Landscape Management Plan

Old Clayton Kennels, Storrington Road,

Washington

On behalf of Highwood Group

Date: 17/01/2025

Ref: DD393R01

FINAL

Rev	Revision Notes	Date
A	Revise to Client's comments	05.02.25
B	Revise to LPA Comments	27.03.25
C	Revise to LPA Comments	09.04.25
D	Section 7.4 revised	30.07.25

Prepared by:

Deacon Design Ltd
12a The Square
Wickham
Hampshire
PO17 5JQ

info@deacondesign.co.uk
www.deacondesign.co.uk

Written by: Viola Easton,
Graduate Landscape Architect

DD Ref: DD393R01

Document Status: FOR PLANNING

Date: January 2025

Checked by: Momo Marques,
Associate Landscape Architect

CONTENTS

1 Introduction 4
2 Preliminaries 6
3 Soft Landscape Specification 8
4 Soft Landscape Maintenance – General 11
All Planting 11
Biodiversity Enhancements / Habitat Corridors 11
Existing Trees 11
Existing vegetation 12
Soft Landscape Maintenance – General Notes 12
5 Amenity Planting 15
Tree planting 15
Proposed Native/ Ornamental Planting 16
Formal hedges 17
Proposed Native Planting Buffer 18
Proposed Climbers 18
Grassland / Amenity / Seeded Areas 19
6 Maintenance Schedule – Specific Activities to Plant Typologies 22
7 Maintenance Operations Matrices 30
8 Monitoring and Ongoing Review 35
9 Appendices (refer to latest revision) 36

1 Introduction

Background

1.1 This Landscape Management Plan (LMP) has been prepared for Highwood Group to inform the on-going landscape management and maintenance operations for the residential development Old Clayton Kennels, Storrington Road, Washington, Pulborough RH20 4AG.

1.2 The scheme gained planning consent on 16th October 2024 by Horsham District Council – Application Ref. No.: DC/23/0701 for the:

Demolition of the existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

1.3 Deacon Design Ltd were appointed in October 2024 to progress the detailed soft landscape design. This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

1.4 This LMP should be submitted to satisfy the relevant Pre-Commencement Condition no. 14 which states that:

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years.

Aims and Objectives

1.5 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland blocks and the South Downs National Park.

1.6 The landscape design proposals provide a robust environment which is capable of withstanding human activity and associated construction implications which in time will enhance the setting of the development.

1.7 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest, and legibility for the future enjoyment of residents.
- Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between the different spaces around the care home and proposed bungalows.

- Introduce engineered Sustainable Drainage Systems (SuDS) such as rain gardens within the care home gardens, which will help with water management and provide an area of sensory stimulation for the residents. Refer to separate report 'SuDS Management and Maintenance Plan' prepared to support the application to discharge planning condition 22 for further information.
- The Care Home car parking court is screened by a native rich planting buffer to the west with the care home to the east. Planting beds with trees and shrub planting mix at the entrance will provide a sense of arrival and clear route to the main entrance.
- Communal Terraces with seating overlooking planting beds and the lawn areas offers the residents a space for relaxation outdoors and a chance to socialize.
- Lawn areas will provide breathing space between the more densely planted areas, as well as, opportunity for gentle activities appropriate to the end user and care programme;

1.8 This Plan is intended to cover the first five years of the site's establishment.

1.9 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2 Preliminaries

2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations carried out by Ecosupport Ltd (Construction Environmental Management Plan (CEMP) issued 29th November 2024).

2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas -not adopted by the local authority- managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.

2.3 A preliminary Management Plan as been prepared to indicate the extents of Landscape Management areas, showing the private and company management areas – please refer to Appendix 8.1.

2.4 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.

2.5 The maintenance of trees, shrubs, and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.

2.6 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:

- Dead, diseased, or dying
- Are missing or not in accordance with the specification
- Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

2.7 Any additional topsoil applied to the planting should be quality loam to BS 3882.

2.8 All loss or damage arising from theft or malicious damage will be resolved in accordance with the provisions within the Landscape Implementation or Landscape Management contract.

2.9 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.

2.10 All site operatives to refer to O&M Manual for identified site risks.

2.11 This report should be read in conjunction with latest Arboricultural Survey carried out by James Fuller Arboriculture, Arboricultural Method Statement (AMS) ref.: JFA0285 issued in October 2024.

