



Landscape Management Plan
Hawkinge Retirement Village
Phase 3

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FINAL

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CONTENTS

1	Introduction	3
2	Preliminaries / General Conditions.....	7
3	Soft Landscape Maintenance – General	9
4	Soft Landscape Maintenance – Specific Requirements	14
5	Soft Landscape Maintenance - Schedule of Activities.....	18
6	Hard Landscape Maintenance – General	26
7	Hard Landscape Maintenance – Schedule of Activities	28
8	Summary.....	31
9	Appendices.....	32

1 Introduction

Aims and Objectives

- 1.1 This Landscape Management Plan (LMP) has been prepared for Pentland Homes Ltd to inform the on-going landscape management and maintenance operations for the Phase 1 Retirement Village development on land at Hurricane Way, Hawkinge.
- 1.2 The LMP should be read in conjunction with the supporting landscape plans prepared by Deacon Design Ltd and alongside the Care Package documentation produced by Pentland Homes and The Graham Care Group. These include:
 - The **Landscape Design Statement**, Ref: S116.R03 produced by Influence Environmental Ltd in August 2013 (see Appendix A) which identifies the overarching aims of the landscape design for the wider Hawkinge Retirement Village;
 - The **Landscape General Arrangement Plans**, Ref: DD122L04-6 &11 (see Appendix B);
 - The **Detailed Planting Plans**, Ref: DD122L22-29 (see Appendix C);
 - The **Site Furniture Location Plan**, Ref: DD122L07 (see Appendix D);
 - The **Care Package** 'Pathway 1' documentation (produced by Pentland Homes and The Graham Care Group which identifies the commitment and level of landscape maintenance afforded to every property across the scheme (see Appendix E).
- 1.3 Any subsequent changes to the landscape design should be included within the As Built drawings and the LMP updated to reflect any necessary changes to the landscape management both through prior agreement with the Management Company and, where necessary, Shepway District Council Planning Authority.
- 1.4 This LMP describes the range of proposed hard and soft landscaping, its design objectives and post construction aftercare to safeguard specific landscape features, habitats and species as required and referenced within the associated planning conditions.
- 1.5 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
 - The successful establishment of a cohesive planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents;
 - Protection, conservation and enhancement of existing trees, vegetation and associated habitats to achieve ecology value in both biodiversity terms and human amenity;

- To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.
- 1.6 This Plan is intended to cover the maintenance regime of the entire site after the first year of defects period up to 15 years.
- 1.7 It should be noted that as the establishment of the new planting progresses, the operation and management may be altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

Landscape Overview

- 1.8 The overarching landscape strategy (refer to Appendix A) for the Hawkinge Retirement Village seeks to provide a variety of complementary landscapes that together provide function to the amenity areas whilst helping to stitch the development into the surrounding rural landscape and create a real sense of place befitting its location within the Kent Downs AONB (Area of Outstanding Natural Beauty).
- 1.9 The key landscape areas associated with the Phase 3 scheme include:
- **Key Building / Apartment Block Frontages** – comprising two main buildings overlooking the Central Green these buildings will be framed by formal hedge planting, amenity planting and manicured lawns to balance the landscape with the larger scale of buildings.
 - **Communal Terrace / Petanque pitch** – Situated to the north of the site and linked to the Phase 2 communal lawn provision has been made for residents to convene and play Petanque. Surrounded by sensory planting this will provide an attractive backdrop to recreational activities.
 - **The Central Green and Water Feature** - Situated at the end of the main access road and framed by formal hedging and specimen street tree planting 'The Green' will provide a large expanse of lawn for informal recreation. Groups of trees and bulb planting will add to the seasonal interest providing colour throughout the year.
Captured from a number of views the central water feature will complement and help balance the adjacent hub building into the landscape.
 - **Sensory Gardens** – As an extension of the internal communal areas both the Hub and apartment building will comprise a series of sensory gardens with opportunities for outdoor relaxation. These south facing gardens will provide wonderful opportunities for outdoor dining and will be planted with sensory planting on mass incorporating a mix of sizes, textures, colours, seasonal variation and scents. The paths will support a series of intimate seating spaces connecting back to communal lawns to support seasonal events. A summerhouse is proposed to the hub building garden where residents can relax and enjoy views across the garden back towards the communal terrace and Hub building.
 - **Car park greening** – Servicing the two key buildings, a series of car parking bays will be positioned to feed the Hub and apartment building

requirements. Rather than see this as a constraint the planting strategy seeks to break up the mass of parking instead creating a series of islands wrapped in green. Primary greening will be achieved by establishing a grid of Hedge planting and a mix of Smaller flowering trees to create enclosure to the parking areas. This palette of trees will complement the adjacent buffer planting in turn creating foraging and nesting opportunities for wildlife. The parking surfaces will utilise natural materials and complement the planting by using a simple finish.

