



LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

LAND ADJACENT TO 12 WILLOW AVENUE
BARNES
LONDON
SW13 0LT

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REFERENCE DOCUMENTS:

1. PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN
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LANDSCAPE MAINTENANCE & MANAGEMENT

1. INTRODUCTION

A. FORMAT OF THE MANAGEMENT & MAINTENANCE PLAN.

This plan sets out general principles and quality standards required for the installation of softworks and of the long-term landscape management operations. It includes:

- Design Intentions
- Aims of the management and maintenance plan
- Management objectives
- Detailed maintenance specification

B. DRAWINGS: this report is to be read in conjunction with the following drawings / reports as set out on **PAGE 3** – REFERENCE DOCUMENTS.

PJC/1264-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1264-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN

PJC/1264-003 – LANDSCAPE DETAILED PLANTING PLAN

PJC/1264-004 – SOFT LANDSCAPE SPECIFICATION

The report and the above drawings are to be used by the maintenance team to produce a detailed programme of maintenance works. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

C. DESIGN INTENTION

The design intention of the proposed soft landscape is based on softening and grounding the proposed within its setting and the surrounding landscape while offering enhancements to biodiversity net gain and increased habitat creation.

Amenity soft landscape planting is offered in areas to form defensible zones within Rain Garden drainage.



D. SOFT LANDSCAPE AREAS OF FOCUS

All areas shown within the General Arrangement Landscape Plan are covered by this maintenance & management plan.

E. AIMS OF THE MAINTENANCE & MANAGEMENT PLAN

The aim of this maintenance & management plan is to ensure that the vision held during landscape design stage, as steered by a design brief can be achieved through a long term, co-ordinated and informed approach to landscape management.

2. LANDSCAPE MANAGEMENT OBJECTIVES

A. THE ESTABLISHMENT PERIOD

A one-year aftercare maintenance period is required immediately following landscaping works, including all planting. Once completed and signed off by the client with Practical Completion date issued, the implementation of regular landscape maintenance is to start for healthy establishment in year 5.

During this period the Appointed Landscape Aftercare Contractor (ALAC) is responsible for all horticultural maintenance operations to encourage healthy establishment and development, including all shrubs and perennials, which have failed to flourish. At the end of each one-year aftercare period, any failures or defects in the soft landscaping due to material or workmanship failings will be highlighted and rectified within the next appropriate season.

Following the completion of 5 years maintenance regime of the scheme, a report produced by the (ALAC) team is to offer updates / details of the establishment in order to form detailed programme of maintenance works for the next 5 Years, forming the basis for periodic (annual & 5 year) reviews and evaluation of actual maintenance works.



B. ACCESS

The ALAC will be able to access the site freely but should notify the contract manager prior to works with an outline visits schedule at the start of each season.

C. FACILITIES

All ALAC teams are required to log each maintenance visit and report works completed as guided by site maintenance and management report. Local facilities and resources put in place to aid efficient maintenance, namely mains water access are to be used responsibly and sparingly with liability placed at the hand of the ALAC should damage or miss use be noted by contract management.

D. MAINTENANCE OBJECTIVES FOR SOFT LANDSCAPE - GENERALLY

- Apply good horticultural and ecological practice to all operations within entire landscape with care to enhance all wider landscape features during on-going maintenance of installed features / planting.
- Promote healthy growth and establishment of all shrub, herbaceous & perennial plants.
- Ensure consistent control of invasive weeds across the entire site.
- Promote optimum display and flowering periods and stem colour through best practice pruning techniques dependant upon species and location.
- Ensure development of optimum plant form, shape, and planting density. Action required thinning within planting where required if maintenance access becomes limited by growth.
- Provide protection against pests and diseases as required whenever symptoms are discovered.
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs.
- Ensure long term commitment to replacement of defective plant material in line with original design specification as outlined within detailed planting plans.



E. LANDSCAPE COMPONENTS WITH SPECIFIC MANAGEMENT OBJECTIVES

1. **Feathered / Multi-stem trees, whips and shrub / perennial planting.**

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of all planted stock.
- Ensure that sufficient watering of stock is completed with regular frequency. Approx. 5 - 40lt per item each week during the very dry growing season. (Typically late June to late August)
- Ensure that all guards, staking, and ties are checked frequently to ensure effectiveness and to prevent any rubbing or prohibitive growth, including rabbit guards on Standard tree planting.
- All hedgerow guards to be removed following four Winter seasons to allow open establishment of the hedgerow to form.
- Ensure well-balanced crowns and natural shape within individual environments.
- Ensure tree, shrub and hedge pruning is ONLY actioned OUT of the bird nesting season which can fluctuate from year to year but is primarily between March and September.
- Once established, planting may require formative crown pruning to develop into healthy established forms. Where competition forces unsustainable leggy growth, localised thinning of plant stock is recommended to promote long-term healthy group establishment.
- Maintain a clean and safe environment free from all litter within the planting areas.
- Ensure use of organic bark mulch to single species hedgerows along with all planting and all trees where possible which minimise the use of chemicals to suppress and control weed growth.

