The Mannings, Shoreham-by-Sea
Landscape maintenance plan

Prepared by OHLA Ltd
The Loft Studio
7A Albion Street
Brighton
BN2 9NE

on behalf of
Real LSE Ltd

2144_P_P02
February 2022

1.0 Introduction

1.1 This maintenance plan has been prepared by OHLA Limited on behalf of Rydon LSE Ltd in relation to the landscape at The Mannings, Shoreham-by-Sea. It describes the ongoing measures necessary to maintain all soft landscaped external spaces in a safe, clean, tidy and attractive condition from the point of practical completion.

1.2 It provides for the upkeep of all soft landscaping in a clean and safe condition and for the ongoing health of all trees and plants. It emphasizes timely periodic maintenance activity with an emphasis on proactive measures. Such an approach will help to avoid large scale, onerous and potentially dangerous maintenance issues arising. It also proposes a sustainable approach to maintenance including a limit to the use of herbicides/pesticides.

1.3 The effectiveness of the maintenance plan should be monitored over time and it should be adapted as necessary to meet the evolving needs of The Mannings landscape, which like all landscapes is dynamic and changing. The aim should be to maintain the landscape such that it provides a prolonged positive contribution to visual amenity and biodiversity.

1.4 It is our opinion that in order to maintain The Mannings external spaces in a satisfactory condition the input of suitably trained professionals is required. Any person(s) tasked with this work, professional or otherwise, should familiarise themselves with the contents of this document.

2.0 Site responsibilities

2.1 Real LSE Ltd will hold management and maintenance responsibilities for all publicly-accessible and communal residential areas for the first 12 months following project completion. Thereafter responsibility will transfer to the appointed management company. Private external spaces will be the responsibility of the occupiers. Obligations on residents or billing for maintenance are not discussed in this report.

3.0 Ecology

3.1 Encouragement of biodiversity should be a key objective of the on-going management and maintenance of the site. It is considered that the implementation of the landscape proposals, including trees, shrubs and grasses, will benefit the ecology of the area. The management and maintenance of these features is therefore key to realising the potential ecological and biodiversity value of the proposed landscape design.

4.0 Hard landscape

4.1 The management of hard landscaped areas shall be specified by the ground works sub-contractor.

5.0 Soft landscape

5.1 New Specimen Trees

5.1.1 Objective: to promote early establishment and vigour in all newly planted trees within the development area. Longer-term management to include replacement as required and formative pruning to create a healthy, strategic landscape component and to perpetuate the original design aims.

Establishment Maintenance of New specimen Trees

5.1.2 Establishment maintenance of newly planted trees will be required for the first three years after planting to ensure rapid early growth. V sits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements

are satisfactorily undertaken:

• Watering as required to ensure healthy growth, particularly in the trees 1st and 2nd years after planting. All trees to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.

• All trees to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3. Slow release fertiliser to be applied no further from the tree that the first metre and to be placed under mulch and covered to ensure a hazard is not presented on the ground surface.

• Trees that have become loosened, are leaning or have lifted up or out of the ground to be set upright and re-firmed by treading. Tree supports (including underground guys) to be regularly checked, adjusted, repaired and replaced as necessary and irrigation tubes to be kept free of blockages.

• Tree stake ties to be adjusted (loosened or tightened) regularly to avoid asphyxiation of the tree trunk and to ensure rubbing does not occur owing to wind rock.

• Weed control is required to keep all planting areas free of grass and weed growth. This weed control must be by hand in Year 1, with chemical control, using Glyphosate (or suitable approved alternative); permitted only in 1.0m squares around clear-stemmed trees in Years 2 and 3.

• Trees to be kept free of pests and diseases; reg lar monitoring to be undertaken.

• General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. The overall form of the tree is to remain balanced following pruning work.

• Planting areas to be kept free of litter and leaf fall and grass edges to be kept regularly trimmed and tidy.

• Where mulch is used as a top dressing, this to be regularly topped up to 100mm, to ensure a minimum depth of 50mm. Mulch to be kept cleared off adjacent grass, paved areas etc. Mulch used shall be a coarse composted bark. Application shall be even across the extent of the planting area and there should be no mounding of bark mulch around the base of the tree (known as volcano mulching) (see Appendix B).

• General autumn tidy.

• All arisings to be removed from site and the site to be left clean and tidy at all times.