- **Buffer Planting / Southern Boundary / Recreation footpath / Trim Trail** - As part of the wider landscape mitigation for Hawkinge West the buffer planting along the southern and eastern edges of the site it is important to provide screening to the site. As recommended in the HWSPD this allows for a landscape strip which will incorporate enhanced tree and shrub planting helping to screen the new development from neighbouring residential properties. This screen will continue the native planting and local biodiversity aims of the project, utilising coppicing techniques and native understorey planting.

Within this a recreational footpath will be introduced to meander through the buffer planting providing pedestrian access connecting back into the residential development at key nodes.

Soft Landscape Strategy

- 1.10 The planting strategy seeks to utilise appropriately located native and ornamental amenity planting to complement the ecological requirements whilst delivering a robust environment which is capable of withstanding human activity, phased development and associated construction implications.
- 1.11 Tree planting has been positioned carefully to define spaces, mitigate the development impact and enhance the landscape setting and adjoining development parcels.
- 1.12 Particular attention has been given to the retention and enhancement of the native hedgerow vegetation along the southern boundary. Special consideration should be made for maintenance within the Root Protection Areas of this existing vegetation.

Hard Landscape Strategy

- 1.13 Contrasting coloured block paving has been used to provide a separation between the main vehicular routes and private driveways/pedestrian footpaths. Natural granite sett rumble strip directs traffic into the site and slows down cars, if necessary.
- 1.14 Small sections of asphalt surfaces help to break up the block paving and define the individual entrances to the residential clusters. A natural finish of resin bound gravel will define the communal garden paths to the Courtyard Gardens and Walled Garden.
- 1.15 A concrete, buff coloured slab paving has been used for the private terraces and pedestrian areas around the building.

- 1.16 Street furniture and signage on site have been carefully chosen to be clearly visible, comfortable and robust enough to tolerate the exposed conditions and reduce the burden of ongoing maintenance and replacement.

2 Preliminaries / General Conditions

Scope of Contract

- 2.1 This LMP should be read in conjunction with the supporting landscape plans appended to this report.
- 2.2 The landscape maintenance of the site will be managed by Pentland Homes and The Graham Care Group.
- 2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all hard landscape, street furniture and planted areas covered by the management.

Contractor Obligations / Health and Safety

- 2.4 The contractor will be entirely responsible for the safe execution of all of his works, which must be carried out in strict accordance with all current Health & Safety and other relevant current legislation.
- 2.5 The Contractor shall provide a Working Foreman and a sufficient number of men and plant for the proper, expeditious and complete execution of the works.
- 2.6 All site operatives should refer to the O&M Manual for identified site risks.
- 2.7 The Contractor shall satisfy the client that he has insured himself against his liability for claims, costs or expenses which may be made by any person, including persons employed by the Contractor or his Sub-Contractors in respect of any damage or injury suffered in connection with the Contract.
- 2.8 All loss or damage arising from theft or malicious damage throughout the contract shall be made good by the Management Company at its own expense.
- 2.9 The Contractor will be held responsible for keeping all persons under his control within the boundaries of the works area and will be liable for all damage to adjoining premises and property, grass and other vegetation and to hedges, fences and gates by workmen, lorries and plant, or from any other cause whatsoever.
- 2.10 The Contractor will also be held responsible for ensuring the safety of persons not under his direct control within the boundaries of the work area.
- 2.11 The Contractor shall ensure that all employees involved with the use of pesticides receives adequate training and supervision in line with current legislation and Codes of Practice.
- 2.12 All operations to be carried out in accordance with current Agricultural Training Board Codes of Practice. Residual pesticides may only be used with prior written permission.

- 2.13 COSHH - The Contractor shall provide the client with manufacturer's technical literature of any products proposed to be used, to satisfy the requirements of the Control of Substances Hazardous to Health legislation.

Programme

- 2.14 A detailed programme or schedule is to be submitted for approval, which identifies the proposed dates of attendance on site together with the operations to be carried out.
- 2.15 The works must be carried out in such a way as to cause the minimum amount of inconvenience to the tenants concerned.

