



FORMER FRIENDS SCHOOL FIELDS, WALDEN SCHOOL
Landscape Management Plan

Landscape Management Strategy

Contents

1. Introduction
2. Maintenance Agencies
3. Landscape Design Objectives
Landscape Management Objectives
4. Preliminary Maintenance Operations following Implementation (Year 1)
5. Ongoing Maintenance Operations (Years 2 to 5 and thereafter)
6. Appendix 1 Landscape Maintenance Specification
7. Appendix 2 Contents of Landscape Maintenance Contract
8. Appendix 3 Landscape Maintenance Contractor Notification Sheet

1.0 Introduction

The Management Plan has been produced to enable those involved with implementing and maintaining the areas associated with the development to interpret the original design intentions and to give guidance to those agencies responsible for on-going site maintenance. Specific maintenance operations have been identified in the context of the overall design and management objectives.

2.0 Maintenance Agencies

The following agencies (refer to document L23110.01.A), will be responsible for maintenance of public areas throughout the development;

1. Chase New Homes will be responsible for maintaining all areas of on the site not maintained by others. This will include existing mature trees and hedges, open spaces, sustainable urban drainage areas (excluding engineering structures and operational equipment), proposed trees including fruit trees, proposed hedgerows, proposed soft fruit shrubs and groundcover, shrubs, wildflower areas, bulbs etc. It will not include adoptable footpaths running through these areas but will include unadopted rights of way. Maintenance will be carried out by a reputable landscape maintenance contractor appointed and supervised by Chase New Homes using the JCLI Form of Contract for Landscape Maintenance, incorporating the Group's Landscape Management Specification. (See appendices).
2. Essex County Council, as Highways Authority, will be responsible for all highway related areas including adopted roads, road verges, footpaths and all associated infrastructure and equipment.
3. All other areas on the site are to be conveyed to private dwellings for maintenance by them.

3.0 Landscape Objectives

3.1 Landscape Design Objectives

1. Conserve existing trees, hedgerows and other vegetation as far as possible in the context of a redeveloped residential area.
2. Manage and maintain existing trees and hedgerows to retain them and to ensure their long term health and vigour.
3. Improve biodiversity of site by enhancing existing hedgerows and herb layers, and by introduction of native and wildlife friendly species.
4. Understand the requirement for surface water disposal via permeable paving and soakaways and maintain paved surfaces clean and weed free to allow this.
5. Promote a safe and attractive setting for the redeveloped residential area.
6. Provide a network of mown or surfaced paths for pedestrian access running through the site and linking outside it.
7. Create attractive and interesting open spaces maximising opportunities for community involvement in its use, care and management.

3.2 Landscape Maintenance Objectives

1. Conserve and effectively maintain existing mature trees and hedgerows in a safe and healthy condition.
2. Encourage enrichment of native flora by appropriate sensitive, low key maintenance operations.
3. Maintain new trees, shrub planting and grass areas in appropriate ways to achieve early establishment, vigorous growth and long term viability.
4. Maintain shrub beds, hedges and other vegetation to ensure safety by allowing surveillance of Public Open Spaces, play areas and footpaths from surrounding housing and passing pedestrians and traffic.
5. Ensure Public Open Spaces are safe, clean, attractive and pleasant to use.

4.0 Preliminary Maintenance Operations – Year 1 (Approximately)

This covers maintenance to both hard and soft landscape areas following implementation of the soft landscape works as shown on the planting plan, and for a preliminary pre handover maintenance and defects liability period, estimated at approximately 12 months, to allow for establishment and rectification of any defects, until full handover to Chase New Homes and/or adoption by Essex County Council.

The main building contractor will take responsibility for employing a suitable competent landscape contractor who will implement the soft landscape proposals and whose brief will include visiting the site on a regular basis and organising appropriate maintenance tasks. This contractor will also be responsible for rectification of any defects, including plant replacements.

Public and Employer's liability insurance cover will be needed.

The completion of the implementation works is likely to be phased and will include interim maintenance to both completed and incomplete site areas until the whole development is fully finished.

