

MAINTENANCE PLAN

This maintenance plan is concerned with the communal area of the site as identified in the above drawing. This includes the following soft and hard landscape elements:

- native hedge planting to the north boundary/turning head
- shrub and herbaceous planting to the north boundary/turning head
- shrub and herbaceous planting along the west side of the access road to the front of plot 5
- 2nr. existing trees are retained on the northern site boundary at the turning head
- tarmac access road
- block paving to parking spaces

Reference should be made to the Landscape Specification prepared by Nigel Cowlin Ltd (document ref 21.659-LSP01) which covers management regimes for Years 1-5. This current document addresses the long term management of the communal areas from Year 6 onwards.

QUALITY OF WORKMANSHIP AND PRODUCTS

All operations to be carried out by suitable qualified professionals. Landscape contractors to be current members of the British Association of Landscape Industries. Arboricultural work to be undertaken by Arboricultural Association Approved Contractors. Arboricultural consultants to be current members of the Arboricultural Association's Registered Consultancy (AARC) scheme or hold Chartered membership of the Institute of Foresters. Ecologists to hold appropriate licenses when dealing with protected species.

Workmanship, materials and practices to reflect the aspirations of the original scheme in order to maintain a coherent aesthetic throughout the site.

Wherever possible, materials to be new, supplied by the original manufacturer, and of consistent size, quality and overall appearance.

Workmanship, materials and practices should follow recommendations and guidance provided by the relevant current versions of British Standards, including but not limited to:

- BS7370-2 Grounds maintenance: Recommendations for maintenance of hard areas
- BS7370-3 Grounds maintenance: Recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS7370-4 Grounds maintenance: Recommendations for the maintenance of soft landscape (other than amenity turf)
- BS 3882 Specification for topsoil
- BS8601 Specification for subsoil
- BS8545 Trees: from nursery to independence in the landscape
- BS 3936 Nursery stock: Specification for trees and shrubs
- BS 3998 Tree work. Recommendations.

MAINTENANCE OPERATIONS

The site will be managed to enable safe public access, maintain a tidy appearance, promote the development of an attractive planting scheme and and support natural habitats.

General housekeeping

General site maintenance visits to be undertaken monthly. All areas to be left in a clean and tidy condition following every visit.

Where protected species are identified in the course of maintenance operations, work to stop immediately and advice to be sought from an ecologist.

Site to be inspected annually for the presence of invasive plant species and appropriate eradication measures put in place as necessary.

HARD LANDSCAPE ELEMENTS - GENERAL

All paving to be maintained in a clean and safe condition to enable year round use.

Remove any weed growth, litter, leaves and other debris from all elements. Surface gutters and channels to be checked for mud and silt, and cleaned as necessary. Remove soils and arisings from hard surfaces following any soft landscape operations.

Check for damage, wearing, graffiti etc., to any hard elements and resolve promptly. Where necessary to maintain public safety, fence off or remove from access.

All repairs and replacements to be undertaken promptly in line with the original specification.

Fencing and brick walls

All fencing and walls to be regularly inspected for damage and stability.

SOFT LANDSCAPE ELEMENTS - GENERAL

Prune in accordance with good horticultural and arboricultural practices. When removing branches, do not damage or tear the stem or bark. Keep wounds as small as possible and cut cleanly back to sound wood. Do not use pruning sealants. Prune each specimen appropriately to species, location, season and stage of growth, leaving a well-balanced natural appearance. Obtain professional advice promptly if disease or infection is detected.

Weeding to be undertaken by hand, unless noxious and invasive or harmful plants have been detected. Weeds to be removed by hand in close proximity to trees. Where herbicides are used, contractor to strictly comply with manufacturer's instructions. Compounds to be non-residual and limit weed growth to 5%. Care to be taken to avoid spray drift, and when spraying next to watercourses. Contractors to adhere to the DEFRA/HSE guidance Pesticides: Code of practice for using protection products (2006).

Site to be left in a clean and tidy condition after every maintenance visit.

Ornamental shrub and herbaceous planting

In general, beds to be kept weed free and any pernicious weeds such as dock or thistle to be removed immediately. Planting to be managed to create healthy, attractive shrub beds which provide aesthetic and ecological benefits.