3 Soft Landscape Specification

3.1 It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

3.2 All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

3.3 All plants should be from seed or stock from Region of Provenance 40 to ensure resilience. Where this is not possible, plants must be grown and sourced in the UK and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

3.4 All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

3.5 All topsoil and subsoil used in planting areas to be accordance with the latest versions of BS3882 (Topsoil), BS8601(Subsoil) and BS8545 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

3.6 Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

3.7 Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets) is not to be applied at any time to prevent harm to wildlife.

3.8 Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable, and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Planting

3.9 Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1 1992, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March.

Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Tree Selection and Location

3.10 Tree Species and Locations should comply with the recommendations set out in NJUG Volume 4 Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees (National Joint Utilities Group) and Buildings Near Trees - NHBC Standards Chapter 4.2 (National House Building Council). Tree planting should be coordinated with street lighting design to avoid canopy clashes once mature.

Planting Trees

3.11 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

3.12 Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

3.13 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees – Single Stake
- Heavy – Extra Heavy - Double Staked
- Extra Heavy to Semi Mature – Triple Staked
- Semi Mature – Proprietary underground guying.

3.14 All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations.

3.15 Trees planted in formal grass / lawn areas to include 1m diameter bare circle with a 120mm collar should be left free of mulch to prevent rotting. Bark mulch to a depth of 75mm to avoid strimmer damage to trunk / water demand. Alternatively proprietary black strimmer guards should be fitted.

Root Barriers

3.16 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers

should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

3.17 Planting Shrubs - to be planted in prepared beds, back filled, and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn on the technical drawings).

3.18 Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fences to aid establishment (unless adjacent to an alternative boundary treatment).

3.19 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

3.20 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants

3.21 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Implementation Programme

3.22 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

3.23 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

3.24 Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive, they will be replaced, topping up mulch to ensure 75mm depth.

3.25 Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two-year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

3.26 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).

3.27 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

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

Biodiversity Enhancements / Habitat Corridors

4.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.

4.3 The retention and enhancement of the boundary vegetation will reinforce the existing habitat corridors throughout the development that extends to the feature seating and relocated staddle stone barn. Opportunities to create an enhanced habitat corridor include:

- Reinforcing the existing vegetation along the western boundary, by enhancing the existing tree canopy with native woodland understorey planting and creating a visual buffer to the site adjacent.
- Wildflower meadow pockets, native buffer planting and understorey planting to form natural edges to support wildlife corridors across the site perimeter.
- Provision for bird and bat boxes with the inclusion of native fruit/ seed bearing trees and shrubs for commuting and nesting birds/bats.
- Hedgehog gaps to bungalow back garden fences with at least two gaps to enable Hedgehogs to move freely between gardens and the wider area. Gaps should be at least 15cm high by 15cm wide with permeability for small mammals.
- For further ecological enhancements refer to separate 'Biodiversity Enhancement Strategy' report to discharge planning condition 17.

Existing Trees

4.4 The majority of the western boundary is defined by a line of mature trees outside of the application site. Smaller groups of trees as well as individual trees define the southern and eastern boundaries. Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.

4.5 Management of existing trees will require periodic management.

4.6 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.7 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.11 above.

4.8 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.

4.9 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

Existing vegetation

4.10 The site comprises of buildings/ structures, shed buildings and two wooden clad bungalows which are to be demolished. These were surrounded by a large area of amenity grassland and hardstanding surfaces with a mixture of mixed woodland, tall ruderal, hedgerows and linear lines of trees.

Existing hedgerows

4.11 Existing trees and hedgerows will require periodic management.

4.12 The hedgerows should be managed in rotation, cutting only one side annually to ensure that there is a continuous supply of fruit during the winter months for species such as redwing, song thrush and starling.