Variations

- 2.16 The contract shall make no variations to either the Specification or the agreed programme without the prior approval of the Management Company.

3 Soft Landscape Maintenance – General

All Planting

- 3.1 All planting on site will be maintained in perpetuity by the Management Company.
- 3.2 Any tree and plant showing the following attributes must be replaced immediately, or in the next planting season. These include plants that are:
 - Dead, diseased or dying
 - Missing or not in accordance with the specification
 - Lack any vigour
- 3.3 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 3.4 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Management Company.
- 3.5 Existing trees are to be retained, protected and undisturbed throughout the contract.

Tree Stakes/Ties

- 3.6 The Contractor shall be responsible for the maintenance of all stakes and ties including the replacement of all broken and missing ties, ensuring that stakes are firm and adjusting ties to allow for stem growth.

Pruning

- 3.7 The Contractor shall remove or repair all damaged and dead wood from trees, shrubs and hedges during the visits referred to above. Any plants that are obstructing the pathways shall be cut back at the direction of the Management Company.

Watering

- 3.8 The Contractor shall allow for 8 no. waterings per annum for all plant material in the Summer. Such watering is dependent on weather conditions and is subject to an instruction from the Management Company.
- 3.9 The Contractor shall inform the Management Company when he feels a watering is required and the request will not be unreasonably withheld. Plant losses through drought as a result of inadequate watering will be the responsibility of the Contractor who shall have to replace the plants at his own expense.
- 3.10 The Management Company shall require three days prior notice of watering. The Contractor shall only be paid for any watering undertaken.
- 3.11 Watering shall be carried out at the following rates: -
 - Planting Areas: - Min 10L/Plant

- Trees: - Min 50L/Tree
- Grass Areas: - Min 10L/m²

3.12 The Contractor may supply water from his own bowser or utilise the landlord's external water facility on site.

Weed Control Generally

- 3.13 The Contractor shall keep all paving, planting and grassed areas free from weed growth primarily by mechanical or hand means.
- 3.14 All weed control is to be carried out on fortnightly maintenance visits throughout the Contract period. Failure to achieve consistent weed control to the specified standard will result in payments for the period concerned being withheld.
- 3.15 The periodic use of chemicals as an aid to weed control as appropriate to the prevailing conditions will be permitted only with the prior approval of the Management Company. However, the application of chemicals may not be used as the exclusive method of weed control.

Chemical Weed Control

- 3.16 All relevant Acts of Parliament, the "Code of Practice for the Use of Amenity Pesticides" and the manufacturer's instructions concerning the handling, use and storage of the chemicals MUST be followed. Containers and other contaminated equipment must be kept in a secure place when on site and cleared away after each day's work.
- 3.17 No spraying or spreading operations shall be carried out during unsuitable conditions which may cause drift onto adjoining land.
- 3.18 The Contractor shall be held legally responsible for any damage or injury to persons, property or vegetation resulting from such operations and must indemnify the Employer against all claims or damages.

Herbicide Types

- 3.19 All herbicides shall be applied strictly in accordance with the manufacturer's instructions. Approval must be obtained from the Management Company for the proposed herbicide type and the proposed area of use before any spraying operations commence.
- 3.20 Granular Herbicide shall be applied using proprietary 'spreaders' or 'shakers' to ensure an even distribution of the herbicide at the recommended rate. Particular care shall be taken along the perimeter of the treated area to avoid the granules spreading onto adjoining surfaces. Granular herbicides must not be applied when the leaves of desired plants are moist and therefore likely to hold the granules. Any trees or shrubs onto which the granules have adhered shall be gently shaken to dislodge the herbicide.
- 3.21 Where the maintenance contract commences immediately after construction works, short term residual granular herbicides shall be applied during February

of the two years following practical completion to all planted areas that have not been mulched.

- 3.22 Contact Herbicide Spraying operations should be carried out when the weeds are in early vigorous stages of growth and are low in height in order that no spray damage is caused to the planting.
- 3.23 Should the weeds exceed 300mm in height before application of herbicide (due to negligence or adverse weather conditions) the Contractor will be responsible for collecting up and removal of all dead or alive weeds.

Systemic Herbicide Application

- 3.24 The identified area of planting shall be walked through by the operator with a knapsack sprayer or a 'weed wiper' as directed by the Management Company, and the following broad-leaved weeds only spot treated with approved herbicide at the manufacturer's recommended rate:

Docks (*Rumex* spp.); Thistles (*Cirsium* spp.); Willowherb (*Epilobium* spp.); Ragwort (*Senecio* spp.); Nettles (*Urtica* spp.) and any other species instructed by the Management Company.

