

77 ABINGDON ROAD, STANDLAKE

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

Prepared for
KEY LAND ESTATES
Architecture Ltd

by

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77 ABINGDON ROAD, STANDLAKE – LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

1.0 INTRODUCTION

1.1 This report has been prepared by Adams Habermehl following instruction by Key Land Estates Architecture Ltd. in support of a planning application for development of new dwellings at 77 Abingdon Road, Standlake, Oxon. The report provides information on long term design objectives, management responsibilities and maintenance schedules for the landscape works associated with the development.

1.2 This report is intended to contribute to the implementation of the landscape proposals and identify subsequent maintenance operations. The report also responds to the requirements of West Oxfordshire District Council planning approval 21/00622/FUL and Planning Conditions 10, 18 and 19 of that approval. The report should be read in conjunction with Adams Habermehl Landscape Plan 0703.1.1 rev C.

1.3 Planning conditions 10, 18 and 19 for scheme approval 21/00622/FUL require:

10 *A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.*

18 *Notwithstanding the details of the landscaping that have already been submitted within the Proposed Landscaping Plan (drawing no. 0703.1.1C) and the Landscape Maintenance & Management Plan*

(prepared by Adams Habermehl Landscape Architects and dated February 2021), amended details of a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the development hereby approved. This scheme shall include, but not necessarily be limited to, the following biodiversity enhancements:

- o Hedgerow creation using native, locally characteristic species;*
- o Tussock grassland and the details of the specific seed mix to be used;*
- o Tree and shrub planting using native, locally characteristic species;*
- o Lawn grass areas; and*
- o and a 5-year maintenance plan.*

The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

- 19 *If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge /shrub, or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge /shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.*

- 1.4 This report provides a 5 year management and maintenance plan and is to be read in conjunction with Adams Habermehl Landscape Proposals plan 0703.1.1 rev C.

Long term design objectives

- 1.5 Overall landscape design objectives intend to:
- Provide an appropriate rural landscape character to the retained and proposed site layout and landscape structure planting;
 - Enhance the overall amenity and structural landscape value of the site within its wider setting;
 - Provide a transition from a rural landscape framework to a domestic residential setting;
 - Integrate the proposed buildings within the site;
 - Provide an attractive and manageable landscape for the amenity of future residents;

Management responsibilities

- 1.6 The project developer is proposing to build for sale, with individual residents responsible for their private gardens and curtilage land. It is understood that the developer will set up a resident owned management company (Manco), with this document setting out the Manco's core obligations to manage the areas of shared landscape space over the 5-year establishment period. The residents will have an interest and commitment to the management and maintenance of shared landscape areas. This report provides maintenance and management proposals for planting establishment years 1-5, as per conditions 10 and 18, and up to the 5-year plant replacement period identified in planning condition 19.

- 1.7 In addition to management responsibilities for implementing and managing

the approved scheme, it is intended that the Manco would carry out periodic review of management processes. Such reviews would allow response to changing circumstances or site issues, whilst ensuring that management measures continue to reflect the intent of the overall approved scheme.

1.8 Reference to the Manco is deemed to refer to the developer or whatever body takes responsibility as managers of the landscape at any particular time. The shared Manco soft landscape areas consist of the development frontage onto Martins Lane, the orchard area to the NE of the site and, the existing / proposed hedgerows / tree-lines containing those areas. The Manco landscape components are:

- Management of existing hedgerow and trees;
- Proposed hedgerow planting;
- Proposed hedgerow tree planting;
- Proposed orchard tree planting;
- Proposed orchard tussock grassland;
- Proposed mown grassland at the site entrance.

Maintenance schedules

1.9 Maintenance schedules are set out in Chapter 2

2.0 SOFT LANDSCAPE MAINTENANCE YEAR 1: POST PRACTICAL COMPLETION

Introduction

- 2.1 It is presumed that the first year's maintenance is to be part of a project implementation landscape contract, and shall be as set out below.

Visits

- 2.2 The Contractor is to visit the site as many times as is necessary to keep the whole works in good order. Visits between April - October are to allow for grass cutting, weeding of all areas, general maintenance of trees, hedges and shrubs, etc. as specified. Visits from December - March are to allow for general maintenance of trees, hedges and grass cutting if required, etc. as specified. The following is an approximate guide to the number of visits the Contractor is expected to make:

January	1
February	1
March	1
April	2+
May	2+
June	2+
July	2+
August	2+
September	2+
October	2
November	1
December	1

Planting

Weed control

- 2.3 All new tree positions and hedges are to be kept free from weeds by provision of proprietary mulch-mats and / or bark mulching, as well as physical weeding, and the soil kept open and friable. The base of all new trees are to be kept weed free to a 50cm radius and the base of all hedge plants are to be kept weed free to a 30cm radius. Chemical weed control measures are not to be used on site.
- 2.4 Mown lawn areas are to be kept clear of all aggressive weeds such as thistle, dock, dandelion, etc. However, species diversity is to be allowed with small lawn flowers such as common lawn daisy, 'self-heal' and similar low growing natives that tolerate mowing accommodated to benefit wildlife and species diversity.