4.13 If necessary, managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

Soft Landscape Maintenance – General Notes

4.14 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species	As required

	at a size to match maturity of established planting or a soon as practical	
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible Alternative weeding methods, such as hot foam or hot water systems, should be considered for large areas of land, meadows, and hard landscaped areas. These systems are environmentally friendly and effective in controlling weeds by using high-temperature solutions to disrupt the growth of unwanted vegetation. These methods should be applied in accordance with best practices to ensure optimal efficiency and minimize environmental impact. Steel brushing, in combination with acetic acid spraying, is recommended for use in hard landscaped areas to remove weeds effectively. This approach can target both the root and shoot systems of weeds, particularly in areas with non-porous surfaces where other weeding techniques may be less	Total 18 visits.

	effective. Proper safety measures should be followed during application to prevent harm to surrounding plants, wildlife, or users of the space. The use of electronic control systems is encouraged for dealing with invasive species in hard landscaped areas. These systems utilize electrical currents to disrupt plant cell structures, leading to the effective elimination of unwanted vegetation. They are especially useful in areas where chemical herbicides are not desirable. Careful monitoring of application levels should be maintained to ensure the safety of the surrounding ecosystem. Continuous monitoring and evaluation of the effectiveness of these alternative methods should be undertaken to assess their impact on weed control, soil health, and biodiversity. Adjustments to the approach should be made based on observed outcomes, with a focus on long-term sustainability and minimal environmental disruption	
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 Amenity Planting

Tree planting

5.1 Native tree planting will be proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the building require smaller tree planting.

5.2 Management operations will include thinning to remove any deadwood and promote growth.

5.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

5.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife; active nests will be left with a suitable buffer until nesting ends.

5.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.

5.6 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

5.7 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.

5.8 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting[1].

Size of Tree	Volume of Water per week
12-14 CMG	25 litres: 6 Gallons
14-16 CMG	35 litres: 9 Gallons
16-18 CMG	80 litres: 20 Gallons

18-20 CMG	80 litres: 20 Gallons
20-25 CMG	100 litres: 25 Gallons
25-40 CMG	120 litres: 30 Gallons
40-60 CMG	150 litres: 32 Gallons
60-80 CMG	200 litres: 43 Gallons
80-100 CMG	250 litres: 54 Gallons

[1] Hillier Trees Tree Aftercare Maintenance Checklist

Proposed Native/ Ornamental Planting

Shrub Planting

5.9 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions / aspect. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food. Non-indigenous species have been limited to residential front gardens and Care Home gardens only and the species chosen, will avoid spread by cuttings.

5.10 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

5.11 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.

5.12 Any growth which will obscure windows, signs or sightlines shall be removed. Once established, any support canes shall be removed from the shrubs.

5.13 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.

5.14 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.

5.15 The density of planting will require that all weeding is carried out by hand (unless agreed with otherwise), using the appropriate tools. All resultant material should be removed from site.

5.16 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

5.17 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.

5.18 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.

5.19 Any failures due to drought shall be replaced by the management company at their own cost.

5.20 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.

5.21 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Shrub Planting

5.22 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.

5.23 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.

5.24 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

5.25 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.

Formal hedges

5.26 A series of formal hedges will be established to provide screening and protection to areas such as, bedroom breakouts within Care Home and private front gardens.

5.27 To the bungalow frontages these will be either, low evergeen hedge or low sensory hedges. These hedges should be kept neat and formal at a height no greater than 0.6 metres to retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.

5.28 The hedges within the Care Home will be along garden footpaths to be maintained, kept neat and formal at a height no greater than 1.2 metres to

retain natural light and retain a consistent form. Lateral growth should be managed to prevent growth encroaching the garden terraces.

Proposed Native Planting Buffer

5.29 The site's Western, Eastern and Southern boundaries will be planted up using native planting as a buffer, including a groundcover planting with native heathland species for wildlife benefit. This will also reinforce the associated habitats for wildlife to migrate around the site and seek refuge.

5.30 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide an attractive shelter and food source for wildlife.

5.31 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

5.32 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

5.33 The following interventions are proposed to improve the site's perimeter vegetation, augment diversity, and improve the habitat:

- Eradication of identified Non-native invasive species wherever it occurs on site;
- Arboricultural operations to include removal of non-native tree and scrub species and selective thinning to weaker species to provide a healthier, stronger canopy layer;
- Reinstate underplanting to enrich the ground flora and woodland structure, creating defined clearings and woodland edge habitats;

Proposed Climbers

5.34 The proposed timber pergolas proposed to Care Home gardens will include climbers.

5.35 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary. Pergolas structures to be installed with eye bolts at the top and bottom of posts and connect with straining wire to promote a faster and greater establishment.