The following maintenance operations will be necessary to ensure that the basic elements of the site are sustained until long term maintenance contracts are put in place;

Trees (existing)

Carry out regular inspections of existing (retained) trees using suitably qualified personnel to ensure that they are maintained in a safe and healthy condition. Competent personnel should be suitably qualified and would either be registered with the Arboricultural Association or provide satisfactory references acceptable to the client and in either case should provide adequate insurance details. Inspections would be carried out every three years, or more frequently if there were concerns about the health and stability of any tree. Any of the retained trees on the site covered by Tree Protection Orders will require formal approval from the Local Authority for any works required to them based on detailed method statements. Generally, removal of dead wood should be carried out only where required for the safety of the public. In some areas, where appropriate, arisings such as cut logs and branches should left on the ground in discrete locations for habitat enrichment.

Improved woodland

A detailed management and maintenance plan to be prepared and implemented in relation to T7 Mixed species woodland and existing boundary tree belts G6, G7 & G10

Mature trees in grass

Carry out regular inspections of existing (retained) trees using suitably qualified personnel, as above, ensuring a weed free mowing circle is maintained to base of trees to minimise mower damage. Grass to be cut 10-20 times per annum to max height 50mm and selective herbicide applied, as below

Formal tree, shrub planting and grass.

Tree maintenance as above except that young trees in grass to be fitted with plastic strimmer/mower guards of suitable size.

Shrub beds to be kept weed free by twice annual and a further two spot applications of appropriate herbicide or by hand weeding years 2-5.

After year 5, one application of herbicide annually and hand weeding.

Discontinue after year 10.

Shrub beds and individual trees to be mulched with 75 mm bark mulch after planting followed by a further 25 mm bark mulch in early spring annually thereafter.

Cut grass 10-20 times per annum up to max height 25 mm. Crisp edges to grass and shrub beds are to be created to give a clear definition to these by cutting 50mm edge trench in flowing curves or straight lines.

Informal tree and shrub planting (including ground cover)

As above for trees and shrubs.

Mixed scrub

Scrub will be allowed to establish, forming a scalloped edge.

This will be cut back every 3-4 years to maintain a variety of successional scrub stages with greatest value for a range of nesting bird species.

Fruit Trees

Carry out pruning in late winter or early spring in preparation for the growing season. Apply mulch in mid-to-late spring and autumn. Newly planted fruit trees should be mulched annually for the first three or four years with bulky organic matter to conserve moisture and reduce competition from weeds and grass.

The stake should be checked at least every six months and the tie loosened if it starts digging into the tree bark. By 1 – 2 years, to check if a stake is still needed the tie should be released and the tree pushed gently to one side. If it does not return to an upright position the tie should be refastened and the same tried again the next year. If the tree does return to upright the stake should be removed carefully without being shaken as this may damage the tree roots. The resulting hole should be filled in with soil. Alternatively, the stake can be cut off at ground level.

As the fruit trees mature and begin to bear fruit, they should be cut back each year. Shoots growing upright can shade the centre of the tree, which reduces fruiting. Those shoots can be removed either in summer when they are 4 to 6 inches long or in winter, when the tree is dormant, and they are longer.

Orchard Grassland

The grass around the orchard leisure area will form part of the regular mowing regime. Strimmers or mowers must take care to avoid damaging trees.

Low formal hedges

Where not in private management, cut hedges to 0.6m high and 0.4m wide 3 times a year, apply herbicide to base as shrubs or hand weed to keep weed free.

Formal hedges

Cut hedges to 1 m high and 0.5m wide 3 times a year, apply herbicide to base as shrubs in S1 or hand weed to keep weed free.

Species rich hedgerows

The hedgerows should be maintained with high basal density – this will be achieved by allowing bramble and other scrub species to grow at the base of the hedgerows.

'Neat' hedgerows should be avoided. This will provide foraging and nesting habitat for birds, hedgehogs and invertebrates.

Infrequent cutting of hedgerows will allow fruit and nut production and benefit a wide range of fauna species.

Cutting should be undertaken on a three-year rotation in January/February to avoid impacts on wildlife.

Fine grass/lawn areas

Cut fine grass areas at two weekly intervals during the growing season to maximum height of 25 mm and apply selective herbicide to control perennial weed growth until grass is fully established. Check for weed growth and reapply herbicide as required. Apply turf fertiliser in spring and autumn of first year following establishment and in later years as required. Form mowing strips of minimum width necessary against trees, shrub beds, hedges, hard edges and obstructions using herbicide in early spring as required.