Defective Spraying

- 3.25 Should the herbicide fail to take, due to change in weather conditions, etc the Contractor will be deemed responsible for the re-application at the Contractor's own expense.
- 3.26 Where areas are accidentally missed, herbicide is to be re-applied immediately the areas become evident and weather conditions permit.

Wetting Agents

- 3.27 Wetting agents shall be added to all herbicide solutions in accordance with the manufacturer's instructions.

Plant Beds

Mulched Beds

- 3.28 The Contractor shall cultivate flower and shrub beds at weekly intervals removing all weeds that may germinate and grow through the bark during the maintenance period.
- 3.29 The cultivation shall include pruning and the use of chemical agents as an aid to weed control and pest infestation, provided that such agents are supplied in a manner not harmful to plants or personnel. Any plants so damaged shall be replaced at the Contractors expense.
- 3.30 All dead plant material, including dead flower heads, should be removed.
- 3.31 Any dead plant material removed must be noted on the Notifications of Works form (Appendix A), which is to be completed and returned after each visit to site.

- 3.32 The base of each specimen shrub, herbaceous or ground cover plant shall be kept clear of weeds and all plants are to be kept firm.
- 3.33 The complete area under shrubs and trees is to be kept free of weeds throughout the period of the maintenance contract by a combination of chemical and mechanical means as described.
- 3.34 All flower and shrub beds shall be left in a clean and tidy condition and free of stones on completion of any works carried out under this schedule.
- 3.35 Bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.
- 3.36 Following any maintenance operations, the mulch shall be supplemented to allow for any material which may have been lost.

Topsoil Beds (Native buffer planting)

- 3.37 The Contractor shall fork and hoe all soiled beds and hand weed at fortnightly intervals removing all weeds that may germinate and grow during the maintenance period. The works shall include pruning and the use of chemical agents as an aid to weed control and pest infestation, provided that such agents are supplied in a manner not harmful to plants and personnel. Any plants so damaged shall be replaced at the Contractor's expense.
- 3.38 Any plant material removed must be noted and the Management Company informed as soon as a possible noting species removed and location.
- 3.39 The base of each specimen shrub, herbaceous or ground cover plant, shall be kept clear of weeds and all plants are to be kept firmly within the ground to ensure root growth.
- 3.40 The complete area under shrubs and trees is to be kept free of weeds throughout the period of the maintenance contract by a combination of chemical and mechanical means as described.
- 3.41 All flower and shrub beds shall be left in a clean and tidy condition and free of stones on completion of any works carried out under this schedule.

Edging

- 3.42 Kerb edging will take place once between November - March inclusive.
- 3.43 The edging operation will entail a clean-cut edge to all grass areas where the kerbing and other hard surfaces meet the grass. All arising will be collected and removed on the same day.

Fertiliser

- 3.44 The Contractor shall apply 'Enmage' fertiliser or similar approved over all planted areas at the rate of 100g per sq. m.

Litter Picking and Sweeping

- 3.45 The Contractor shall pick all litter from the contract area and take it away to an approved tip. Litter picking shall take place at each visit.
- 3.46 Litter picking shall involve removing litter from planted areas.
- 3.47 Loose leaves shall be swept up and removed.
- 3.48 Loose leaves shall be swept up and removed.
- 3.49 Any malicious damage or fly tipping shall be reported immediately to the client.

4 Soft Landscape Maintenance – Specific Requirements

- 4.1 The following maintenance activities are specific to certain plant typologies. They should be carried out in addition to the above general activities

New Tree Planting

- 4.2 Management operations will include thinning to remove any deadwood and promote growth.
- 4.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Native Buffer Planting

- 4.5 Appropriate to its setting, native planting mix has been used to form part of the visual screen to the southern boundary. This planting will reinforce the existing boundary vegetation and act as a green corridor for wildlife to seek refuge.
- 4.6 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds. This may need to be increased where appropriate to avoid encroachment onto the associated grass mounds and rear gardens to plots 2-4.

