



**Soft Landscape
Management Plan**

**Hawkinge House _
Phase 3**

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for the Graham Land Development and seeks to inform the on-going landscape management and maintenance operations for Phase 3 of Hawkinge House Nursing Home and Care Suites, Kent.
- 1.2 Deacon Design Ltd were appointed in February 2017 to progress the hard and soft landscape design in support of a detailed planning application to Shepway District Council.
- 1.3 This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare requirements to safeguard future establishment.

Aims and Objectives

- 1.4 The landscape design responds appropriately to the site's setting within emerging Hawkinge masterplan and the wider Kent Downs AONB (Area of Outstanding Beauty).
- 1.5 The planting strategy seeks to reinforce the native buffer planting to the boundaries whilst creating a blend of sensory planting beds around the Phase 2 building providing an attractive outdoor environment for future residents.
- 1.6 These amenity areas will be protected by a framework of evergreen hedges proven to tolerate the exposed conditions and will create a safe and secure garden for the more sensory planting to establish.
- 1.7 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 the 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 – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environments to residents and visitors;
 - To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.
- 1.8 This Plan is intended to cover the first five years of the sites establishment.

2 Preliminaries

- 2.1 This management plan should be read in conjunction with the landscape and planting plans appended to this report.
- 2.2 The appointed Management body shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.
- 2.3 The maintenance of trees, shrubs and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.
- 2.4 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased or dying
 - Are missing or not in accordance with the specification
 - Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

- 2.5 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.6 All loss or damage arising from theft or malicious damage prior through the contract shall be made good by the Contractor at his own expense.
- 2.7 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.
- 2.8 All site operatives to refer to O&M Manual for identified site risks.
- 2.9 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract in accordance with BS 3998.

3 Soft Landscape Maintenance – General

All Planting

- 3.1 All planting beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company unless adopted by the local authority.

Existing Vegetation

- 3.2 Management of existing trees will require periodic management.
- 3.3 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.4 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.
- 3.5 All tree surgery works to be carried out between September and February. No works should be carried out between 1st March and 31st July to avoid the bird nesting season.

Proposed Planting

Tree Planting

- 3.6 Tree planting has been proposed on site where possible. Native trees are located towards the site edges to respond to the emerging buffer planting, whilst smaller more ornamental varieties are located within the communal areas, closer to the building to provide seasonal interest without casting shade into the apartments.
- 3.7 Future management operations will include thinning to remove any deadwood and promote growth.
- 3.8 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.9 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.10 Trees planted within amenity grass areas to have a weed free circle of 1.2 metre diameter.

Native Buffer Planting

- 3.11 According with the wider Hawkinge development framework, native shrub planting has been proposed to reinforce the existing landscape buffer to the north east of the site.

- 3.12 The use of native species will assist in tying the character of the development together, acting as a corridor for wildlife to migrate around the site and seek refuge. The species selected have been chosen to enhance the existing vegetation and avoid unnecessary maintenance operations, instead allowing their natural form to establish along this generous edge.
- 3.13 Adopting the similar management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. Located suitable distance from garden paths these shrubs should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.

Formal Native Hedgerow (To Car Parking Areas)

- 3.14 Included as part of the habitat corridor treatment, a line of formal native hedgerows will be established around the overflow parking areas that back onto the western and northern buffer zone.
- 3.15 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.
- 3.16 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.
- 3.17 Where possible management principles for a field hedgerow will be adopted to include opportunities for seasonal flowering, nectar and berries fruits for wildlife.
- 3.18 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 Hedgerow

- 3.19 Forming an attractive green boundary to the garden areas, a line of formal Griselinia hedging will be established along sections of the garden boundary.
- 3.20 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 paths.

Ornamental Shrub Planting

- 3.21 Shrub planting varieties have been chosen for their sensory qualities, nectar (flowering), aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.
- 3.22 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 increases air flow within the planting to maintain its good health.
- 3.23 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 residential areas.
- 3.24 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 3.25 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.26 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 3.27 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site.
- 3.28 The management body is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 3.29 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.
- 3.30 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every three days in the second and third seasons until the onset of natural rainfall.
- 3.31 Any failures due to drought shall be replaced by the management company at their own cost.
- 3.32 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.
- 3.33 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Planting

- 3.34 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 3.35 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.
- 3.36 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

- 3.37 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.
- 3.38 Detailed pruning methods of ornamental grasses are described in more detail below.