Meadow Grass Areas & Flowering Lawns (First year)

After sowing continue mowing as needed, aiming to keep the grass short (30-50mm). Continue mowing through winter and early spring as necessary. Stop mowing in April and leave until July/August at which time you can manage the sowing as you would established grassland as described below.

With the exception of yellow rattle most of the sown meadow species are perennial and will be slow to germinate, grow and flower, particularly against the competition from established grasses.

Meadow Grass Areas & Flowering Lawns (after first year)

Grass and herbaceous layer to be strimmed or mown to minimum height of 100 mm in February/March, and again in October/November with arisings removed to encourage rich plant mix. If any bulbs are included in these areas mowing should be delayed until June (as referred to below). No fertilisers to be applied. Spot herbicide treatment of weed species not included in wild flower mixture, such as docks, nettles, field thistles etc. to be carried out as required.

Whilst the Flowering Lawn mix responds well to regular short mowing, where under a management company, these areas should be managed as above to allow flowering and seeding.

Low Maintenance Grass Areas

Grass to be cut less frequently than fine grass areas at 6 to 8 times per annum. Spot treatment of weed species carried out as required.

Bulb planting areas in grass

Areas planted with bulbs are to be allowed to flower and mowing delayed until all foliage has died back, normally in June.

Climbers

Tie in climbers to support wires. Prune excess growth to approximately 2m high to keep climbing plants within easy reach and also prune to keep a minimum of 300 mm away from windows, doors, vents etc.

Hard surfacing

Litter picking and surface cleansing weekly plus twice per annum application of herbicide or regular hand weeding as required. Where permeable paving is installed pressure jetting may be required at intervals to remove mud, algae and other debris to ensure that the surfacing is functioning as designed. Slot drains, gullies and other drainage features are to be checked quarterly and cleansed if necessary.

Health and Safety Considerations

Relevant health and safety (COSHH) requirements will need to be observed, particularly with regard to tree works and herbicide use, which would require qualified personnel and with certificates.

5.0 Ongoing Maintenance Operations – Years 2 to 5, and thereafter

Following acceptance of the site at final handover from the construction contractor and the landscape contractor (after all defects have been satisfactorily rectified), it is proposed that an initial 4 year maintenance contract would be prepared at the behest of Chase New Homes and include allowances for costs associated with the following:

- Tendering for and appointment of a specialist maintenance contractor
- Allowance for preliminaries, contingencies and other ancillary costs
- Monitoring of the contract by a competent administrator

(For Chase New Homes' landscape performance specification and contents of proposed landscape maintenance contract documents for this site see appendices 1 to 3).

Appendix 1

Landscape Management Performance Specification for Former Friends School Fields, Walden School

Landscape Management – Year 1

- (i) During year 1 the landscaping is to be managed by the implementation contractor. The landscape management will then be handed over to Chase New Homes to maintain thereafter.
- (ii) Any trees, shrubs or other plants found to be missing or defective shall be replaced.

Landscape Management – Years 2 to 5

(i) Chase New Homes will then continue to maintain the landscaping at the site in perpetuity (as long as the scheme remains operational and within Chase New Homes' ownership). Maintenance to include mowing grass/turf, edging, watering, weeding and replacing defective turf, plants etc.

(ii) The yearly maintenance schedule to include the following seasonal maintenance:

Spring:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- All flower beds and communal lawns to be given a general purpose feed.
- Lawns to be weeded.
- Shrub and flower beds to be weeded.
- Pruning and mulching of fruit trees.
- Shrub beds, individual trees in grass and formal hedges to be mulched with 25 mm bark mulch in early spring when soil is moist.
- New growth of climbers will need attaching to supports.
- Late flowering shrubs will need pruning to keep a neat habit.
- Perennials need any dead material cutting back to the ground.
- Trees, hedges and shrubs to be trimmed.
- Species rich grass / wildflower areas to be strimmed / mown

Summer:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- Spring flowering shrubs need pruning where necessary to keep a neat habit.
- Shrub and flower beds to be weeded.
- Trees, hedges and shrubs to be trimmed.
- Climbing plants to be pruned as required.

Autumn:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- Lawns to be weeded.
- Shrub and flower beds to be weeded.
- Trees, hedges, shrubs and climbers to be trimmed.
- All plants and communal lawns to be given a general purpose feed.
- Leaf clearance to be carried out.
- Species rich grass / wildflower areas to be strimmed / mown

Winter:

- All grass areas to be cut once in November and February.
- Shrub and flower beds to be weeded.
- Cutting of species rich hedgerows on a 3 year rotation.

