

19 Downs Avenue, Epsom, Surrey KT18 5HQ

# Planting Plan and Schedule of Landscape Maintenance

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## Revision History

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## 1.0 Introduction

### 1.1 Overview

This document defines the maintenance schedule for the soft landscape areas associated with the 19 Downs Avenue, Epsom KT18 5HQ.

### 1.1 Reference Documents

This document should be read in conjunction with the following information:

[1]	19DA-LS-01 Revision 0	Hard Landscaping Plan
[2]	19DA-LS-001 Revision 0	Soft Landscaping Plan

## 2.0 Objectives & Protection

The purpose of this document is to outline the planting plans and ensure the protection and conservation of the already exquisite, well-established, and mature gardens at 19 Downs Avenue, both during the construction phase and throughout the period of occupancy.

### 2.2 Rear Garden

During the construction phase of the project, the entire rear garden will be safeguarded by the installation of hoarding. Throughout this period, efforts will be made to maintain the garden in its existing state, keeping any changes to a minimum. Once construction is completed the hoarding will be removed and any damage items reinstated.

### 2.3 Front Garden

With the exception of adding four new trees, the majority of the front garden will remain unaltered. To safeguard the flowerbeds and the treeline along the front boundary during the construction process, hoarding will be installed. The front lawn will need to be excavated to redirect the services and add a soakaway. It will also be used for storage of building materials and the lawn will therefore need to be reinstated after the construction phase has been completed.

## 3.0 Planting Plans

### 3.1 Tree Staking

**Objective:** To properly install tree stakes to provide support and stability for young trees during their establishment period.

#### 1. Determine the Need for Stakes:

Assess the tree's size and growth stage to determine if staking is necessary. Young trees or those with a slender trunk might require staking to prevent bending or uprooting in harsh weather conditions.

#### 2. Select Suitable Stakes:

Choose sturdy and durable stakes made from materials like wood or metal that can withstand outdoor conditions.

Ensure the stakes are long enough to reach into the ground and provide adequate support for the tree's height.

#### 3. Determine Staking Locations:

Position the stakes around the tree at equal distances to create a triangular or quadrilateral support structure.

Place the stakes slightly away from the tree trunk to avoid damaging the root system.

#### 4. Digging Holes:

Dig holes in the ground at least 1 to 2 feet deep, considering the length of the stakes and the depth needed for stability.

#### 5. Insert Stakes:

Insert the stakes into the holes, ensuring they are firmly and vertically positioned.

Orient the stakes so that they lean away from the prevailing wind direction, providing additional protection.

#### 6. Secure the Stakes:

Fill the holes with soil and tamp it down to secure the stakes in place.

Use a level to ensure the stakes are straight and upright.

#### 7. Attach Tree Ties:

Use flexible and non-abrasive tree ties, such as rubber or webbing ties, to secure the tree to the stakes.

Loosely tie the tree to the stakes, leaving enough room for growth and movement.

#### 8. Adjust Tension:

Ensure the ties are snug enough to provide support but not too tight to avoid girdling or damaging the tree.

Check the tension periodically and make adjustments as needed during the tree's growth.

#### 9. Train and Shape:

Utilize the stakes and ties to help train and shape the young tree during its initial growth stages.

Encourage proper growth by gently adjusting the tree ties to support branches in desired positions.

#### 10. Regular Inspection:

Regularly inspect the tree stakes and ties for any signs of damage or wear.

Check the tree's stability and adjust the stakes or ties if necessary.

#### 11. Removal of Stakes:

Determine when the tree has developed a strong root system and can stand upright independently.

Gradually remove the stakes and ties to prevent stress or damage to the tree.

### 3.2 Cypress Trees Planting Plan

Objective: To create an aesthetically pleasing and well-planned garden space with the strategic planting of two cypress trees.

#### 1. Site Selection:

Please see reference [2] for the planned location of the new Cypress trees.

#### 2. Cypress Tree Selection:

Choose a cypress tree variety that is well-suited for your climate and growing zone. Some common cypress tree varieties include Leyland cypress, Arizona cypress, or Italian cypress. Consider the mature size of the chosen variety to ensure it fits well within the available space and doesn't outgrow the area over time.

#### 3. Spacing:

Plant the cypress trees with enough space to accommodate their mature size and shape. The exact spacing will depend on the specific variety and its growth characteristics.

#### 4. Planting:

Dig a hole slightly larger than the root ball of the cypress tree.

Place the tree at the same depth as it was in its container, making sure the top of the root ball is level with the surrounding soil.

Backfill the hole with the removed soil, and gently firm it around the roots to eliminate air pockets.