5.1.3 An inspection is to be made in August each year. Any losses of planted trees, whether by natural means or vandalism and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement trees are to be of the same specification and size as the original plants and of the best quality obtainable.

5.1.4 New tree planting within the Public Open Space should be regarded in a different light to those within residential area. As such, in the longer term these trees may be subject to minimal management to allow the trees to develop into character trees of value to wildlife.

Longer Term Management of New Specimen Trees

5.1.5 Regular maintenance visits should be made at quarterly intervals each year. It will be necessary to undertake general inspection for pests and disease, 'tidying' eg. pruning of any poor or damaged branches, removal and replacement of dead trees, litter and leaf fall clearance, topping up, raking and sweeping of mulch to provide a tidy appearance etc , as described above for the Establishment Period. All arisings to be removed from site and the site to be left clean and tidy at all times.

5.1.6 An inspection to be made in August up to and including Year 5. Any losses of planted trees, whether by natural means, wear and tear or vandalism and any other trees that have failed to thrive, to be noted and the trees replaced in the planting season following the loss. Replacement trees to be of the same specification, location and size as the original trees, unless the LPA gives its written consent to any variation.

5.1.7 Tree guards, grilles and any other supports to be checked and when necessary adjusted, repaired, removed or replaced, to ensure healthy unrestricted growth. If a tree support is no longer required as the tree is supporting itself, remove the tree support entirely. The tree support is generally removed around year 3, however this

judgement shall depend on how well the tree has established before tree support removal is considered. Tree guards / grilles of street trees are likely to require removal in the long term as the tree base / trunk expands.

5.1.8 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced but must still be undertaken as necessary to ensure healthy growth and maintain the mulched tree beds in a weed free condition. At this stage it will be possible to use glyphosate or an appropriate, approved residual soil acting herbicide, to minimise the need for physical removal of weeds. Tree surroundings to be maintained in a weed free state, with trimmed edges and mulch material to be kept topped up to a depth of 50mm. In dry summers trees will require watering using the irrigation system to ensure healthy growth.

5.1.9 Regular monitoring for pests and diseases will also be needed on an on-going basis and any necessary control measures undertaken as soon as possible.

5.1.10 General, corrective pruning to trees to remove die back, straggling stems, over- vigorous shoots, suckers, epicormic growth and dead, misshapen, discoloured, thin, weak, over-crowded, old, broken or dangerous branches from trees by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Any removal of dead, diseased or ill formed trees also to be undertaken at this time and replacement undertaken.

5.1.11 Trees to be subject to formative pruning, crown thinning and crown raising / reduction, on an annual basis in the autumn, and at other additional times as necessary, to improve the shape of the crowns and to remove any die back and weak or dangerous branches. The trees that are planted in single species rows and formal groups should be pruned as necessary to form a uniform and balanced arboricultural feature.

5.2 New Hedges

5.2.1 Objective: Promote early growth of new hedge plants to create well-structured and healthy, dense edges.

Initial Establishment Maintenance of New Hedges

5.2.2 Establishment maintenance of new hedge planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

• Watering as required to ensure healthy growth, particularly in Year 1 and 2. All planting areas to be visited weekly in periods of dry weather and sufficient water to be applied to eliminate drought related stress.

• Hedges shall be maintained in accordance with the preceding clauses, with special care to keep hedges clear of invasive ruderal species. Pruning, clipping, and training of hedges shall be carried out in September each year, to avoid disturbance to birds in the breeding season. The aim is to produce a dense hedge of maximum height of 1.2m. To this end leading stems and other top growth to be allowed to grow for 3 -4 years, laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth. Once new sections of hedge have reached the desired dimensions, they shall be managed according to the longer term management prescriptions as set out below.

• Hedge plants to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.

• Plants, which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.

• The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to 50mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept clear of adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required to keep the hedge trench free of grass and weed growth must be by hand in Year 1, with chemical control, using glyphosate (or suitable approved

alternative), permitted only in Years 2 and 3. Where possible use the Integrated Pest Management approach (using cultural, physical and mechanical methods) before using chemical control as a last resort.

- Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
- General pruning to be carried out to trim laterals, remove straggling stems, over- vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches. Leading shoots to be left untrimmed during the Establishment Period.
- Planting areas to be kept free of litter.
- All arising's to be removed from site and the site to be left clean and tidy at all times.

