hand weeding (monthly)												
	All plants inspected for wind firmness and firmed as necessary (monthly)												
	Shrubs maintained in a balanced shape and prevented from obscuring signs/windows/paths (twice a year)												
Hedges	Hedge clipping and trimming of planting in visability splays to 600mm in height (annually)												
	Decorative hedges to be trimmed after flowering and outside of nesting season (annually)				Spring flowering species			Summer and autmun flowering species					
Specimen trees	Checking of specimen trees for stakes, ties and guying (annually)												
	Prune to maintain shape and remove crossing or diseased branches as required when tree is dormant (check annually)												
Litter and debris removal	Clear litter and debris (fortnightly)												
Hard landscaping features	Paths swept and treated for weeds and moss, damage, chewing gum and litter (monthly)												
	Inspection and cleaning of hard landscaping including railings, bollards, benches, bins (weekly)												

RANELAGH ROAD
KINGSCROFT CO
Shared surface
Approved Unit repositioned
Shared surface
ACD
Ecology
Arboriculture
Landscape Architecture
scheme: Ranelagh Rd, Havant
client: Fortum Homes
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drawn: JCL checked: AW

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Legend

Landscape to be maintained by management company

Rev	Date	Details	Drawn
A	20.06.14	Layout change for increased units	JCL

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Foreman Homes

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client: Forman Homes
drawing: Management plan
date: April 2014
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