Kingston Wharf Landscape Management Plan

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Client	**PMC Construction Ltd**
Site	Kingston Wharf Shoreham-By-Sea
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References	Outline Planting Plan GHD4001

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Soft Landscape Design Overview.

The landscaping has been planned to add life, colour and texture to the grounds and buildings to maximise the potential of the outdoor space. The design offers a diverse mixture of sensory attractive planting, in consideration of the surrounding areas, and in consideration that the planting depths are limited due to the nature of the podium garden. At the same time the design offers a practical and useable outdoor space suitable to the new homes.

Implementation and Defects Period

To prevent any accidental damage, the soft landscaping and planting works should be undertaken once the main construction has been completed and the majority of the contractors have left the site.
Landscape and planting to commence no later than the next planting season. Any trees or plants, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Kingston Wharf - Maintenance Schedule

Works Period
For a period of 5 years after Completion. Reviewed after 5 years and a new schedule to be programmed.

Operatives.
Maintenance to be undertaken by professional and competent operatives.

Frequency.

Fortnightly.	March to October inclusive.
Monthly.	November to February inclusive.

This schedule may need to be flexible to account for seasonal variations and good horticultural practice.

Work Specifications.

Beds and Boarders, Mixed Planting

- Areas of soft landscaping to be litter picked on every visit.
- Herbicide to be applied by qualified operatives as required. Herbicide to only be applied in conditions specified by the manufacturer.
- Any weeds over 15cm to be hand pulled, and arisings disposed off site.
- Planting to be pruned and shaped as required, in accordance with good horticultural practice.
- Traffic site lines, paths and windows to be kept clear at all times.
- At least three times per year, in spring summer and autumn the beds are to be fed with slow release fertiliser to contractors choice and appropriate to the scheme.
- Herbaceous Plants: dead-heading shall be carried out regularly; plant die-back shall be removed at the end of the winter.
- Pruning: lightly clip over plants where required. Cut back flowering shoots after flowering, remove suckers, dead, discoloured, weak or damaged stems. Prune to reduce size of specimen if suppressing adjoining species.
- Topping-Up: mulch shall be topped-up to maintain, after settlement, a depth of no less than 50mm ensuring that the lower branches and foliage of plants are not smothered

Hedges.

- All hedges to be pruned, shaped and tidied twice per year. This work is only commence once established. All Hedges to be maintained at a height of 1.5m.

Trees.

- Weed Control: a circle 500mm radius from the base of each tree shall be kept free of grass and weed growth. Excluding podium planting
- Slow Release Fertiliser shall be applied annually at the start of the growing season, at the discretion of the maintenance contractor
- The Contractor shall prevent chafing and damage to the bark of trees, caused by rubbing against stakes. It should be planned to remove the tree stakes in the third year after planting, although the final assessment should be made by the maintenance contractor on the suitability of this time frame

- For any failed trees, the cause of failure should be investigated, similar species should be checked and appropriate action taken to prevent disease or other problems re-occurring. Failed trees should be re-planted at the next planting season.

Formative pruning may be appropriate on young trees where selective removal of branches competing with the main leader would lead to improved timber quality and reduce the likelihood of crown splitting in the future.

We would recommend that the trees on site are inspected, on an annual basis, by an arboriculture advisor.

Watering.

The soft landscape installation contractor will complete an initial watering of all new grass and planting areas. During summer months new turf and planting areas may need to be watered daily until established. Watering may also be required after this time as required. After the initial watering by the installation contractor, it is the responsibility of the maintenance contractor to water site and assess the appropriate frequency with which to do so.

Monitoring

- Inspection and monitoring of the landscape management is recommended in an annual basis, preferably by the original landscape designers with accompanied ecology and arboricultural expertise, to monitor and guide the success of the management objectives and to identify any additional or revised management needs, focused on the strategic landscape objectives.
- Specific programmes for monitoring the trees, particularly the established and mature trees already on site should be scheduled on an annual basis with an Aboricultural advisor.
- Plant or other failures arising during the management period should be replaced within the appropriate preceding season, unless the result of circumstances requiring an alternative response, such as replacement of trees with a different species due to a pest or infection.