5.2.3 An inspection to be made in August each year. Any losses of hedge plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

5.2.4 It may be necessary to reinforce the integrity of the new hedges by installing a framework of posts and wire, to be kept intact and in good repair during the Establishment Period.

Longer term Management of New Hedges

5.2.5 Regular maintenance visits should be made at a minimum of monthly intervals between April and September with two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal of litter, as described above for the Establishment Period. All arisings to be removed from site.

5.2.6 Ecological enhancement hedgerows will need cutting to prevent the vegetation becoming 'leggy' and to encourage growth. Cutting on a three year cycle (one side, top, other side) will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife.

5.2.7 Formal hedges are to receive formative pruning to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. The aim is to produce a dense hedge of maximum height of 1.2m by cutting back annual growth once each year during the winter months (November – March). Laterals should be trimmed back annually to rectangular shape, to encourage dense bushy growth and create a symmetrical hedge.

5.2.8 Planting, laying and cutting will be carried out between November and March where possible to ensure that birds are not nesting and ideally in January and February to ensure that the fruiting berries are not lost. If a hedge must be trimmed during the fruiting season it is essential to only cut one side so that plenty of food remains. A healthy hedge can normally recover well from severe cutting, but repeated cutting at the same height can gradually cause whole hedges to die off.

5.2.9 Gaps shall be planted with new plant. Any new planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. Initially the surrounding hedge may need cutting back to ensure the new plants receive sufficient light. Regular trimming in the early years of a hedge's life will help make it dense.

5.2.10 An inspection to be made in August each year. Any losses of planted plants, whether by natural means, wear and tear or vandalism and any other plants that have failed to thrive, will be replaced in the planting season following the loss. This to include any plants that are relatively short lived and which will require routine replacement during the period of the Management Plan. Replacement plants to be of the same specification and size as the original plants.

5.2.11 Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced.

5.2.12 Recommended cutting machinery for hedging operations will be by use of a hand held mechanical hedge trimmer. All cut faces should be left neat and clean with no jagged ends or tears.

5.2.13 Regular monitoring for pests and diseases will be undertaken on an ongoing basis and any necessary control measures will be undertaken as soon as possible.

5.3 Operation 3: Ornamental Shrubs and Herbaceous Planting

5.3.1 Objective : to create a high quality ornamental planting scheme to complment the development and its setting. Longer-term management will aim to perpetuate the original design aims and sustain shrubs, and herbaceous planting in a healthy, vigorous condition and to maximise the visual amenity of the planting.

Establishment Maintenance of Ornamental Shrubs and Herbaceous Planting

5.3.2 Establishment maintenance of new planting will be required for the first three years after planting to ensure rapid early growth. Visits shall be undertaken at least monthly between April and September in the first year, with two visits during the dormant season. In the second and third years the frequency of visits can be reduced to bi-monthly. Maintenance visits are required to ensure that the following maintenance requirements are satisfactorily undertaken:

• Watering as required to ensure healthy growth, particularly in Years 1 and 2. All planting areas to be visited as often as required to ensure that plants are kept healthy to eliminate drought related stress. In periods of dry weather a more frequent watering schedule will be required.
• All shrubs to be treated with an annual application of an approved slow-release fertiliser used as a top dressing at the manufacturer's recommended rates in April of Years 1 and 3.
• Plants that have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
• The need for weed control will be minimised through the use of mulch in planting areas. The mulch is to be regularly topped up to a depth of 50mm, ensuring that the lower branches and foliage of plants are not smothered. Mulch to be kept cleared off adjacent grass, paved areas etc. This will generally suppress weeds but there may be some localised ingress of weeds. Any additional weed control required must be by hand in Year 1, with chemical control, using Glyphosate (or suitable approved alternative), permitted only in Years 2 and 3 in those areas without herbaceous plants. Where herbaceous species are present hand weeding will be required.
• Plants to be kept free of pests and diseases, regular monitoring to be undertaken.
• General pruning to be carried out to remove straggling stem s, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches.
• Planting areas to be kept free of litter and leaf fall.
• General autumn tidy.
• All arisings to be removed from site and the site to be left clean and tidy at all times.

5.3.3 An inspection to be made in August each year. Any losses of shrubs or herbaceous plants, whether by natural means or vandalism and any other plants that have failed to thrive, to be noted and replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.

