
Scout Stores,
75 Marlborough Road,
Lancing
West Sussex

Landscape Management Plan
Ref: 2410-03

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INTRODUCTION

- 1.1** It is a general condition for any new development with new landscaping that a landscape management plan is drawn up for the soft landscape areas. The plan is to include long-term design objectives, management responsibilities and maintenance schedules.
- 1.2** The Planting Plan is shown on CJO Drawing **2410-01** whilst the related Planting Schedule, Outline Specification & tree planting detail are shown on CJO Drawing **2410-02**.
- 1.3** The soft landscape comprises new hedges, shrub, perennial & tree planting, and the addition of wildflower meadow areas and lawns for communal use.
- 1.4** There was very little in the way of amenity space previously, so the inclusion of wildflower meadows, native hedgerows and plenty of the trees to the rear create a wildlife haven.
- 1.4** The management plan provides description of the levels and standards of maintenance that is desired for each of the communal landscape areas and should be read in association with the maintenance schedule, which lists the type and number of operations for each landscape area, and the timing for their implementation.
- 1.5** The management plan should be adhered to for five years.

Long-term Landscape Design Objectives

- 1.6** Tree and plant species have been predominantly selected to provide either foraging or nesting opportunities for wildlife.
- 1.7** The long-term landscape objective is to enhance the natural setting of the site and the environment around the new warehouse.
- 1.8** The street frontage to Marlborough Road will be greatly enhanced via the addition of six fastigate hornbeam underplanted by an evergreen carpet of periwinkle interspersed with low mounds of hebe to the east and a springtime array of snowdrops and crocus to the west. The visibility splay lines will be kept clear of all planting.
- 1.9** There is also an open amenity green space to the west, laid to lawn and bordered by evergreen sweet box, various ferns and grasses and a feature Chinese dogwood and Spindle tree which will provide a focal point throughout the seasons.
- 1.10** The eastern, service area of the building is planted with various low maintenance shrubs including Elaeagnus, hydrangeas and Japanese spurge. Ferns and grasses are dotted with Japanese anemone and a snowy Mespilus provides springtime colour with its red foliage and white blossom.

- 1.11** The southern boundary and in fact the whole of the rear of the site is enclosed by a mixed native hedgerow comprising of; hawthorn, sea buckthorn, holly, hazel, blackthorn, elderflower and field maple thus creating a green corridor not only provides a great source of food, but also a safe passage for insects, birds and mammals.
- 1.12** A dozen trees are dotted throughout the wildlife meadow, selected primarily for their nectar include a pair of small-leaved lime, three mountain ash, three silver birch and four crab apple.
- 1.4** Planting is purely around seating areas and comprises of bee-friendly species including wild roses, lavender, catmint, lilac, purple-top, Japanese mock orange, pony's tails and whirling butterflies.
- 1.5** The wildlife meadow itself is a rich mix of over twenty native wildflowers and five grasses as follows:- yarrow, agrimony, kidney vetch, betony, common knapweed, greater knapweed, wild carrot, viper's bugloss, meadowsweet, oxeye daisy, musk mallow, ribwort plantain, hedge bedstraw, lady's bedstraw, field scabious, meadow vetchling, birdsfoot trefoil, wild marjoram, hoary plantain, salad burnett, red campion, ragged robin, bladder campion, common bent, crested dogstail, red fescue, smaller cats tail and smooth-stalked meadow grass.
- 1.6** This forms the largest part of the site which is thus dedicated to attracting various insects, invertebrates, birds and mammals.

2 LANDSCAPE MAINTENANCE SPECIFICATION

MAINTENANCE OF PLANTING AREAS

Weed control in amenity, native planting beds and around hedges

- 2.1** The maintenance contractor shall keep the planting beds in a clean and weed free condition using manual methods with the use of herbicides discouraged.
- 2.2** Manual control of weeds shall be undertaken with care to avoid disturbance to plants. Weeds shall be removed entire, including roots and disposed of off site at contractor's tip. New growths on plants are to be carefully preserved.
- 2.3** All areas shall be left in a neat, raked and clean condition, with mulch re-spread evenly upon completion of weeding operations. Any plants damaged during weed control operations shall be made good to the satisfaction of the client.