#### 5. Mulching:

Apply a layer of organic mulch around the base of the cypress tree, leaving a gap around the trunk to prevent moisture accumulation against the bark.

Mulch helps retain moisture, suppresses weeds, and improves the soil's overall health.

#### 6. Watering:

Water the newly planted cypress tree regularly during the first growing season to help establish strong roots.

After the establishment period, cypress trees are generally drought-tolerant, but continue to water during prolonged dry spells or when the tree shows signs of water stress.

#### 7. Pruning:

Cypress trees require minimal pruning for maintenance. However, remove any dead, damaged, or diseased branches as needed.

If you desire a particular shape or size, early training and selective pruning can help achieve the desired appearance.

#### 8. Fertilization:

Cypress trees typically do not require frequent fertilization, especially if they are growing in well-amended soil.

If the tree shows signs of nutrient deficiency, consider applying a balanced, slow-release fertilizer sparingly during the growing season.

#### 9. Protection:

Protect young cypress trees from pests, such as rabbits and deer, by using tree guards or fencing if necessary.

#### 10. Maintenance:

Regularly inspect and monitor the cypress tree for signs of pests, diseases, or nutrient deficiencies.

Mulch renewal, weed control, and regular watering should be part of routine maintenance for the cypress tree.

### 3.3 Plum Tree Planting Plan

Objective: To establish a healthy and fruitful plum tree in the garden through proper planting and care.

#### 1. Site Selection:

Please see reference [2] for the planned location of the new plum tree.

#### 2. Plum Tree Selection:

Choose a plum tree variety that is well-suited for the Epsom climate.

Choose a self-pollinating variety.

#### 3. Spacing:

Plant the plum tree with sufficient space to accommodate its mature size.

#### 4. Planting:

Dig a hole that is wide enough to accommodate the root ball of the plum tree and deep enough so that the top of the root ball is level with the surrounding soil.

Remove the tree from its container, gently loosen the roots, and place it in the hole.

Backfill the hole with soil and pack it lightly to eliminate air pockets around the roots.

#### 5. Mulching:

Apply a layer of organic mulch around the base of the plum tree, leaving a gap around the trunk to prevent moisture accumulation against the bark.

Mulch helps retain soil moisture, regulate temperature, and suppress weeds.

#### 6. Watering:

Provide regular and deep watering to the newly planted plum tree during its first growing season to establish strong roots.

After the first year, water the tree as needed, especially during dry spells or hot weather.

#### 7. Pruning:

Prune the plum tree during the dormant season, typically in late winter or early spring before new growth emerges.

Focus on removing dead, diseased, or crossing branches and maintaining an open canopy for better air circulation and light penetration.

#### 8. Fertilization:

Apply balanced fertilizer in early spring and again in late spring or early summer to provide essential nutrients for healthy growth and fruit development.

Follow the recommended dosage based on the age and size of the plum tree.

9. Protection:

Protect young plum trees from pests, such as rabbits and deer, by using tree guards or fencing if necessary.

10. Maintenance:

Regularly inspect the plum tree for signs of pests, diseases, or nutrient deficiencies. Prune as needed to maintain its shape and remove any unwanted growth.

11. Harvesting:

Keep track of the plum tree's fruiting period and harvest the ripe fruits promptly to avoid attracting pests and encourage further fruit production.

### 3.4 Apple Tree Planting Plan

**Objective:** To establish a healthy and productive apple tree in the garden through proper planting and care.

#### 1. Site Selection:

Please see reference [2] for the planned location of the new apple tree.

#### 2. Apple Tree Selection:

Choose an apple tree variety that is well-suited for the Epsom climate. Consider factors such as chilling hours, disease resistance, and pollination requirements.

#### 3. Spacing:

Plant the apple tree with enough space to accommodate its mature size and canopy spread.

#### 4. Planting:

Dig a hole that is wider and deeper than the root ball of the apple tree. The hole should be deep enough to allow the top of the root ball to be level with the surrounding soil.

Gently remove the apple tree from its container, loosen the roots, and place it in the hole.

Backfill the hole with soil and lightly firm it around the roots to eliminate air pockets.

#### 5. Mulching:

Apply a layer of organic mulch around the base of the apple tree, leaving a small gap around the trunk to prevent moisture accumulation against the bark.

Mulch helps retain soil moisture, regulates temperature, and suppresses weeds.

#### 6. Watering:

Provide regular and deep watering to the newly planted apple tree during its first growing season to encourage strong root development.

After the first year, water the tree as needed, especially during dry spells or hot weather.

#### 7. Pruning:

Prune the apple tree during the dormant season, typically in late winter or early spring before new growth begins.