Grassland / Seeded Areas

Flowering Amenity Grass / Mown Area

- 3.39 Continuing the fluid nature of the landscape design provision has been made for a flowering lawn. The cut grassland will provide informal amenity space for residents and visitors.
- 3.40 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.
- 3.41 Frequency of cutting shall be regulated so that the grass, does not exceed 40 mm in height at any time unless otherwise agreed (refer 4.3 – Flowering Amenity Grass). Machines shall be so adjusted to cut no lower than 25 mm.
- 3.42 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.
- 3.43 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.
- 3.44 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.

- 3.45 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.
- 3.46 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.
- 3.47 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.
- 3.48 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 3.49 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

4 Soft Landscape Maintenance - Schedule of Activities

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

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
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	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
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	Total 18 visits.
	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

- 4.2 The following maintenance activities are specific to the plant species and planting combinations and habitats created within the proposed planting strategy. They should be carried out in addition to the above standard activities.
- 4.3 For further details on habitat management and works to the existing trees, please refer to the supporting ecological and arboricultural reports appended to this document.

New Tree Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
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

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 Parking 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 bushy 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 parking areas. 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)

Formal Griselinia 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: Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct pathways and private drives. Griselinia should be maintained at a consistent height between 1.1 to 1.2 metres
Replacement planting	Inspect hedgerow for gaps and carry out replacement planting to maintain healthy stock and appearance	Once a year during planting season.

Amenity Planting

Ornamental Shrub Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
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 bushy 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

Herbaceous Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
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

Ornamental Grasses

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
	Prune to remove dead and remaining foliage in late November to 150mm	Once a year in Winter

Deciduous Species	Remove remaining last season's foliage by hand when first buds of new growth appear	Once a year in Spring
Evergreen Species	Trim down foliage to 150 mm above ground	Once every two years in Spring
Large Specimens	DO NOT PRUNE	
Selective Thinning	Selectively remove 1/3rd of plants. Where possible select larger, mature and over developed individuals to encourage natural regeneration	Once every 3 years
Lift and split	Lift and split healthy stock periodically (in accordance with good horticultural principles) to maintain coverage	Every 2-4 years

Flowering Amenity Grass - Emorsgate EF1

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Watering	Area of high quality turf should be watered as required during period of prolonged dry weather	As required
Cutting (all cuttings to be collected and removed from site)	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. Mowing should be relaxed from late June to allow flowering, resuming cutting again when the sward gets untidy (4-8weeks). Mowing may also be suspended earlier in the year to allow cowslips to flower.
	Late summer cutting: once a week (50mm)	Four times during September
	Autumn cutting: Once every two weeks (50-75mm)	Twice during October
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

Reinforced Grass to Overflow Parking Emorsgate EG22 – wear tolerant turfgrass

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 – 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
Topdressing	Apply to a depth of 5-6mm	As required to maintain heath thatch in October / November
Fertilizer	Apply organic fertilizer at recommended rate	Twice a year Spring and Autumn

5 Monitoring and Ongoing Review

- 5.1 During the construction period, it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken regarding plant replacements and habitat creation.
- 5.2 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.
- 5.3 Before the end of this Plan period, the management objectives and maintenance prescriptions should be reviewed and any refinements incorporated into an updated management plan for use with on-going medium and long-term management.
- 5.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 5.5 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.
- 5.6 Where possible management undertaken in conjunction with residents should be encouraged to instil a sense of ownership and value to the landscape.

6 Appendices

- 6.1 DD138.L02 Landscape General Arrangement Plan (Deacon Design Ltd)
- 6.2 DD138.L03 Detailed Planting Plan (Deacon Design Ltd)

Appendix 6.1

DD133.L02 Landscape General Arrangement Plan

Appendix 6.2

DD138.L03 Detailed Planting Plan (Deacon Design Ltd)

13 MAR 2017