Other operations in amenity, native planting beds, around hedges and to climbers

- 2.4** After periods of high wind or severe frost, the ground around all trees and shrubs is to be firmed by treading.
- 2.5** Approved 7:7:7 (NPK) fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of ornamental shrubs only and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.
- 2.6** Dead foliage of herbaceous plants shall be removed at the end of the growing season, taking care not to damage growing tips of plants.
- 2.7** The contractor shall remove litter from shrub beds as a routine part of the maintenance operation.

Watering

- 2.8** Watering in planting areas is only to be considered in drought conditions, and then, where possible, using secondary water.
- 2.9** Great care shall be taken to avoid damage to plants and soil when moving equipment around planting beds and during watering itself. The contractor shall properly gauge the supply of water to individual plants so as to supply the correct quantity. Particular care should be taken to prevent topsoil from washing out through excessive watering causing local ponding.

Pruning

- 2.10** All pruning is to be carried out by means of approved mechanical hedge-cutters, secateurs and hand-saws only. Pruning is to be carried out to the highest horticultural standard. Dead foliage, stems and branches are to be removed by cutting back above a node. Suckers are to be removed by cutting back to their source on the roots of the affected plant.
- 2.11** Shrubs, whips and transplants shall be pruned to encourage vigorous growth, flower and fruit. Remove any growth encroaching onto paths, roads, sightlines and lights. Thinning, trimming and shaping shall be carried out according to species, variety, season, stage of growth and desired visual effect.
- 2.12** Newly planted hedgerows shall be lightly trimmed to encourage dense growth and well-furnished stems.
- 2.13** Thicket Secure by Design planting will be regularly trimmed to encourage dense structure and ensure clear visibility from windows.

MAINTENANCE OF TREES

Tree Base Maintenance

- 2.14** Keep the base around trees free from any weed infestation at all times throughout the maintenance period. Approved 7:7:7 NPK fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of trees and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

Tree Mulching

- 2.15** Maintain mulch to base of all trees planted at a minimum depth of 50mm, topping up as necessary for two years after planting.

Tree Pruning

- 2.16** Check each tree is growing healthily and remove all dead wood, damaged or diseased branches. Carry out formative pruning and remove any suckering shoots growing from the clear stem. Prunings to be removed to a suitable location on site, within the ecological meadow area if suitable; otherwise contractor to cart away.

Tree Wounds

- 2.18** Any wounds shall be neatly pared back to sound wood in accordance with BS3998: 1989 Recommendations for tree work.

Re-firming

- 2.19** Re-firm trees which have been loosened by the wind or frost.

MAINTENANCE OF HERBACEOUS PERENNIAL PLANTS

- 2.20** Stake and tie plants with bamboo canes where necessary. Herbaceous beds and borders to be kept litter free throughout the whole of the maintenance contract. Cultivate lightly around plants without disturbing root systems.

Thinning

- 2.21** Remove any weak shoots using secateurs when the plant has reached one quarter to one third of its eventual height.

Dead Heading

- 2.22** Dead head plants when flowers have begun to fade.

Mulching Herbaceous Borders

- 2.23** Maintain mulch to a depth of 50mm for the first two years on herbaceous borders. Avoid covering plant crowns and only add mulch after growth has commenced in spring.

Lifting & Dividing

- 2.24** Herbaceous perennials should be lifted and divided every 3 – 5 years, during the dormant period, ie: late autumn or early spring. Whilst the lifting of plants is taking place, the area should be weeded and the improved with an organic matter such as well rotted manure.

MAINTENANCE OF BULBS

- 2.16** Once bulbs have finished flowering, allow the nutrients to return to the corm for at least a month before cutting back.
- 2.17** For bulbs within lawn areas, avoid these areas when mowing. After 4-6 weeks resume regular mowing regime.
- 2.18** For bulbs within wildflower meadow, do not cut back until the late summer cut.

