

Blendworth Crescent Landscape Management Plan

June 2016

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Site	Blendworth Crescent
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References	Soft landscape Drawing GHD20

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Soft Landscape Design Overview.

The landscaping has been planned to add life, colour and texture to the grounds and building and maximise the potential of the outdoor space. The design offers a diverse mixture of sensory attractive planting, in consideration of the surrounding areas. At the same time the design offers a practical and useable outdoor space suitable to the new homes.

Implementation and Defects Period

The soft landscaping scheme shall be implemented on project completion or at the first appropriate planting season, following the occupation of the homes, whichever is soonest.

Trees and plants that die from disease or otherwise, are to be replaced within the first five years after completion, (at the next planting season) with the same species and variety unless agreed by the local authority.

Blendworth Crescent Maintenance Schedule

Works Period

For a period of 5 years after Completion. Reviewed after 5 years and a new schedule to be programmed.

Operatives.

Maintenance to be undertaken by professional and competent operatives.

Frequency.

Fortnightly.	March to October inclusive.
Monthly.	November to February inclusive.

This schedule may need to be flexible to account for seasonal variations, and with regard to good horticultural practice.

Work Specifications.

Grassed Areas

Lawns to be cut using, hand mowers, ride on mowers, and strimmers as appropriate, all machinery to be well maintained and suitable for the operations involved.

- All Litter to be removed prior to cutting
- All arisings to be collected and removed from site. At the discretion of the operator, the grass areas maybe “flown” on every second visit, dependent on the length of the grass.
- Boundaries and obstacles to be strimmed before mowing operations commence.
- Lawn edges to be cut/strimmed as required.
- Grassed areas to be kept to a maximum height of around 40mm,
- Paths to be kept free of all arisings and swept after mowing operations.
- Failed areas of grass should be re-sown with grass seed, ideally in spring or autumn.

Beds and Borders, Ornamental Shrubs

- Areas of soft landscaping to be litter picked on every visit
- Herbicide to be applied by qualified operatives as required. Herbicide to only be applied in conditions specified by the manufacturer.
- Any weeds over 15cm to be hand pulled, and arisings disposed off site.
- Planting to be pruned and shaped as required, in accordance with good horticultural practice.
- Traffic site lines, paths and windows to be kept clear at all times.
- Herbaceous Plants: dead-heading shall be carried out regularly; plant die-back shall be removed at the end of the winter.
- Pruning: lightly clip over plants where required. Cut back flowering shoots after flowering, remove suckers, dead, discoloured, weak or damaged stems. Prune to reduce size of specimen if suppressing adjoining species.
- Topping-Up: mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm ensuring that the lower branches and foliage of plants are not smothered

Hedges.

- All hedges to be pruned shaped and tidied twice per year. This work only to commence once established.

- Attention should be paid to vehicle site lines and windows, so if necessary additional pruning maybe required.

Trees.

- Weed Control: a circle 500mm radius from the base of each tree shall be kept free of Grass and weed growth.
- Slow Release Fertiliser shall be applied annually at the start of the growing season, at the discretion of the maintenance contractor
- The Contractor shall prevent chafing and damage to the bark of trees, caused by Rubbing against stakes. It should be planned to remove the tree stakes in the third year after planting, although the final assessment should be made by the maintenance contractor on the suitability of this time frame
- For any failed trees the cause of failure should be investigated and similar species should be checked and appropriate action taking to prevent disease or other problems re-occurring. Failed trees should be re-planted at the next planting season.

Formative pruning may be appropriate on young trees where selective removal of branches competing with the main leader would lead to improved timber quality and reduce the likelihood of crown splitting in the future.

We would recommend that the trees on site are inspected, on an annual basis, by an arboricultural advisor

Native Hedging

Over the first five years selective thinning should be undertaken of all native areas, the purpose of selective thinning is to reduce the number of trees within an area so that those remaining have more space to develop and less root and light competition.

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Wildflower Maintenance

The sward should be well established after the first twelve months and contain a diverse range of species. The cut should take place at the end of the flowering season during autumn. (The flowering period may alter slightly according to climatic conditions). Remove all cuttings. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

Remove all cuttings, after leaving in place for at least a day for the seeds to naturally distribute.

Once established the Wildflower Turf requires very little maintenance, however, it is important to cut the plants and remove these cuttings each Autumn.

This can be done by strimming and raking or using a mower and collecting the cuttings. Remove all cuttings, after leaving in place for at least a week for the seeds to naturally distribute

Make sure these tools are sharp and try to minimize trafficking. Cutting the plants back to 2 to 3 inches (50 to 75 mm) in length is a vital part of their lifecycle and ensures that re-growth will continue year on year. This should be carried out in the autumn, ideally after the plants have set and shed their seed. Not only does this tidy up the area for the winter but it stops the senesced summer growth from covering the growing plant in a layer of rotting plant material.

An open sward over the winter ensures healthy, disease free plants which can benefit from what light is available to them during these months. As the spring approaches the wildflowers and grasses are in the perfect position to develop flowers and seed heads quickly to repeat their perennial cycle thus guaranteeing a wildflower meadow year after year.

Watering.

Watering maybe required during dry periods and until the planting is fully established, for a period of three years after completion. This maybe required on a weekly basis

Monitoring

- Inspection and monitoring of the landscape management is recommended in an annual basis, preferably by the original landscape designers with accompanied ecology and arboricultural expertise, to monitor and guide the success of the management objectives and to identify any additional or revised management needs, focused on the strategic landscape objectives.
- Specific programmes for monitoring the trees, particularly the established and mature trees already on site should be scheduled on an annual basis with an Arboricultural advisor.
- Plant or other failures arising during the management period should be replaced within the appropriate preceding season, unless the result of circumstances requiring an alternative response, such as replacement of trees with a different species due to a pest or infection.