Longer Term Management of Ornamental Shrubs and Herbaceous Planting

5.3.4 Regular maintenance visits should be made at monthly intervals between April and September with at least two visits during the dormant season each year. It will be necessary to undertake general 'tidying' e.g. removal and replacement of dead plants, litter and leaf fall clearance, topping up, raking and sweeping of mulch to provide a tidy appearance etc., as described above for the Establishment Maintenance. All arisings to be removed from site and the site to be left clean and tidy at all times.

5.3.5 Following completion of the Establishment Maintenance, the need for both watering and weed control is likely to be reduced but topping up of mulch must still be undertaken as necessary to maintain the beds in a weed free condition. At this stage it may be possible, in those areas without herbaceous planting, to use a residual soil acting herbicide, such as Casaron, to minimise the need for physical removal of weeds. Where possible use the Integrated Pest Management approach (using cultural, physical and mechanical methods) before using chemical control as a last resort. Planting beds to be maintained in a weed free state and mulch material to be kept topped up to a depth of 50mm, as appropriate. In dry summers some ornamental beds may require watering to ensure healthy growth.

5.3.6 Regular monitoring for pests and diseases will also be needed on an ongoing basis and any necessary control measures undertaken as soon as possible.

5.3.7 General and formative pruning to shrubs to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches from shrubs by pruning back with a clean cut to the main stem, or to a sound and healthy outward growing lateral. Ground cover plants e.g. epimedium to be trimmed to shape and to prevent encroachment onto adjoining hard surfaces, shrub species or grass edges in April to June each year.

5.3.8 Vigorous species to be pruned as necessary to restrict lateral and top growth, to prevent infringement on adjoining plants, paths, grass, edges etc. It may be necessary in 5 + years after planting, to undertake rejuvenative pruning of these and other species, if they outgrow their location or become over-mature. In these cases shrubs to be cut to 100mm above ground level in March. Plant re-growth is to be monitored and any shrubs which do not regenerate successfully to be removed and replaced, with plants of the same size and specification as the original plants.

5.3.9 Ground cover and under storey mixes to be monitored and pruned in single species groups to ensure that swamping of less vigorous species does not occur.

5.3.10 Herbaceous planting to be dead headed after flowering, with flower stems cut to ground level, with the exception of plants which display decorative seed heads, which are to be kept tidy and seed heads removed in the following spring. The other exception is biennial species, which should be allowed to set seed in the vicinity of the parent plant, to progenerate. Seedlings to be retained and re-distributed as necessary.

5.3.11 Where necessary to maintain a tidy appearance and in accordance with good horticultural practice, herbaceous plants e.g. Geranium, to have dead leaves cut back to ground level in the autumn. Those species, which retain attractive winter, leaves e.g. Euphorbia and Bergenia spp. to be retained unpruned but tatty leaves to be cut out on a regular basis. Vigorous herbaceous species e.g. Geranium spp. to be divided and splits used to extend/gap up the original planting in October, as necessary to ensure longevity and free flowering of the parent plants. Following this treatment the areas affected should be re-mulched.

5.3.12 Due to the relatively short lived nature of the Hebe and Lavender plants, provision should be made for plant replacement after 5-10 years. Similarly, it may be necessary to replace some of the herbaceous species, which have a tendency to die out, in time. This to be undertaken in early spring, as necessary.

5.3.13 Ornamental grasses to be kept in a tidy condition and grass heads to be cut down after flowering. Leaves to be cut down as necessary to retain a tidy appearance.

6.0 Health and safety issues

6.1 Refer to Health and Safety File for full list of potential risks present in the The Mannings landscape.

6.2 In relation to underground services present within or in vicinity of planting beds, consult as-built plans and use caution when excavating by hand or other means.

6.3 Removal of sharps. Care should be taken when maintaining areas in case sharp objects are encountered. Ensure all staff are equipped and trained for handling such waste. A sharps disposal box should be provided for maintenance visits and protective gloves provided. Those collecting, carrying, storing, transferring and disposing of used needles and syringes should be aware of the regulations that govern waste of this type. The Hazardous Waste Regulations from 16th July 2005, together with further changes to waste management, have imposed new requirements on many people who deal with waste associated with drug use. Monitor and report to relevant authorities