Formal Native Hedgerow (To Southern Boundary)

- 4.7 Included as part of the habitat corridor treatment, a line of formal native hedgerows will be established around the rear gardens to properties 4-7 and 18-21 that back onto the southern buffer zone.
- 4.8 The mix will include 50% field maple to retain a clear structure to the hedgerow however other native species including hazel, dogwood, guelder rose and holly will assist in tying the character of the residential area to that of the adjoining boundary treatment whilst providing a clear edge to the amenity rear gardens. It will also support the green corridor for wildlife to migrate around the site and seek refuge.
- 4.9 These hedgerows should be kept neat and formal at a height no greater than 1.2 metres to retain natural light to the garden areas and retain a consistent form. Lateral growth should be managed to prevent growth encroaching the garden terraces.
- 4.10 Where possible management principles for a field hedgerow will be adopted to include opportunities for seasonal flowering, nectar and berries fruits for wildlife.

- 4.11 A temporary post and wire fence will be positioned along the middle of the hedge prior to planting to prevent people from gaining access. It is envisaged that once the hedge has fully established this fencing will not need to be replaced.

Amenity Planting

Formal Evergreen Hedgerows

- 4.12 In keeping with previous phases Formal Griselinia evergreen hedging will be established within the residential clusters to provide a consistent appearance to the residential plots and help define private front gardens and enclose the communal courtyard gardens. In turn this will provide a frame and protection to the more ornamental / seasonal planting. This hedge should be maintained at a consistent height between 1.2 to 1.5 metres

Shrub Planting

- 4.13 Shrub planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for visitors and residents, while attracting wildlife with shelter and food.
- 4.14 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health.
- 4.15 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the public areas.
- 4.16 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 4.17 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Herbaceous Planting

- 4.18 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 4.19 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.
- 4.20 Any attractive dead stems or flowerheads can be left until early spring.

Grassland / Seeded Areas

Amenity Grass / Formal Lawns To Residential Frontages / Communal Lawns And Private Rear Gardens

- 4.21 These lawn areas shall be cut by means of a pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.
- 4.22 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.
- 4.23 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or by the use of cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.
- 4.24 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.
- 4.25 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus an equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- 4.26 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 4.27 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.
- 4.28 Particular care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.
- 4.29 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 4.30 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Wildflower Meadow to Southern Buffer

- 4.31 Forming part of the ecological corridor associated with the southern landscape buffer a sward of flower rich grassland is proposed. This native flower-rich neutral grassland combined with the woody native trees and shrubs will provide a food source, habitat and shelter for a range of fauna.

- 4.32 The main seed mix to be used is Emorsgate's EM3 - Special General Purpose Meadow Mixture, the Planting Schedule provides a breakdown of this seed mix. To be sown at a rate of 4gm² and firmed in with a roller.
- 4.33 A nurse crop of Emorsgate's EM6 Cornfield annuals will be sown with the meadow mixture to suppress annual weed growth and give shelter to the under-sown perennial meadow species. To be sown at a rate of 2gm².
- 4.34 The maintenance regime will be significantly less intensive than the manicured amenity lawns, reducing the need for regular maintenance; reducing costs and minimising impact on biodiversity.
- 4.35 The mowing regime will vary depending on the light levels affecting the growth rate in order to establish a healthy sward. It is envisaged that the sunnier parts will require cutting once or twice a year. The Schedule below provides a more detailed description to ensure this important landscape / ecological feature is fully realised.

5 Soft Landscape Maintenance - Schedule of Activities

5.1 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency (per annum unless stated otherwise)
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather (Min allowance of 8 No. visits).
Plant replacements	All plant deaths should be replaced as soon as practical. Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or as soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	As required
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Minimum 18 visits. Fortnightly (April to September) Monthly (October to March)
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established and no bare ground is visible	Minimum 18 visits. Fortnightly (April to September) Monthly (October to March)
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March

Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5.2 The following maintenance activities are specific to the plant species and planting combinations. Please refer to supporting landscape plans for locations. They should be carried out in addition to the above standard activities.