5.36 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Grassland / Amenity / Seeded Areas

Flowering Lawn Care home gardens and Bungalow frontages

5.37 Provision has been made for well managed flowering lawn area to the front of the care home

Ground Preparation

5.38 The ground selected should not be highly fertile and should tolerate perennial weeds.

5.39 To prepare for the seed bed, remove the weeds through repeated cultivation. Then plough/ or dig to bury the surface vegetation and rake to produce a medium tilth and roll/ tread to produce a level firm surface.

Sowing

5.40 The seeds should be sown in autumn or spring and should be surface sown by hand or by machine. To get an even distribution divide the seeds up and sow in overlapping section.

5.41 Do not cover the seed, firm in with a roll or by treading to create good soil/seed contact.

Aftercare

First Year Management

5.42 The flowering lawn is perennial and slow to germinate and will not usually flower in their first growing season. This will often cause a flush of annual weeds in the first season which can be controlled through repeated mowing.

5.43 Mow newly sown flowering lawns regularly- ever 7-10 days during the growing season- throughout the first year. Cut them to a height between 40-60mm and remove cuttings in lawn is particularly dense. This will develop into a good sward structure, maintaining a good balance between fast growing grasses and slower growing wildflowers.

Management after established

5.44 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.

5.45 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.

5.46 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or using

cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.

5.47 To allow flowering, mowing can be relaxed from late June, and cutting should only be done if the sward becomes untidy- 4-8 weeks later. Relaxing mowing earlier in the year allows cowslips to flower.

5.48 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.

5.49 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.

5.50 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.

5.51 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.

5.52 Care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.

5.53 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.

5.54 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Source: EL1 - Flowering lawn mixture | Other grassland mixtures | Meadow and Grassland | Emorsgate Seeds – (01553) 829 028 (wildseed.co.uk)

Private Turf Lawns to bungalow Rear Gardens (Rolawn Medallion)

5.55 Provision has been made for well managed turfed lawns provided to the bungalow rear gardens with Rolawn Medallion turf or similar and approved.

Ground Preparation

5.56 Once the area is clear and free of weeds, ensure you have a minimum topsoil depth of 100mm, ideally 150mm, which is levelled and raked to a fine tilth, ideally with a rotovator to remove any weeds or larger stones.

5.57 Rolawn Soil improver can be used on the soil to improve the structure and add nutrients to existing topsoil. Alternatively, a soil improver can be used to

enhance existing soil. This should be followed by mixing Rolawn GroRight Lawn Establishment Fertiliser into the soil.

5.58 The soil should be firmed by lightly rolling or treading and then raking to create a level finish.

Laying the turf

5.59 Start laying the turf, preferably along a straight edge, butting closely end to end. On subsequent rows stagger the joints in brickwork fashion. Always unroll turf across a slope, not down it.

5.60 Lightly firm down the turves with the head of a rake or piece of wood to ensure good contact between the underside of the turf and the soil. Any remaining cracks can be filled with a light soil (Turf & Lawn Seeding Topsoil is ideal) and tamped down. Trim the ends of the turf with a long knife, hand saw or cutting spade to shape around any trees, paths and beds.

5.61 Finally, where the outer edges of the new turf are exposed, cover with a light soil to prevent them drying out. This can be removed after a few weeks, once the turf is more established.

Aftercare

5.62 Medallion turf can and should be mown as soon as it needs it, which could even be within a week after laying, to encourage establishment.

5.63 The turf can be mown once it reaches a height of 50-80mm and gradually should be mown or trimmed to 25mm once the lawn thickens and becomes more established.

5.64 During the spring the lawn should be fed in spring and again in autumn to ensure that it continues to grow in a healthy structure without losing its nutrients, especially in autumn when the lawn needs to strengthen itself for winter. During this time, the damp conditions can lead to diseased such as fusarium patch, by feeding the lawn in early autumn this will combat diseases such as this from becoming established.

5.65 Coarse grasses and weeds that establish themselves within the grass during the autumn, should be removed by hand or spot treated in the sprung. Mowing can be completed throughout the year; however, this should be reduced in frequency in the autumn and winter months with no mowing being completed if the lawn is frozen or waterlogged.