- 2.5 Tussock grassland - assume preparation and sowing as per Emorsgate Seeds guidance.

First year management

Cut the tussock grass at monthly intervals during the first summer to control annual weeds and to help grasses establish. Avoid compacting the soil through running on it with machinery or cutting when the soil is wet.

Management once established

Cut sections only as needed to control invasive perennial weeds (docks, thistles) or contain scrub and bramble invasion.

Pruning and trimming

- 2.6 Maintenance of all vegetation types is to balance the requirements of individual and collective plant health; natural habit and good structure; contribution to wider landscape character; ecological benefit and; amenity and safety considerations for proposed residential accommodation uses.

- 2.7 General pruning and trimming works to existing or proposed trees and hedges are to cleanly prune dead wood, broken and crossing branches to promote natural habit and good structure in trees, form and density in hedgerows. Where plants overlap hard surfaces or grass areas, growth shall be trimmed back by shortening long growths. Pruning and trimming is to be carried out in the autumn or as appropriate to the species.

- 2.8 Pruning of apple, pear and plum orchard trees is to be carried out by an experienced practitioner and following detailed guidance to promote establishment of productive cropping trees. Work is to be carried out according to the species and fruiting habit of each tree type and following best horticultural practice.

New hedge cutting

- 2.9 Immediately following hedge planting, cut back the leading shoots by 20% to promote side branching. Repeat cut back the following year (at the end of the contract defects period) and thereafter manage to promote desired hedge height and thickness.

Established hedge cutting

- 2.10 Established hedges are to be cut back to accommodate the site entrance and to promote dense, managed boundary features. Maintain the core of the hedgerow and cut back to approximately 1.2 to 1.5m high by 1m thick to allow for twiggy re-growth and establishment of a tighter hedgerow form. Retain woody hedgerow shrubs and remove bramble. Carry out all cutting in winter and avoid any work during the bird nesting season.

- 2.11 Following early establishment, hedges, and establishing trees will provide a positive bird nesting habitat, with the primary nesting season from March to August inclusive and nesting habitat protected by law. Generally, cut back hedges during late winter / early spring.

Stability and plant security

- 2.12 Check the stability of all new planting at least twice a year in spring and autumn and as necessary after periods of high wind and frost heave. Firm soil and, if necessary, stake the plant. Break up any soil collars at the base of tree trunks, refill with soil if required. Check tree staking to new standard trees. Refirm and adjust if necessary. Ensure that all plants are set vertically and re-firm all planting during maintenance inspections after heavy frost, high winds etc.

Mulch

- 2.13 At final maintenance visit top up new shrub planting areas with proprietary planting mulch to 50mm depth.

Watering

- 2.14 Inspect all new trees and planted areas to ensure that planting is not stressed through lack of water. Where stress is apparent, the Contractor is to water the affected planted areas to field capacity. Inspect and water as appropriate at a minimum of 2 weekly intervals, and more frequently in periods of dry or hot weather.

Replacement of Plants

- 2.15 All plants, which are dead or in an unhealthy condition, are to be removed from site and replaced with planting of the specified species and size by the landscape contractor.

Pest and diseases

- 2.16 Inspect all trees, hedges, grassland and other planting for pests and diseases and make recommendations for their control or eradication by non-chemical means.

Grass Cutting: mown lawn areas

- 2.17 Following initial establishment, the grass shall be mown at regular intervals during the growing season according to weather conditions and shall be maintained at a height of 25-50mm. Remove all litter and debris prior to mowing. During periods of drought adjust the frequency of cuts accordingly.
- April to October – 2 to 4 cuts per month according to growth;
 - Nov to March - 0-2 cuts as necessary

Grass cutting: tussock grass areas

- 2.18 During 1st year only, cut tussock grass areas at monthly intervals and remove arisings.
- April to October – 1 cut per month;
 - Nov to March - 0-1 cut per month as necessary
- 2.19 Once established, tussock grassland requires minimal maintenance. Cut sections only as needed to control invasive perennial weeds (docks, thistles) or contain scrub and bramble invasion. Do not cut until after 1 August to protect any nesting invertebrates and beneficial insects. For wildlife this cutting is best done on a rotational 2 year cycle so that no more than half the area is cut in any one year leaving part intact as an undisturbed refuge.