MAINTENANCE OF HARD LANDSCAPED AREAS

Sweeping of Hard Landscaped Surfaces

- 2.25** Areas should be kept clear of litter, twigs, leaves, glass, debris and similar at all times. All arisings to be removed off site to the designated location for disposal after each visit.
- 2.26** Should any vandalism be noted, this needs to be reported immediately to the Estate Management Company.

Weeds

- 2.27** All areas to be kept weed-free (ie: less than 5% growth at any time). This is also deemed to include moss. Should the contractor wish to employ chemical methods of eradication, prior notice should be given to the Estate Management Company.

Gullies & Slot Drains

- 2.28** All gullies, grilles, covers to be inspected upon each visit. The Contractor to clean them of any silt, dirt build-up as required. Upon replacing grilles or covers, the Contractor is to ensure the rebate in the frame is thoroughly cleaned of all debris and it is replaced flush in the frame.
- 2.29** The Contractor shall check that water is running freely in gullies and drains and report any defects or unacceptable obstruction to the Estate Management Company.

Street Furniture

- 2.30** All items such as railings, lighting bollards, seats, fences are to be regularly maintained throughout the year to meet function and health and safety requirements.

Additional Works

Snow / Ice Maintenance

- 2.31** The Contractor may be called upon in extreme inclement weather to clear snow and supply & apply rock salt to pedestrian and vehicular entrances. Payment for this operation will be in accordance with the Contractor's tendered rate.
- 2.32** This should be applied at 20g/m², taking care to avoid trees, shrubs, seed and any other plant material. Any damage caused by the Contractor's negligence shall be fully reinstated at the Contractor's expense to the Estate Management Company's satisfaction.

3 MAINTENANCE SCHEDULE

3.1 The following work schedule summarises the maintenance operations to be carried out annually for the first five years where applicable:

3.2

TREES & SHRUBS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
NEW SPECIMEN TREES	2 x checks to stakes, underground guys & irrigation	Oct & Feb	*	*	*		
	1 x annual fertiliser application	March	*	*	*		
	1 x prune to crown	Dec - Feb	*	*	*	*	*
	Water to field capacity if under stress	May - Sept	*	*	*		
	Top up mulch around base		*	*	*	*	
HEDGES	Prune to shape, with slight taper to top	Jan	*	*	*	*	*
SHRUBS, HERBACEOUS & CLIMBERS	4 x hand weedings with light cultivation	April - Sept	*	*	*		
	Tie-in climbers	March - Oct	*	*	*	*	*
	Top up mulch	March	*	*	*		*
	1 x prune to shape & remove dead vegetation	Dec – Feb	*	*	*	*	*
	Water to field capacity if under stress	May - Sept	*	*	*		

GRASS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
AMENITY GRASS	18 x cuts & strimming to edges	April - Oct	*	*	*	*	*
	1 x annual fertiliser application	Oct	*	*	*	*	
	1 x aeration	Feb - March	*	*	*	*	
	1 x roll	March	*	*	*	*	
WILDFLOWER MEADOW	2 x cuts to 100mm & collect all arisings	Late Aug & March	*	*	*	*	*
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*

HARD LANDSCAPED AREAS - GENERAL

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
SURFACES	Sweeping & litter clearance	Jan - Dec	*	*	*	*	*
	Leaf clearance	Oct - Feb	*	*	*	*	*
	Weeding	Feb - Oct	*	*	*	*	*
	Check drains & gullies	Jan - Dec	*	*	*	*	*
FENCES & RAILINGS	Check for damage	Quarterly	*	*	*	*	*

4 SUMMARY

4.1 This report has:

- (a) described the level and standards of maintenance which are desired for each of the main landscaping areas; and
- (b) presented a summary of the main landscape operations that will need to be carried out during the establishment and subsequent maturing of the scheme.

4.2 Following approval of the Landscape Management Plan by the Local Planning Authority as part of the landscape condition and implementation of the landscape scheme that a local landscape contractor will be appointed to carry out all the management operations.

4.3 The management plan should be kept under review for the first five years.

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January 2024