General operations

- Tree stakes and ties to be checked at each maintenance visit, particularly following strong winds, and adjusted as required. Stakes and ties to be removed when no longer required.
- Existing mature trees to be regularly checked at least once a year for health and structural integrity. Any decay, broken branches or other defects to be noted and if works are required to protected trees formal application to be made to the Local Authority for permission to carry them out.
- Hard surfaces to be treated with suitable herbicide as required, ensuring no contamination into subsoil or effect on existing and new planting.
- Where permeable hard surfaces are contaminated with silt, mud, algae or similar these are to be removed by pressure washing to ensure permeability is retained.
- Slot drains, gullies and silt traps to be checked and cleaned regularly.
- Leaves to be cleared in autumn as required, particularly after windy weather.
- Snow and ice to be cleared/treated with de-icing salt as required.

Appendix 2

Chase New Home's Landscape Maintenance Contract Documentation – Summary

CONTENTS

1.0 Preliminaries

- 1.1 Form of Contract
- 1.2 Scope of Works
- 1.3 Commencement and Duration of Contract
- 1.4 Amendments pertaining to JCLI Agreement for Landscape Maintenance Works 2017

2.0 Landscape Maintenance Specification

2.1 General

- 2.1.1 Glossary of Terms
- 2.2.2 Pesticides
- 2.2.3 New Planting Material
- 2.2.4 Machinery, Tools and Equipment
- 2.2.5 Turfing and Grass Seeding
- 2.2.6 Soil Cultivation
- 2.2.7 Herbicide application around Trees and Obstacles
- 2.2.8 Removal of Self Set Plants
- 2.2.9 Drying Areas

2.2 Specific Operations

- 2.2.1 Grass Maintenance
- 2.2.2 Shrub Bed Maintenance
- 2.2.3 Hedge Maintenance
- 2.2.4 Tree Work
- 2.2.5 Hard Surfaces

2.3 Specialised Operations

- 2.3.1 Rose Bed Maintenance
- 2.3.2 Flower Bed Maintenance

2.4 Play Area Maintenance (where applicable)

- 2.4.1 Schedule of Visits/Tasks (Appendix)

2.5 Form of Contract

- 2.5.1 JCLI Agreement for Landscape Maintenance Works 2017

APPENDIX 3 - LANDSCAPE MAINTENANCE - NOTIFICATION OF WORK

FROM:	RETURN TO:
(NAME AND ADDRESS OF CONTRACTOR)	Chase New Homes Ltd
DEVELOPMENT NAME:	DATE OF VISIT:
FORMER FRIENDS SCHOOL FIELDS, WALDEN SCHOOL	

We advise that the works noted below were carried out on the above date:

Planted Areas

Tick as appropriate

- Remove weeds and stones (mulched beds)
- Fork, hoe and remove weeds and stones (soiled beds)
- Firm all planting
- Prune/clip and remove prunings/clipping from site (Mar & Oct)
- Seal/fungicidal dressing applied (specify) _____
- Herbicide/pesticide application (specify) _____
- Fertiliser application (March) (specify) _____
- Watering (min 10 L/plant)

Trees

- Check, firm renew ties and stakes
- Prune and remove prunings from site (Mar & Oct)
- Fertiliser application (March) (specify) _____
- Watering (min 50 L/tree)

Grass Areas

- Grass cut and trim edges
- Herbicide/pesticide application (specify) _____
- Fertiliser application (March) (specify) _____
- Watering (min 10 L/m²)
- Edging

Roll/cross roll

Stone pick

CLEANING

Litter pick - Planting areas

Litter pick - Grass areas

Sweep - Footpaths

Sweep - Car parking areas

Inspect road gullies and remove leaves, litter, etc.

REPORT: _____ No. Trees D/V KEY
 _____ No. Shrubs D/V D-Dead/Diseased
 _____ No. Climbers D/V V-Vandalised
 _____ No. Others Specify _____

OTHER ITEMS/COMMENTS

Signed _____

Date _____



David Coles architects limited

1 Cobbs Court

High Street

Olney

MK46 5QN

+44 (0) 1234 241 758