The Hyde Group

Development at Adur Former Civic Centre

LANDSCAPE MANAGEMENT PLAN

16 August 2024

INTRODUCTION

The following Landscape Management Plan (LMP) has been prepared by The Hyde Group (the Landowner). It sets out the proposed long-term landscapemanagement approaches for the landscape areas associated with the residential and commercial development at the Former Civic Centre in Adur, including those for which specific attenuation measures are proposed.

The LMP has been prepared as a guide for The Hyde Group responsible for the long-term maintenance of the landscape areas. It sets out the management prescriptions to be adopted.

The detail of the landscaping for the development are included at **Appendix A**.

This Management Plan sets out the long-term design objectives and management tasks. All landscape areas and management regimes will be monitored by The Hyde Group along with any sub-Hyde Grounds Maintenance Teams to be appointed by them at any time.

Project:	Former Civic Centre, Adur, Shoreham-by-Sea
Document Title:	Landscape Management Plan
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LANDSCAPE DESIGN OBJECTIVES

Key Objective

The key management objective is to maintain a quality, neat, tidy, safe, useable and attractive landscape setting to the development that is in-keeping and enhances the local area as well as incorporating sustainable drainage and making allowance for maintenance of the attenuation facilities installed.

Overall Design Aims

The overall landscape design aims are as follows:

- To provide attractive and healthy landscaping interspersed through the development.
- To provide safe, quality and functional means of access to maintain the installed attenuation measures.

Guiding Management Principles

Attenuation facilities have been constructed below ground level. As a key gateway feature the management principles are to maintain all aspects of the attenuation and the development practically and to allow the potted trees to grow as well as allowing the wildflower turf and grass areas to provide seasonal and floral interest.

LANDSCAPE MANAGEMENT PROPOSALS

The design proposals for the landscape areas of the development are set out at **Appendix A**. Management principles are devised for the following landscape elements that are proposed or existing within the development.

1. Trees (existing and new)
2. Hedgerows
3. Formal Shrub Planting

4. Wildflower Turf and Grass Areas
5. Footpaths and Hardstanding
6. Other Requirements

The management approach for each component is defined in the following pages.

1. Trees

Existing Retained Individual Tree Management

Any immediately necessary remedial management of the existing tree on the development will be undertaken as soon as is reasonably practical. Hyde Grounds Maintenance Teams will also review the appended to ascertain whether there are any specific requirements for the management of the existing tree on this development.

Within publicly accessible areas, and especially within proximity of defined footpath routes, Hyde Grounds Maintenance Teams will check trees annually and after major storms for necessary remedial works with works undertaken as advised by a competent person. Hyde will also retain the management of trees to maintain healthy growth, longevity and safety and attractive form where appropriate.

Encourage their growth to contribute to an attractive landscape and assist with air pollution mitigation.

Monthly visual monitoring of trees for signs of defects or ill health, and after any extreme weather events, and take appropriate action to ensure health and safety.

Where a concern is identified, more in-depth inspection will be arrange and carried out by qualified arboriculturist. Any remedial works needed will be completed in line with the arboriculture report.

All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the main bird-breeding season (March - July inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds by a competent person.

The retained tree to be protected to BS 5837:2012.

New trees will have their stakes and ties monitored and adjusted as they grow. The frequency will be determined by their rate of growth.

During years 1-3, if there are sustained periods of dry weather/drought watering will take place to minimise the stress on the young trees.

New Tree Planting

The trees in Brighton Road will be placed into the ground in a tree pit and will be maintained as follows.

The trees will be inspected by the Hyde Ground Maintenance Team and watered regularly, as required, depending on the weather conditions until such time as these are adopted by the Highway Authority. The ground around the base of the tree will be kept free of any weeds that will impact the growth of the tree.

Due to additional requirements for enhanced attenuation facilities throughout the development, some new trees are to be potted in timber planters. The remaining new trees will be planted in the ground. In addition to the aesthetic enhancement to the development's coastal connection, the timber planters (examples shown below and detailed within the images included at Appendix A) also allow for practical access for maintenance to the attenuation facilities.





Individual potted trees will be maintained as follows:

Trees and plants in the containers will dry out more quickly than those growing in the ground and will require regular watering. To ensure the trees receive the required amount of water a reservoir will be fitted to the base of every planter. Hyde Grounds Maintenance Teams during their scheduled visits will ensure all reservoirs are filled with water.

Often the overhanging foliage of plants in containers shields the compost from the rain. Hyde Grounds Maintenance Teams need to keep the compost moist, but not wet, even during winter when compost can dry out quickly in wind.

Annually, in spring, the Hyde Grounds Maintenance Teams will be expected to refresh the top layer of compost. This will be achieved by carefully scraping away about 5cm (2in) of compost from the surface and replace with fresh compost – mix in some controlled release fertiliser granules. Alternatively, the use a high nitrogen liquid feed at regular intervals will be accepted.

In some locations the gardens are exposed to the elements, the Hyde Grounds Maintenance Teams will need to ensure that plants in these containers are protected during winter as the roots growing near the edges are vulnerable to freezing temperatures. In late Autumn the Hyde Grounds Maintenance Teams is to wrap the container(s) with bubble wrap or hessian, held securely in place with twine. These will need to be supplied and then removed in Spring.