Edge Trimming

- 2.20 Maintain edges to mown lawn grass areas adjoining paving or planting beds during the Maintenance Period. At the end of the Maintenance Period trim all edges to an even line. Sweep all adjoining hard areas clear of cuttings and remove.

Replacement of grass

- 2.21 Bare areas and areas of dead grass noted at end of year 1 are to be made good by re-cultivation and re-seeding or re-turfing.

Tree works - existing

- 2.22 The existing outgrown hedgerow to the Martins Lane boundary is to be cut back and re-planted to reinforce the boundary hedge-line, whilst establishing tree canopies may be retained above 5m to form tall canopied standard trees within the hedgerow. In carrying out this work, a balance will be struck between the need to provide a setting for development and maintenance of existing vegetation. This process will require interpretation on site to achieve the best balance of outcomes.

Tree works - general

- 2.23 The existing and proposed site trees are to be inspected on an annual basis, to assess health and condition, and recommended works undertaken as appropriate. Any significant tree surgery works are to be implemented by qualified and insured tree surgeons, in accordance with BS 3998:2010 'Recommendations for Tree Work' (or as amended).

YEARS 2 TO 5: ESTABLISHMENT

Introduction

- 2.24 The planting maintenance schedule overleaf gives guidance for years 2 to 5, following completion of the Contractor's 'standard' 12 month maintenance and defects liabilities. The proposals are intended to ensure landscape integrity through the 5 year Planning Condition obligation period.

HARD LANDSCAPE MAINTENANCE

- 2.25 Carry out all hard landscape inspection and maintenance operations to maintain the structural integrity and appearance of railing, fencing, gate posts and paving materials etc. proposed.

GENERAL

- 2.26 The Manco should programme periodic, formal, hard and soft landscape inspections to allow identification and recording of problems and the formulation or adjustment of management practices to resolve issues.

PLANTING MAINTENANCE SCHEDULE: YEARS 2 TO 5.

Item	Action	Timing/Frequency
All new plants	Check for dead/ dying trees, hedges, grass and all other planting.	Inspect each year in late summer.
All new plants	Replace plant losses with same species/specification.	Next winter season after inspection.
All new plants	Weeding (as noted for year 1).	Maintain in weed free condition.
All new plants	Water where necessary to avoid loss of plants during establishment - soak well to ensure saturation of topsoil.	As for Year 1 and during prolonged hot or dry spells
New trees	Check stakes and re-tension as required. Ensure tree remains vertical. Assuming stability, remove stakes after year 3.	Every 3 months.
All trees, including new orchard trees	Remove suckers and any unsightly water shoots, epicormic growth, damaged or dead wood in new trees.	Annually in winter. Remove storm damage as necessary.
Orchard trees	Carry out annual pruning to promote tree health and fruit production, according to the specific requirements of each fruit tree type	Annually, timing according to species
All hedges	Cut in winter and avoiding bird nesting season. Cut existing and proposed hedges to 1.2-1.5m tall x 0.6-1m thickness.	Annually between November and February.
Mown lawn areas	Mow to maintain at a height of 25-50mm, remove arisings.	As required during growing season (April – October)
	Inspect for compaction and aerate as required.	Annually.
	Light de-thatching as required. Scarify if thatch becomes a problem with spring tined rake.	Annually.

Tussock grass areas	Cut sections only as needed to control invasive perennial weeds (docks, thistles) or contain scrub and bramble invasion. Do not cut until after 1 August to protect any nesting invertebrates and beneficial insects. For wildlife this cutting is best done on a rotational 2 year cycle so that no more than half the area is cut in any one year leaving part intact as an undisturbed refuge.	May and October each year
General	Inspect all plants and grass areas for pests and diseases and make recommendations for their control or eradication by non-chemical means.	Annually.
Inspection	Manco to formally inspect the site at least every 12 months and identify any issues impacting upon the health, immediate integrity or long-term success of the landscape layout. Any issues identified should be actioned with the responsible maintenance party.	Annually.
General	Replacement planting or thinning: at the end of year 5, the densities of plants are to be re-assessed and, if necessary, additional stock is to be planted to make good any losses not otherwise addressed during the annual plant replacement programme. Conversely, if planting is clearly over congested, thinning should be undertaken to allow the best balance of stock for amenity and wider landscape purposes.	At end of year 5.