2. **Living Roof / Green Roof Treatments**

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of the Green Roof Treatments through the minimal impact of foot traffic within the landscape during all maintenance practices. (access to Green Roof [Flat] only within the residential block)
- Green Roof Treatments [Flat] areas of mixed wildflowers, herbs and grasses are to be allowed to develop and grow freely during the growing season to reach their seasonal



potential with no impacting foreign objects allowed to create shade or restrict water availability. (Remove leaf fall - Blow)

- Periodically check for invasive weeds within the Green Roof areas sward. Any invasive 'weed' species which persist during the height of the summer season inc. docks, thistles etc. should be hand pulled where possible. Spot treatment with a Glyphosate based herbicide is also possible to target treat any larger areas to control 'weed' species within the Green Roof areas sward. Check twice a year in June & September to ensure limited establishment. (Specialised access required for Roof Areas)
- Maintain a clean environment free from all litter and debris across the living roof environments, including fallen leaf material in autumn.

3. MAINTENANCE SPECIFICATION

3.1. MAINTENANCE

The following specification items are to be addressed within long term landscape maintenance contract carried out by ALAC.

The ALAC will be required to apply their expertise in relating the specification items below and general landscape objections above to produce an annual programme of maintenance work. While using this document as a source of reference.

3.2. TREES, HEDGES & AMENITY SHRUB / HERBACEOUS PLANTING

3.2.1. Watering

- All planting to receive watering for a minimum of the first 3 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)
- Quantity:
Whips: Wet soil to full rooting depth. Approx. 5lt per application.



GREEN ROOF:

- Installing the correct amount of substrate at the creation of the Living Roof is very important as it must be enough to allow the living roof system mix to flourish, but not enough for invasive weeds and other ‘weed’ species to become established. The substrate should provide enough nutrition and water holding capacity for the proposed planting mixes, but not for weeds. The principle being that whilst weeds may become established during wet periods, during a sustained dry period they will suffer in the limited resources of the thin substrate and die out each summer and therefore will not be establish long-term within the living roof environment.

Watering the Green Roof systems: This should be achieved as directly as possible with limited use of wide angle sprinklers which might waste water. Apply an even light application of water to the green roof areas at a low pressure to ensure than no damage occurs to the layers of the substrate.

[Watering of Green Roof treatments should ONLY be required in periods of sustained dry spells of 5+ weeks typically during the growing season]

3.2.2. Weed control

- Planting areas shall be kept clear of weed growth for the full 5 year maintenance period with grass growth kept to between 10 – 15cm.
- Tree and plant stem protection during weed control: Do not allow nylon filament rotary cutters, sequential blade movement or other mechanical tools closer than 200mm of planted stock stem to protect from accidental damage.
- Weed control is to be achieved by hand with no use of herbicide application within the raised planters.

3.2.3. Organic Bark Mulch (Medium Grade)

- Depth required: top up mulch to a minimum thickness of 75mm within all planting areas.
- Mulch overflow and debris on adjacent surfaces: Remove any weed plant material and debris from neighbouring hard surfaces and return to planted areas.
- MATERIAL: Medium Grade Organic Bark Mulch – [Bourne Amenities](#).

Or similar approved



3.2.4. Fertiliser

- 'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Apply single application between March and May for the first 3 years after planting.

3.2.5. General (tree & shrub guards / staking systems):

- Trees & shrubs shall be maintained in a firm position in the ground following any frost heave or high winds. All stakes and ties shall be checked regularly during each site visit of ALAC.
- Inspection for any missing guards shall be carried out upon each visit. Any missing guards are to be replaced immediately.
- Inspect all of the trees twice a year for sufficient healthy movement within the tree tie systems. Adjust accordingly where required. Tree tie systems should be in place for a minimum of 5 years following planting with their staking system remaining and checked each visit.

3.2.6. Pruning generally

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Appearance: Trim individual trees and plants as appropriate to species, location and season to leave a well balanced natural shape.
- All / Any fruiting trees will require specialist pruning.
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood (as per BS 3998:2010);
- Do not use growth retardants, fungicides or sealant.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.

3.2.7. Pruning of woody shrubs & whips

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems.



- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.
- Timing: Prune between leaf fall and mid winter in accordance with good horticultural and arboricultural practice.

3.2.10. Reinstatement

Where planting stock has failed, remove dead plants as soon as possible and replace in the next possible planting season to an appropriate scale.

4. GENERAL GUIDANCE & CHECKS FOR THE APPOINTED LANDSCAPE AFTERCARE CONTRACTOR (ALAC)

- Litter control. Collect and dispose of gathered litter off site at each visit.
- Weed control by various methods across the landscape to ensure general landscape tidiness.
- Apply liquid or slow release feeds to soft landscape plots at appropriate seasons within the year.
- Water each item of planting stock to soak topsoil to root depths.
- Apply top-up organic bark mulch to native hedgerow. A minimum of 75mm of mulch should be present during the growing season.
- Check and firm each stock item to ensure stability within the ground especially following high winds and frosts.
- Maintain and adjust all guards and tree tie systems as required.
- Clean and tidy the site to maintain hard surfaces free of debris and wind blown mulch, weeds and litter.
- Maintain a healthy growing environment for all planted species to thrive.



BRITISH STANDARDS of note.

- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces)
- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3998:2010 Tree Work. Recommendations.
- BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
- BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations
- ASTM D5268 – 13 Standard Specification for Topsoil Used for Landscaping Purposes

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