New Tree Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Establishment	Inspect newly planted trees to ensure healthy development, carry out necessary arboricultural works as necessary	Twice a year Spring and Autumn for first 3 years
Assessment	Arrange for all site trees to be inspected by a qualified arboriculturalist, and recommendation report obtained to identify any health problems or necessary arboricultural works	Once every 5 years
Formative Pruning Young trees up to 4m	Type and timing to suit species Do not prune during late winter/ early spring sap flow period Crown prune by removing dead branches and reducing selected side branches by 1/3rd to preserve a well-balanced head and ensure development of a single leader Remove duplicated branches and potential weak or tight forks Whips and feathers do not prune	Once a year late spring or early autumn

Crown Lifting	Where required and as growth of tree allows crown lift street trees to maintain a clear stem of 2.5m within pedestrian areas and 2.5- 3m where crowns will overhang roads Ensure clear stem does not represent more than 50% of total height of tree to maintain a natural appearance	Once a year until mature
Annual Maintenance	Check tree ties, stakes, irrigation pipes and adjust as required Stakes: replace loose, broken or decayed stakes Ties: Adjust, refix and replace loose or defective ties allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing	Twice a year March and August
Replacement planting	Inspect short lived wood stemmed shrub species and carry replacement planting to maintain healthy stock and appearance	As required straight away or during the next planting season
Annual Maintenance year 4 onwards	Remove tree ties, stakes and guys, make good stake holes on adequately established trees	Once in August

Native Buffer Planting to Southern Boundary

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Pruning / Trimming	In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and bushy growth Type and timing to suit species Do not prune during late winter/ early spring sap flow period	To suit species. (Once a year). Any hedge cutting to take place in autumn/early winter to avoid disturbance of nesting birds
Replacement planting	Inspect hedgerow for gaps and carry replacement planting to maintain healthy stock and appearance	As required straight away or during the next planting season

Removal of dead plant material	At end of growing season, check all plants and remove all dead foliage, wood and broken or damaged branches and stems	Once a year in late autumn
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Formal Native Hedgerow to Define Landscape Buffer from Main Amenity Areas

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Pruning / Trimming	Trim to specified heights and profiles using suitable mechanical cutters In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and busy growth Type and timing to suit species Do not prune during late winter/ early spring sap flow period Allow hedge to reach planned dimensions only by gradual degrees, depending on growth rate and habit. Timing:	Twice Yearly to take place in early spring and late autumn/early winter to avoid disturbance of nesting birds Hedgerow should be maintained at a consistent height no greater than 1.2 metres to retain natural light to the garden areas and retain a consistent form. Lateral growth should be managed to prevent growth encroaching the garden terraces. To suit species.
Replacement planting	Inspect hedgerow for gaps and carry replacement planting to maintain healthy stock and appearance	Once a year during planting season. (November to March)

Amenity Planting

Formal Evergreen Hedgerow

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
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Removal of dead plant material	At end of growing season, check all plants and remove all dead foliage, wood and broken or damaged branches and stems Trim to specified heights and profiles using suitable mechanical cutters	Once a year in March To suit species. (Once or twice a year)
Pruning / trimming	In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and busy growth Type and timing to suit species Do not prune during late winter/ early spring sap flow period Allow hedge to reach planned dimensions only by gradual degrees, depending on growth rate and habit.	As Required (Min twice yearly during late spring/ early summer and late August/Early September: Griselinia should be maintained at a consistent height between 1.2 to 1.5 metres
Replacement planting	Inspect hedgerow for gaps and carry out replacement planting to maintain healthy stock and appearance	Once a year during planting season.

Shrub Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Removal of dead plant material	At end of growing season, check all shrubs and remove all dead foliage, wood and broken or damaged branches and stems	As required
	Trim to specified heights and profiles using suitable mechanical cutters	To suit species (once or twice a year)
Pruning Ornamental Shrubs	In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and busy growth and desirable ornamental features, such as flowers, fruit or autumn colour	To suit species. Once a year

Replacement planting	Inspect short lived wood stemmed shrub species and carry replacement planting to maintain healthy stock and appearance	As required straight away or during the next planting season
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Herbaceous Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Removal of dead plant material	At end of growing season, check all perennials and remove all dead foliage and flower heads	As required
	Trim to specified heights and profiles using suitable mechanical cutters	To suit species (once or twice a year)
Replacement planting / Splitting	Inspect species and carry out replacement planting to maintain healthy stock and appearance / lift and split healthy stock periodically (in accordance with good horticultural principles) to maintain coverage	As required / lift and split every 2-4 years

Amenity Grass / Formal Lawns

ITEM	ACTIVITIES	SUGGESTED FREQUENCY (per annum unless stated otherwise)
Watering	Area of high quality turf should be watered as required during period of prolonged dry weather	As required
Cutting – General		Allowance within Care package for 44 visits.
Cutting – Suggested Programme	First Cut: Mow to just top grass (50-75mm)	Once during March
	Spring Cut: (50mm)	As required to maintain between 30-50mm
	Summer Cutting: (30mm)	As required to maintain between 30-50mm
	Late summer cutting: once a week (50mm)	Four times during September