Focus on removing dead, diseased, or crossing branches and shape the tree for an open canopy to improve air circulation and light penetration.

#### 8. Fertilization:

Apply balanced fertilizer in early spring and again in late spring or early summer to provide essential nutrients for healthy growth and fruit development.

Follow the recommended dosage based on the age and size of the apple tree.

9. Pollination:

If you have a self-pollinating apple tree, it will not require another tree for cross-pollination. However, if your apple tree is not self-pollinating, consider planting a compatible apple tree nearby for successful pollination.

10. Protection:

Protect young apple trees from pests, such as rabbits and deer, by using tree guards or fencing if necessary.

11. Maintenance:

Regularly inspect the apple tree for signs of pests, diseases, or nutrient deficiencies. Prune as needed to maintain its shape and remove any unwanted growth.

12. Harvesting:

Keep track of the plum tree's fruiting period and harvest the ripe fruits promptly to avoid attracting pests and encourage further fruit production.

## 4.0 Specification for The Maintenance of Soft Landscape Areas

This specification covers the period from the start of construction to a minimum of 5-years from the commencement of the occupancy period. Each of the areas described in this schedule are identified in documents [1] and [2].

### 4.1 Flowerbed Maintenance Plan:

**Objective:** To keep flowerbeds in optimal condition, ensuring healthy and vibrant plants, and enhancing the overall beauty of the garden.

#### 1. Regular Inspection:

Frequency: Conduct weekly inspections of the flowerbeds.

Method: Look for signs of pests, diseases, weeds, and any other issues that may affect plant health and growth.

#### 2. Watering:

Frequency: Water the flowerbeds as needed, based on weather conditions and plant requirements.

Timing: Water early in the morning or late in the afternoon to reduce water loss due to evaporation.

#### 3. Mulching:

Frequency: Apply mulch to flowerbeds once or twice a year.

Method: Use organic mulch to retain moisture, suppress weed growth, and improve soil health.

#### 4. Weed Control:

Approach: Implement a proactive weed control strategy to prevent weed competition with plants.

Method: Regularly hand-pull weeds or use appropriate herbicides as a last resort.

#### 5. Deadheading and Pruning:

Frequency: Deadhead spent flowers regularly throughout the growing season.

Timing: Prune plants as needed to shape and remove dead or damaged growth.

#### 6. Fertilization:

Schedule: Apply fertilizers as required based on plant types and soil nutrient levels.

Timing: Fertilize in the spring and again in mid-summer for most flowering plants.

#### 7. Pest and Disease Management:

Prevention: Keep plants healthy through proper watering, fertilization, and pruning to minimize pest and disease susceptibility.

Control: Address pest and disease issues promptly with appropriate treatments or seek advice from a garden expert if necessary.

#### 8. Seasonal Planting and Rotation:

Timing: Plan seasonal planting to ensure continuous blooms throughout the year.

Method: Rotate flower varieties to maintain soil health and prevent pest and disease build-up.

#### 9. Soil Care:

Soil Testing: Periodically conduct soil tests to assess nutrient levels and pH balance.

Soil Aeration: If soil compaction is an issue, aerate the soil to improve air and water penetration.

#### 10. Protection from Harsh Weather:

Monitor weather conditions and provide protection to delicate plants during extreme heat, heavy rain fall, or frost.

#### 11. Garden Bed Borders and Edging:

Regularly maintain garden bed borders and edging to define the space and prevent grass and weeds from encroaching into the flowerbeds.

## 4.2 Lawn Care Plan:

**Objective:** To maintain a lush, healthy, and vibrant lawn through a systematic and comprehensive lawn care regimen.

### 1. Mowing Schedule:

Frequency: Regular mowing as needed, depending on the grass growth rate.

Method: Use a sharp mower blade to cut the grass to the appropriate height, typically removing no more than one-third of the grass blade at each mowing.

### 2. Watering:

Frequency: Water the lawn deeply and infrequently.

Timing: Early morning or late afternoon to minimize evaporation.

Method: Ensure even coverage and avoid overwatering to prevent waterlogged soil and shallow root growth.

### 3. Fertilization:

Schedule: Apply fertilizer based on the grass type and regional recommendations.

Timing: Fertilize during the active growing season (spring and autumn for cool-season grasses, late spring for warm-season grasses).

Method: Use a balanced fertilizer with the appropriate nutrient ratios to support overall lawn health.

### 4. Aeration:

Frequency: Aerate the lawn once a year, typically during the growing season.

Method: Use a core aerator to relieve soil compaction, improve nutrient absorption, and enhance root growth.