TASKS		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
TREES IN PLANTERS	Prune - remove any dead, diseased, crossing or damaged branches.	■		■									■
	Check tree stakes and ties for damage and positioning			■						■			
	Rake up and remove leaves			■							■	■	■
	Ensure trees are adequately watered during warmer weather			■	■	■	■	■	■	■	■		
	Check for pests and diseases and treat as required					■	■	■					
	Top up bark mulch around the base of trees and clear weeds			■	■								

2. Hedgerows

The following management approach is proposed for hedgerows:

- Plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established.
- Plant protection to be regularly inspected and any damaged protection replaced.
- Plants found to be dead or dying within the first two years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Until establishment, formative pruning will be undertaken once annually to keep the hedgerow tidy.
- Allow new hedgerows adjacent to the residential edge (and possibly in other locations where natural surveillance is required) to establish to a height of 1 metre. Cut once annually to a height of approximately 1 metre, with sides, ends and tops of the hedgerow pruned where practicable and dependent on access, to achieve an appropriate shape and structure in relation to the height of the hedge.
- Cut during the winter months, following fruiting, during frost free periods. Cutting should not be carried out during the bird nesting season (March-August) unless supervised by a competent person.
- Following pruning operations, Beds are to be raked to remove footprints and all arisings removed from beds and surrounding areas. No encroachment of more than 150 mm of growth onto grass area, footpaths, sightlines etc. All surfaces virtually weed free at all times with weed growth never in excess of 5% cover of bed and no individual weed in excess of 50 mm height or spread.
- Plant protection and any protective fencing will be removed once the hedgerow is established.

TASKS		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
NATIVE HEDGEROWS	Main prune/cut back hedgerow to desired height		■	■									
	Clear any lateral branches encroaching onto pathways										■	■	
	Check for damaged or diseases species and remove/replace		■	■								■	■
	Top up bark mulch around the base of hedgerow and clear weeds			■	■								
	Ensure hedgerow species are adequately watered during warmer weather					■	■	■	■	■			

3. Formal Shrub Planting

Formal planting may be included within small areas of the development, these will be focal areas and therefore the aim is to maintain a neat, weed free appearance.

- Formal shrub planting will be kept weed free by use of a 50mm layer of bark to mulch the beds which will also increase water retention. To be kept regularly topped up.
- Water plants during establishment to field capacity if the plants are under stress during dry periods.
- Plants found to be dead or dying within the first two years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Once established plants to be pruned annually or bi-annually depending upon rate of growth as necessary to maintain a neat form and a low height (below 1metre), keeping plants free ofadjacent hard surfaces and in good condition.

TASKS	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER

SHRUBS AND GROUNDCOVERS	Water during establishment and thereafter in hotter weather and times of drought												
	Spring pruning for July-October flowering plants												
	Summer Pruning for shrubs that flower in late winter, spring and early summer												
	Evergreen shrub pruning												
	Light pruning for newly planted shrubs during the first 1-2 years growth												
	Top up mulch in shrub beds as required												
GENERAL	Adjust irrigation according to season												

4. Wildflower Turf and Grass Areas

Areas of grass and wildflower turf areas to be protected with mesh fencing until the end of the rectification period and moved temporarily for maintenance. This includes planting beds adjacent to Brighton Road and Eastern Avenue.

Shade tolerant wildflower turf is laid due to it's suitability over the area marked for fire vehicle access. Full details of wildflower specie can be found on the Detailed Schedule and Specification included at Appendix A.

TASKS		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
WILDFLOWER AREAS	Water vegetation mats through the first spring/summer growing season												
	Mow during the first year every 6-8 weeks during Summer to a height of 5cm												
	Annual 'Hay Cut' using a strimmer or scythe to a height of 50mm. Leave arrisings for a week before clearing to allow seeds to drop. Check area for wildlife prior to cutting												
	Spring cut to 7.5cm using a mower or strimmer. Clear arisings												
	Remove weeds by hand. Clear any rubbish/unwated material blown into beds												
HERBACEOUS PERENNIALS	Lift and divide large clumps if necessary												
	Clear old growth and cut back												
	Clear weeds from beds												
	Deadhead plants for a second flowering if required												
	Water during establishment and thereafter in hotter weather and times of drought												
	Replenish planting by cutting back dead growth if desired												
	Main perennial cutback. Leave evergreens and grasses to provide winter interest												

5. Footpaths and Hardstanding

Maintenance to be undertaken to ensure footpaths within public areas remain clean, tidy and safe for use:

- All hard surfaces within the landscape areas should be maintained in a clean and tidy appearance free from weeds and litter, and this will include a general sweep, and occasional spray of surfaces.
- Paths should be checked quarterly and after periods of excessive rainfall; any areas of wear that may become a safety concern should be repaired.

6. Watering

The Hyde Grounds Maintenance Teams may be required to provide watering services to sites within the contract Area.

The Hyde Grounds Maintenance Teams will irrigate specified areas, as necessary to ensure any grass and/or planting continues to grow in a healthy condition.

Water will be supplied by the Hyde Housing Maintenance Team in sufficient quantities for it to penetrate to a depth of 100mm on each occasion.

There must be no over or under watering or damage to plants and soil caused by, e.g. scorch or puddling and no soil wash following watering.

Liquid fertiliser shall occasionally be added to water during the summer period as required.

Whenever possible water must be applied in late afternoon or early evening

The Hyde Grounds Maintenance Teams shall ensure that water is not wasted providing this service. Hosepipes must securely connect to the water outlet and be free from leaks. Some sites have rainwater butts which should be used in the first instance.

7. Other Requirements

- Litter picks and general litter clearance should be carried out regularly.
- Litter picks should be undertaken at every visit to the development for maintenance operations.
- The overall objective is to ensure that all areas are free from litter and fly tipping.

Appendix A

Drawing Details	Drawing No.	Notes
Detailed Schedule and Specification	GHD3523-SCH1-08	N/A
Planting Plan	GHD3523-200-08	Please note that this is an updated version of GHD3523-200-04 as referred to on the Schedule and Specification drawing noted above
Landscape Maintenance Schedule	GHD3523-SCH2-02	
Timber Tree Planter Reference Images	N/A	For illustrative purposes only

Landscape Detail and Plans provided by Garden House Design.