	Autumn cutting: Once every two weeks (50-75mm)	Twice during October
Cutting - Bulbs in grassed Areas	Do not cut before flowering	Intervals between end of flowering and start of grass cutting to be agreed by landscape architect and maintenance contractor.
Topdressing	Apply to a depth of 5-6mm	As required to maintain heath thatch in October / November
Scarifying	To a depth of 25mm	As required to maintain heath thatch in October / November
Fertilizer	Apply organic fertilizer at recommended rate	Twice a year Spring and Autumn

Wildflower meadow / flowering rich grassland to southern buffer

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Cutting	First year, (after sowing). Once the meadow vegetation reaches a maximum of 200mm it should be cut to around 50mm to 70mm and the cuttings removed and where permitted composted on site.	Three times. Cutting should be undertaken in spring and early summer. It is recommended that the second cut in the first year is in July and the third cut in the first year should be in October.
	Subsequent years – Hay Cut to a depth of no less than 100mm. This should be done on rotation in different areas year to year. The relatively early cut will help to reduce vigour of the sward, allowing flowering species to persist.	Twice yearly in late July and again in October.
Arisings	Arisings from the hay cut will be left for a few days for seed to fall before being removed and composted on site. Location to be agreed with Pentland Homes.	As required.

Scrub / Invasive Weed Manageme nt	The proposed cutting regime is likely to be sufficient to control invasive broad-leaved species. However, if undesirable species such as invasive Canadian goldenrod <i>Solidago canadensis</i> , thistles <i>Cirsium</i> spp. and docks <i>Rumex</i> spp. reach more than approximately 5% cover then they should be spot treated with a non-residual herbicide.	As required
Assessment	- Arrange for wildflower meadow areas / to be inspected by a qualified ecologist to ascertain the establishment of the meadow areas and associated habitat enhancements. - Make recommendations as necessary to address any health problems or necessary remedial works.	Once every 5 Years

6 Hard Landscape Maintenance – General

All Surfaces

- 6.1 All surfaces to be kept clear of defects and litter. Check any cracking and clear from snow if necessary to prevent personal injuries and further damages.
- 6.2 The perimeter, joints and cracks of paved and concrete access paths are to be kept free of weeds by a combination of chemical and mechanical means as described.
- 6.3 Check on a regular basis for any loosening of surfaces including raising of blocks resulting in loss of surface integrity. Replace any broken surfaces or missing blocks upon identification.

Concrete Slab / Block paving

- 6.4 Acid based cleaning products MUST NOT be used for day to day cleaning operations as repeated use can affect the stone and cause discolouration.
- 6.5 Specific spillages of oil based substances or chewing gum should be removed as quickly as possible after the initial incident. Absorbent spillage mats should be used on any spills rather than brushing that spreads the contamination.
- 6.6 Any direct large point loads from cherry pickers stabilisers and similar must use suitable spreader plates and baulk timbers to spread the load and prevent damage to paving and/or tree roots. Paving should be checked for lifting or cracking of slabs, with any broken slabs replaced immediately to remove trip hazards.
- 6.7 Low sodium salt or grit can be used on the surface to help eliminate ice and frost. Once weather conditions return to normal the salt/grit needs to be washed off thoroughly to remove all traces. Salt content should be minimised to avoid damage to adjacent planting.

Asphalt Surfacing (Pedestrian and vehicular)

- 6.8 Surface integrity should be checked monthly for any cracking or pitting of the surface and puddling. These should be patched immediately to reduce any further damage to the surface or undermining of supporting structures.
- 6.9 Sweep and wash surfaces with a suitably sized road sweeper

Timber Fencing

- 6.10 The general maintenance for the timber fencing will require inspection for damages and repair as required. Inspections should be carried out at least twice a year. If required, repainting / staining will be necessary.

Street Furniture

- 6.11 Inspect all street furniture for damage and replace / repair as necessary.

6.12 All furniture such as seating, railings, gates, bins to be cleaned and maintained according to manufacturer's instructions.