Prune as necessary to encourage healthy and bushy growth, and promote desirable ornamental features. Shrubs flowering between March and July to be pruned immediately after the flowering period, and shrubs flowering between July and October to be pruned back to old wood in winter.

Lavandula to be pruned back after flowering; do not prune into old wood.

Cornus to be coppiced back in early spring to enable maximum season of winter stem colour.

Ivy planted as ground cover to be trimmed back from hard surfaces. Plants to be allowed to climb trees except where stability is compromised.

General arboricultural operations

The following applies to all arboricultural works on site.

Arboricultural works to be undertaken by suitably qualified operatives as described above.

Stems to be protected from mechanical damage by strimmers etc. Formative tree works and felling to be undertaken during the winter months and outside the bird nesting season (March - August inclusive). Wood under 250mm in diameter collected from canopy management operations to be chipped wherever possible and used on site.

Retained trees

Trees to be managed to maintain their health, vigour and safety. All mature trees to be inspected annually by arboricultural consultants for damage and disease, and to maintain appropriate height clearance for safe access. Climbing plants to be removed only where they compromise the stability of the tree. Vandalism such as fire lighting to be addressed promptly.

New tree planting

New trees to be managed to enable the development of a long term, attractive landscape that softens the surrounding built form. Trees to be managed to maintain their health, vigour and safety.

Upon commencement of the management plan, any remaining stakes and guys to be removed.

Weed control to be undertaken regularly between April and September. Weeds to be removed by hand pulling.

Formative pruning and crown thinning to be undertaken as necessary to remove congestion and crossed limbs, and enable the development of an attractive shape suitable to the species. Pruning to be avoided during late winter/early spring period of sap flow. Damaged and diseased limbs to be removed.

Crown thinning to be undertaken as necessary.

Where specimen replacement is required, species to reflect original planting plan unless species-specific issues or disease have been identified.

TABLE OF MANAGEMENT OPERATIONS

Activity	Frequency
General housekeeping	
• Hard surfaces to be litter picked	monthly
• Inspection for invasive plant species	annually in late spring/early summer
Hard landscape: fencing and walls	
• Inspection for stability, damage, graffiti etc and appropriate remediation	monthly
Hard landscape: Access road, parking bays	
• Hard surfaces to be swept to remove litter, fallen leaves, and debris	monthly
• Visual inspection of all paths to identify cracks, trip hazards, weed growth, etc.	monthly
• Application of approved herbicide and removal of arisings	2x per year as required
Soft landscape: Shrub beds	
• Pruning to encourage best display of given species, taking into account natural habit and form.	
○ Shrubs flowering between March and July	annually immediately after flowering as necessary to promote natural habit
○ Shrubs flowering between July and October	annually in winter as necessary to promote natural habit
• Trim Ivy away from hard surfaces	as necessary, twice yearly in February and September
• Coppicing (Cornus)	annually in February
• Manual weed control	monthly during March - October
• Remulching	annually in spring
• Fertilizer application	annually to manufacturer's recommendations
Soft landscape: Amenity trees	
• Inspection by Arboricultural Association Approved consultant	annually
Soft landscape: Hedgerows	
• Trim sides and top to maintain an A-shaped hedge to approximately 1.8m high (site boundary) or 1.2m (front gardens)	annually between November-February

NOTES
This drawing to be read in conjunction with the following documents:

- NC21.659-P-200D Hard landscape proposals, Nigel Cowlin Ltd., January 2022
- NC21.659-P-201D Soft landscape proposals, Nigel Cowlin Ltd., January 2022
- NC21.659-LSP01 Soft Landscape Specification, Nigel Cowlin Ltd., June 2021
- Arboricultural Survey and Development Scope Report, Quaife Woodlands, December 2018
- Preliminary Ecological Appraisal, Calumma Ecological Services, December 2018
- Bat Survey Report, Kate Baldock, July 2019

Date	Rev	Rev/Author/Checked By
2024-03-14	A	Comments from Horsham DC; baseplan updated /AK

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