Source: Turf | Finest Quality Medallion Turf From Rolawn

6 Maintenance Schedule – Specific Activities to Plant Typologies

6.1. Management of New Specimen Trees				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Specimen Trees 	**To ensure the successful establishment of new standard trees** Establish tree canopy and good root system quickly. Control competition from weeds Provide conditions that will ensure survival of trees. Provide visual variety and wildlife benefits	2 visits per annum: Check for dead or dying trees and replace with like for like (species/ specification). Water regularly using the irrigation pipe during establishment (first 24 months) and in drought conditions in first 5 years to ensure establishment and continued thriving of planting. Check tree and remove dead or damaged branches. Formative prune Years 3 &5 Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree ties & adjust if required annually. Check tree guards and maintain tree integrity. Maintain weed free 1m diameter area at base of tree using suitable methods – refer to Weed Control Activities listed on Page 13. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Apply mulch on planting and top up as required thereafter. During spring top up bark mulch ring to tree to maintain a max of 50mm depth.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth. Maintain as safe trees with adequate clearance to crown and without obstruction to vehicles or pedestrians/cyclists

6.2. Management of Hedging				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Proposed Hedging 	**To maintain healthy and safe hedge** **To define boundaries and offer privacy / screening** Provide conditions that will ensure survival, persistence and spread of plants. To ensure vigorous growth and effective screening Provide an attractive boundary feature. Increase opportunities for biodiversity	2 visits per annum: Check for dead or dying hedging plants and replace with like for like (species / specification). Check hedging support fencing and repair if damaged. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental & 1.5-2.0m for native) after bird nesting season. Cut back to previous seasons growth. 12 visits per annum: During spring top up bark mulch to maintain a max of 75mm depth. Remove litter off site after every site visit.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: During spring top up bark mulch to maintain a max of 75mm depth.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: During spring top up bark mulch to maintain a max of 75mm depth. Ensure all Health & Safety considerations are taken into account.

6.3. Management of Ornamental Shrub Planting				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Ornamental Shrub Planting 	**Provide softening of the built environment and reflect and enhance local character and distinctiveness.** Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and natural spread of ground cover plants. Provide visual variety in the terms of height, colour, form and texture appropriate to local character.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season. Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable methods – refer to Weed Control Activities listed on Page 13. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Water as necessary to ensure establishment and continued thriving of planting	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth. Maintain ornamental shrubs as to cause no obstruction to vehicles and or pedestrians/cyclists.

6.5 **Management of Buffer planting**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Coppice Planting and shrub understorey. 	**Provide a range of ecologically rich and diverse habitats to support priority species.** **Provide conditions that will ensure survival, persistence and spread of plants.** To reinforce the green infrastructure and increase biodiversity. To maintain a healthy and safe habitat area. To shape and add interest to the public amenity space. To maximise opportunities for biodiversity and priority species.	2 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water as necessary to ensure establishment and continued thriving of planting. Check for damaged limbs. Remove and treat wounds where necessary. Check tree guards and maintain tree integrity. Remove litter off site after every site visit.	2 visits per annum: Check for failing shrubs and remove/ replace with like for like (species/ specification). Check shrubs for damaged limbs and remove and treat wounds where necessary. Thin underplanting planting to approved horticultural standards as necessary. Bulb vegetation should be allowed to die back naturally and not cut. Lift and split healthy stock periodically to main tain good coverage. Coppice rotation: Frequency to suit species – Areas should be cut on a three-year rotation to maintain shelter across the site and allow for consistent fruit bearing. Coppice to ensure appropriate habit and form. Trim to a maximum height of 2 to 3 metres using suitable mechanical cutters. Carry out work to suit species to encourage healthy and bushy growth. Cutting to take place in autumn or early winter outside of bird nesting season. Do not prune during later winter or early spring sap flow period.	1 visit per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account.

6.6 **Management of Amenity Grass Areas**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Amenity Grass Areas 	**Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character** Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and spread of grasses. Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space.	Throughout year and as/ when required: Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward. Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit.

