

LANDSCAPE MANAGEMENT PLAN APPLICANT: Tai Tarian Ltd



1.0 INTRODUCTION

- 1.1 DP Landscape Architecture [DPLA] have been commissioned by Tai Tarian Ltd to prepare a Landscape Management Plan for the site of the former Tudor Inn, Cimla. This document has been produced as a guide for the implementation, maintenance and management of the landscaped areas.
- 1.2 This document should be read in conjunction with DPLA drawing:
- 1222.01 Soft Landscape Proposals

Landscape Strategy

- 1.3 The strategy of the landscape design is to create a series of attractive external spaces for the benefit of all users. The landscape proposals also aim to provide a wide range of new ecological habitats, improve site biodiversity, contributing to the wider green infrastructure.
- 1.4 The Landscape Management Plan highlights specific maintenance requirements of vegetation, hard surfaces covering a 5 year period.

2.0 REQUIREMENTS FOR PERIOD OF MAINTENANCE

Introduction

- 2.1 The client is committed to the maintenance and aftercare of the landscape features proposed for the site and this will be carried out as required by their appointed Landscape Management Company. The initial maintenance period is considered to be 5 years.

Maintenance Frequency

- 2.2 Regular visits by the Landscape Management Company to the site should be made as often as is necessary, but no less than stated in the maintenance schedule below, to fulfil the required standard of maintenance.

Replacement Planting

- 2.3 Defective (dead, damaged or missing) or inadequately established plants will be replaced annually at an appropriate time.
- 2.4 Replacement planting will be undertaken strictly in accordance with either the relevant clauses of the Contract Specification for the initial planting work or the recommendations of the Landscape Architect. Replacement plants should be of equivalent age to surviving adjacent plants where obtainable, but must be of at least the same size, age, and quality as the original stock. It is important to stress that if certain species have failed due to underlying soil conditions then their replacement with the same species may not be appropriate and an alternative may be required.

Establishment Criteria

- 2.5 Plants identified in the replacement assessment as being dead, dying, unhealthy, or having insufficient growth will be deemed to be those which have failed to establish satisfactorily.
- 2.6 Insufficient growth is defined as not exhibiting visible signs of increased height and spread at the end of each growing season which would be typical for the species in the general climatic conditions of the locality.

Watering

- 2.7 Watering may be necessary to ensure the establishment and continued thriving of all planting. Watering, if required to be undertaken in accordance with BS8545.

Nuisance

- 2.8 Growth and establishment of weed species listed in the Weeds Act 1959 and Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 shall be prevented so far as is practicable.
- 2.9 Pernicious weeds in all parts of the site are to be controlled before the dispersal of seeds by cutting and / or spot treatment with selective herbicide and removed from site.
- 2.10 Litter and other debris shall be collected, removed and disposed of by the Landscape Management Company from the site on a regular basis following completion of the work.

Weed Control

- 2.11 In accordance with the maintenance schedule, areas of planting shall be weeded by hand as required to remove all unwanted species from the planting areas in order to allow successful establishment of the proposed shrubs. In addition to the weed control measures listed above, the areas of bark mulch should be maintained for a minimum period of 3 years.

Weed Control to Hard Landscaped Areas

- 2.12 Maintenance of the hard landscaped areas will be required to ensure the paved areas remain clean and free of weeds. This may be carried out either by hand or by using appropriate chemicals. The safe and responsible use of chemical treatments is paramount. Relevant legislation and manufacturer's instructions must be strictly adhered to. Those responsible should ensure awareness of all of the obligations imposed by these provisions.
- 2.13 All chemicals must be officially recognised for amenity, horticulture or forestry use and be non-toxic to humans, birds, and animals when applied as recommended.
- 2.14 Herbicides shall be used as seldom as necessary and in the smallest recommended quantities for the control objective. Rotational use is preferred to prevent accumulation of particular chemicals and reduce the risk of weed resistance. Application of liquid herbicides should be by controlled droplet applicator; guards to prevent drift must be fitted to spraying equipment where used. Liquid herbicide application must not take place in wet or windy weather conditions.

Pruning Work - Generally

- 2.15 Pruning of damaged, dead, or diseased planting is required, as is the necessity to identify opportunities for pruning which would be beneficial to growth form, plant health, cosmetic or safety reasons. Any work will be subject to being undertaken outside the recognised breeding and nesting bird's season. All pruning work to be undertaken to BS 3998:2010.

Tree stakes

- 2.16 Tree stakes to be regularly checked, adjusted and secured as required until the trees are well established and can be removed.

2.17 Maintenance Schedule

Maintenance Period (Initial Maintenance Period 1 year)	Operation	Frequency	Timing
Year 1	Application of Herbicide to hard landscaped areas.	x 3	Spring, Summer & Autumn
	Application of Fertiliser	x 1	Spring
	Pruning/cutting	x 1	Winter (Jan/Feb)
	Litter clearance	x 12	Monthly
	Replacement planting (if necessary)	x 1	Winter
	Watering [if required]	x 3	Spring & Summer
	Weed control to planted areas	x 4	Spring & Summer
Year 2	Application of Herbicide to hard landscaped areas.	x 3	Spring, Summer & Autumn
	Application of Fertiliser	x 1	Spring
	Pruning/cutting	x 1	Winter (Jan/Feb)
	Litter clearance	x 12	Monthly
	Replacement planting (if necessary)	x 1	Winter
	Watering [if required]	x 2	Spring & Summer
	Weed control to planted areas	x 3	Spring & Summer
Year 3	Application of Herbicide to hard landscaped areas.	x 3	Spring, Summer & Autumn
	Application of Fertiliser	x 1	Spring
	Pruning/cutting	x 1	Winter (Jan/Feb)
	Litter clearance	x 12	Monthly
	Replacement planting (if necessary)	x 1	Winter
	Watering [if required]	x 2	Spring & Summer
	Weed control to planted areas	x 3	Spring & Summer
Year 4	Application of Herbicide to hard landscaped areas.	x 3	Spring, Summer & Autumn
	Application of Fertiliser	x 1	Spring
	Pruning/cutting	x 1	Winter (Jan/Feb)
	Litter clearance	x 12	Monthly
	Replacement planting (if necessary)	x 1	Winter
	Watering [if required]	x 2	Spring & Summer

Maintenance Period (Initial Maintenance Period 1 year)	Operation	Frequency	Timing
	Weed control to planted areas	x 2	Spring & Summer
Year 5	Application of Herbicide to hard landscaped areas.	x 2	Spring & Summer
	Application of Fertiliser	x 1	Spring
	Pruning/cutting	x 1	Winter (Jan/Feb)
	Litter clearance	x 6	Every 2 months
	Replacement planting (if necessary)	x 1	Winter
	Watering [if required]	x 2	Spring & Summer
	Weed control to planted areas	x 2	Spring & Summer