### 5. Overseeding and Reseeding:

Timing: In the early autumn.

Method: Overseed bare or thin areas to promote a denser lawn, and reseed damaged areas as needed.

### 6. Weed Control:

Approach: Implement integrated weed management practices.

Method: Regularly inspect the lawn for weeds and address them promptly through hand-pulling, spot treatments, or herbicides as a last resort.

### 7. Pest and Disease Management:

Prevention: Maintain a healthy lawn through proper watering and fertilization to minimize pest and disease susceptibility.

Control: Identify and treat pest and disease issues promptly with appropriate remedies or professional assistance if needed.

#### 8. Lawn Edging:

Frequency: Edge the lawn as needed, typically every few weeks during the growing season.

Method: Use a string trimmer or lawn edger to create clean, defined edges along sidewalks, driveways, and garden borders.

#### 9. Debris and Leaf Removal:

Timing: Regularly remove leaves, twigs, and other debris to prevent suffocation of the grass and discourage pests.

#### 10. Seasonal Maintenance:

Spring: Perform a thorough clean-up, remove any winter debris, and start fertilization and overseeding if necessary.

Summer: Monitor lawn health and adjust watering as needed during hot and dry periods.

Autumn: Continue mowing, overseeding, and fertilizing to prepare the lawn for winter dormancy.

Winter: Avoid walking on frozen lawns and store lawn equipment properly.

#### 11. Document and Monitor:

Keep records of lawn care activities, including fertilization dates, pest treatments, and overseeding efforts.

Monitor the lawn's progress throughout the year to assess the effectiveness of the lawn care plan and adjust for future seasons.

### 4.3 Tree Care Plan

**Objective:** To promote the health, vigour, and longevity of trees through a systematic and attentive tree care routine.

**Specifications:** Follow Standards 1) BS 3998 2010, Recommendations for Tree Work and 2) Health & Safety Executive (HSE) 'Forestry and Arboriculture Safety Leaflets'.

**Planning:** See <https://www.epsom-ewell.gov.uk/tree-information-and-preservation-orders> For further information.

#### 1. Inspection and Assessment:

**Frequency:** Conduct regular inspections, at least twice a year, to assess the overall health and condition of the trees.

**Method:** Look for signs of disease, pests, structural issues, and other potential problems.

#### 2. Pruning and Trimming:

**Timing:** Prune trees annually during their dormant season, or as needed for dead, damaged, or diseased branches.

**Method:** Use proper pruning techniques, such as making clean cuts and avoiding the removal of more than 25% of the tree's foliage.

#### 3. Mulching:

**Frequency:** Apply mulch around the base of the tree once a year, typically in the spring.

**Method:** Use organic mulch (e.g., wood chips) to retain moisture, regulate soil temperature, and suppress weed growth around the tree.

#### 4. Watering:

**Frequency:** Water newly planted trees regularly during the first year or during periods of drought.

**Timing:** Water deeply to encourage deep root growth rather than frequent shallow watering.

#### 5. Fertilization:

**Schedule:** Fertilize established trees every 2-3 years, preferably in the autumn or early spring.

**Method:** Use a slow-release, balanced fertilizer to provide essential nutrients for tree growth.

#### 6. Soil Care:

**Soil Testing:** Periodically conduct soil tests to assess nutrient levels and pH balance.

**Soil Aeration:** If soil compaction is an issue, consider aerating the soil to improve air and water penetration.

#### 7. Pest and Disease Management:

Prevention: Keep trees healthy through proper watering and fertilization to prevent pest and disease susceptibility.

Control: Address pest and disease issues promptly with appropriate treatments or consult with an arborist if needed.

#### 8. Support and Staking:

Timing: Support and stake newly planted or young trees if necessary.

Method: Use soft materials and adjust stakes as the tree grows to prevent girdling or damage.

#### 9. Mulch Ring Establishment:

Timing: Create mulch rings around the base of trees after planting or as part of ongoing maintenance.

Method: Form a mulch ring with a diameter of 2-3 feet, keeping the mulch away from the tree trunk.

#### 10. Protection from Mechanical Damage:

Where necessary, install tree guards or barriers to protect trees from lawnmowers, trimmers, and other potential sources of mechanical damage.

#### 11. Seasonal Considerations:

Spring: Inspect for winter damage, perform pruning, and address any pest or disease issues.

Summer: Monitor tree health, provide sufficient water during dry spells, and protect trees from extreme heat or storm damage.

Autumn: Continue monitoring for diseases and pests, apply fertilization if needed, and prepare trees for winter.

Winter: Avoid pruning during freezing temperatures and be cautious of ice or snow accumulation on branches.