6.7 **Management of Native Scrub Planting**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Woodland Edge 	**To maintain appropriate, healthy and safe wooded edge** **To define boundaries and offer privacy/ screening** Provide conditions that will ensure survival, persistence and spread of plants. To reinforce boundary and define screening edge. Ensure appropriate layers of planting establish and thrive. To promote biodiversity To support local character	4 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water during drought conditions in years 1-2. Check for damaged limbs. Remove and treat wounds where necessary. Check tree ties & loosen if required annually. Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree guards and maintain tree integrity. Maintain weed free 1m diameter area at base of tree using suitable methods – refer to Weed Control Activities listed on Page 13. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Remove litter off-site after every site visit.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Remove litter & debris off site after every site visit.	1 visit per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account. Remove litter & debris off site after every site visit

6.8 **Management of Fences, Gates and Metal Railings**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Metal Railings, Fences and Gates 	**To provide robust and secure perimeters to prevent unwanted access and egress for safety and security reasons.** Provide visually attractive fencing, railings and gates, that are in keeping with local character. Ensure all gates are robust, effective and fit for purpose. Ensure screening and privacy is maintained.	12 visits per annum: Inspect for structural integrity on a monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti on a monthly basis and remove as soon as possible. Inspect gates, fencing and metal railings for damage on a monthly basis and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order on a monthly basis. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible. Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order. 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible. Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order. 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).

6.9 **Management of Street Furniture**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years +10
Fixed furniture: Bollards, Litter bins, Bench seating etc 	**To provide attractive, robust and functional fixed furniture items that provide and support informal amenity and compliment local character** Ensure cleanliness and fitness for purpose at all time Ensure furniture is accessible and usable	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse

7 Maintenance Operations Matrices

7.1. Tree Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Watering				X	X	X	X	X	X				Weekly if required in summer.
2.	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4.	Application of mulch					X					X			To 75mm as required
5.	Pest and disease control			X	X	X	X	X	X	X	X			As required
6.	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

7.2. Formal Hedging

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Top up mulch					X					X			To 75mm as required
4.	Firm up plants			X						X				
5.	Pest and disease control			X	X	X	X	X	X	X	X			As required
6.	Trimming hedgerows						X			X				As required to maintain shape

7.3. Habitat Area / Native Scrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Invasive Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Firm up plants			X						X				As required
4.	Pest & disease control			X	X	X	X	X	X	X	X			As required
5.	Pruning (to maintain height no greater than 5 metres (Three Year Rotation)	X	X							X	X	X	X	As required (outside bird nesting season)
6.	Coppicing to maintain balance between woody plants and ground flora	X	X							X	X			As required (outside bird nesting season)
7.	Replacement Planting	X	X								X	X	X	By agreement as schedule

7.4. Shrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3.	Watering				X	X	X	X	X	X				Daily if required in summer
4.	Top up mulch					X					X			To 75mm as required
5.	Firm up plants			X						X				
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Trimming out and trimming planting		X							X				As required
8.	Replacement planting (all plant types)	X	X	X	X						X	X	X	By agreement as schedule (avoid frost periods)

7.5. Amenity Grass Areas

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3.	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

8 Monitoring and Ongoing Review

8.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.

8.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.

8.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed, and any refinements incorporated into an updated management plan for on-going medium and long-term management.

8.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.

8.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.

8.6 Where possible management undertaken in conjunction with local residents and care home operator should be encouraged to instil a sense of ownership and value to the gardens and wider landscape.

9 Appendices (refer to latest revision)

9.1 DD393L05_Management Plan (Deacon Design Ltd)

Appendix 8.1

DD393L05_Management Plan (Deacon Design Ltd)



NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

KEY

- Application Site boundary
- Management Company (Care Home)
- Management Company (Road and Public footpath)
- Management Company (Perimeter Vegetation)
- Private ownership

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
-	-	-	-	-

DRAWING STATUS

FOR INFORMATION

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Old Clayton Kennels, Washington
-

PROJECT NUMBER : DD393
PLOT DATE : 24.01.25
DRAWING SCALE : 1:300
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : VE

DRAWING TITLE :
Management Plan
-
-

DRAWING NUMBER : DD393L05
REVISION LETTER : -

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 300+\DD393 Old Clayton Kennels, Washington\04-Drawings\Autocad\L-Landscape Dwgs\DD393L05_Management Plan.dwg