

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, DEMOLITION OF BUILDINGS, CEASE OF USE OF THE SITE AS A BUILDERS YARD AND CONSTRUCTION OF 5 NO. DWELLINGS REAR OF CANADA COTTAGES, STORTFORD ROAD, GREAT DUNMOW, ESSEX, CM6 1DA
CLIENT: OMG DEVELOPMENTS
REF: 5798-LMP
DATE: OCTOBER 2023
LA REF: APPLICATION NUMBER UTT/23/0177/FUL
DOCUMENT: PROPOSED SOFT LANDSCAPING MAINTENANCE PLAN

OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

The proposed landscape scheme aims to provide an attractive environment and setting for the new development. The landscape objectives for the site are as follows:

- to contribute to the value of the green infrastructure on site;
- to maintain and reinforce the landscape and ecology structure of the site;
- to enhance the ecology of the site and improve local biodiversity wherever possible;
- to maintain health and safety requirements to all areas of public open space for both residents and visitors.

MANAGEMENT OBJECTIVES

The key objective is to improve and maintain the new landscape and ecology structure in perpetuity. This will be achieved through the implementation of this management plan by an appointed management company.

SCHEDULE OF OPERATIONS

The soft landscape scheme comprises:

- Specimen trees
- Native hedgerows
- Ornamental Shrubs and Herbaceous Planting

This set of procedures is a guide outlining the minimum maintenance measures required to keep the landscaped amenity areas in their designed state. The following procedures should be carried out to ensure the amenity is well maintained.

- Weeding planted beds and removing of arisings
- Pruning of trees and checking security and stability
- Cutting/ Pruning of hedgerows
- Cutting of grass to communal areas, including removing of all arisings
- Remove any tree saplings
- Removal of leaf litter which has fallen from any surrounding trees, particularly during spring and autumn, in order to prevent the leaves from smothering the vegetation below

SPECIMEN TREES

Trees within the development complement the character of each space within the landscape scheme,

and are suitable to the climatic conditions present on site.

The tree strategy follows the principles below:

- Provides a succession of tree stock on site by planting different sizes in accordance with site conditions
- Include species which provide increased biodiversity, new habitats and resilience to climate change
- Uses the principle of 'right-tree, right-place' using species which are appropriate in their eventual form, size and vigour so that they will achieve maturity without complications or the requirement for significant pruning

Management aims:

- to create visual interest, structure, focal points, movement, seasonal and horticultural
- to extend and enhance habitat diversity in a variety of different areas

ORNAMENTAL SHRUBS AND HERBACEOUS PLANTING

The shrub and ground flora planting will define each of the key areas within the landscape scheme. Ornamental planting will primarily consist of low level shrubs and herbaceous plants.

Management aims:

- to create colour and interest in all seasons;
- to inspire and excite visitors;
- to establish and maintain species-rich planting of differing character, which will support a range of invertebrates and flowers that attract pollinators at different times of year

Maintain gardens to high horticultural standards:

- Pruning (shrubs)
 - Prune when required to encourage healthy and bushy growth, desirable ornamental features (flowers, fruit, autumn colour, stem colour etc) and to remove dead/ dying/ diseased wood.
- Time of year (principles)
 - Winter flowering shrubs: spring.
 - Shrubs flowering in March - July: immediately after the flowering.
 - Shrubs flowering in July - October: back to old wood in winter.
 - Cut with appropriate hand tools in accordance with good horticultural standards.
 - Prune back herbaceous plants to ground level from early February according to garden and species requirements and remove all arisings
 - Remove the seed heads to prevent migration of seed to areas where not required.
 - Monitor impact of mollusc pests and review need for biological control or organic slug pellets.
 - Thinning/lifting/replanting.
 - All cultivated areas shall be cleared of litter and other debris on each maintenance visit.
- Mulching
 - Top up ornamental grit mulch every 3 years or as required to ensure depth of 25 – 50mm.
 - Tolerance thresholds: single plants with leaf spread of <50mm and groups of no more than 3plants / m2.
- Weeding
 - Weed regularly by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface. No herbicides shall be used.; removal of weeds prior to seeding is critical.
 - Irrigation as required to maintain horticultural qualities and visual impact. To prevent moisture stress, wilting and foliage scorch.

- Feeding
 - Apply fertiliser only if required.
 - Wind breaks: protect wind guards/breaks, over winter, as required

HARD LANDSCAPE

Maintenance of Hard Landscape Surfaces:

In addition to, and at the same time as, the general litter and refuse clearance is being carried out, the Maintenance Contractor shall clean all paths, hard surfaces and gullies.

Sweeping of Hard Landscape Surfaces:

Hard surface areas shall be maintained clear of litter, twigs, leaves, glass, debris and similar, at all times. The collected debris shall be removed from site at the end of each work period and taken to a designated location for disposal.

Weeds:

All hard landscape surfaces shall be maintained weed-free and at no time shall weed growth exceed 5% of any area. Weed growth is deemed to include the removal of moss.

LEAF CLEARANCE

All flowerbeds, shrub beds, grass areas, paths, channels, drains, steps and play areas, should be kept clear of leaves arising from seasonal leaf fall (normally October until the end of December).

All collected leaves shall be removed to the designated location for disposal, at the end of each work period. Groupings of collected leaves should not be left on site for bulk removal.