7 Hard Landscape Maintenance – Schedule of Activities

7.1 The following activities should be carried out for all areas of hard landscaping.

Item	Activities	Suggested Frequency (per annum unless stated otherwise)
Weed control and litter	- Apply a suitable foliar acting or residual herbicide: - Clearance: Allow recommended period for herbicide to take effect before clearing arising.	Once a year in June / July
	- Remove litter, debris and weed growth	Weekly to maintain a clean site and retain the high-quality setting
Drainage systems	- Remove mud, silt and debris from surface gutters. - Drainage gullies, empty traps and flush clean	Minimum twice a year Early Autumn and late Spring
Repair works	- Inspect all areas of paving and hard surfacing for broken, cracked and damaged units. Replace or repair as required. - Inspect all areas for evidence of lifting or settlement	As required to avoid trip hazards
Stain removal	- Remove cement and concrete stains using diluted hydrochloric acid, immediately rinsed with cold water. - Moss / Algae growth, treat with a proprietary moss and algae killer - Chewing gum removal, using freezing aerosol and scrape off with a paint scraper	As required, minimum twice a year
Graffiti Removal	- Inspect site and carry out graffiti removal.	As required as soon as notified
Snow clearance	- Clear areas of laying snow from pedestrian and vehicular route ways	As required soon as possible after snow fall
	- De-ice identified roads and footpaths with Grit to manufacturers recommendations - Used application equipment suitable to size of space and avoid application onto adjacent planting beds. In tight spaces consider using low sodium content product or	As soon as possible after snow clearance and prior to a predicted overnight frost.

	erect salt protect barriers along edge of planting.	
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7.2 The following maintenance activities are specific to certain materials and elements used within the external areas. They should be carried out in addition to the above standard activities.

Item	Activities	Suggested Frequency (per annum unless stated otherwise)
Concrete Paving Surfacing	- Clean with a sweeping vacuum cart, using SOFT plastic brushes.	Once a year
	- Spray joints with a residual herbicide to prevent weed growth - Clearance: Allow recommended period for herbicide to take effect before clearing arisings. - Check sand filled joints and top up as required (Non-porous paving only) - Check joints and clear as necessary to maintain recommended porous functionality (Porous paving only)	Twice a year in April/ May and August/September
Asphalt Surfaces	- Sweep and wash surfaces with a suitably sized road sweeper	Twice a year in April/ May and August/September
Petanque Pitch	- Should maintenance work be required it is advisable, in the case of pot holes occurring, to cut out affected areas to a neat edge down to the sub base and replace completely with new gravel. - In the event of resurfacing at a later date, the top of the gravel surface should be scarified with a rake to a depth of approximately 25mm (1"), the loose material discarded and a new layer of gravel laid, rolled and water rolled in accordance with our laying procedure described above.	As required
Street furniture / Signage	- Inspect all street furniture for damage and replace / repair as necessary	Twice a year

	- All timber furniture: Apply cleaning agent, hand wash and apply protective oil to all timber surfaces	Once every two years
	- All metal furniture: Clean with appropriate cleaning agent to maintain finish of material	As required
Timber fencing	- Inspect and repair damaged sections. Use FSC approved timber only. Repair as required.	Minimum twice a year Early Autumn and late Spring
	- Repaint or stain as per original.	Every 3 years
Refuse Collection	- Refuse/recycling bins to relocate to collection point and return once collected including cleaning and tidying individual bin store.	Weekly

8 Summary

- 8.1 In addition to the information already set out above the timing of some operations may be varied with prior approval of the Management Company, depending on seasonal conditions.
- 8.2 As a minimum standard, the landscape maintenance visits will include:
- Weekly maintenance of shared and individual external spaces including an allowance of 44 visits per annum for grass cutting.
 - Weekly road and footpath cleaning.
 - Weekly service to move refuse/recycling bins to collection point and return once collected including cleaning and tidying individual bin store.
 - Seasonal planting.
- 8.3 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- 8.4 Before the end of LMP period the management objectives and maintenance prescriptions should be reviewed and any refinements incorporated into an updated management plan for on-going medium and long-term management.
- 8.5 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 8.6 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.
- 8.7 Where possible landscape management and dialogue with the residents and unit occupiers should be encouraged to instil a sense of ownership and value to the landscape.

9 Appendices

- 9.1 Landscape Design Statement, Ref: S116.R03 produced by Influence Environmental Ltd
- 9.2 Landscape General Arrangement Plans, Ref: DD122L04-6+11
- 9.3 Detailed Planting Plans, Ref: DD122L22-29
- 9.4 Site Furniture Location Plan, Ref: DD122L07
- 9.5 Care Package 'Pathway 1' documentation produced by Pentland Homes and The Graham Care Group.

Appendix 9.1

Landscape Design Statement, Ref: S116.R03 produced by Influence
Environmental Ltd