
59-63, Higher Drive,
Purley,
London
CR8 2HR

Landscape Management Plan

Ref: 23/0612 rev.A

revised 4/10/23

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INTRODUCTION

- 1.1** It is a condition of The London Borough of Croydon's Planning Permission *ref. 19/03282/FUL* for the demolition of existing buildings and the erection of a three, four, five-storey building comprising 40 residential units, with private and communal amenity areas, associated car parking, cycle parking, bin storage and landscaping that a landscape management plan is drawn up for the soft landscape areas. The plan is to include long-term design objectives, management responsibilities and maintenance schedules.
- 1.2** The Landscape Masterplan is shown on CJO Drawing **23/0306**, whilst the Planting Plan & Schedule for the development is shown on CJO Drawing **23/0610** dated June 2023. Supplementary information including an outline specification together with a tree planting detail is available on CJO Drawing **23/0611**.
- 1.3** The soft landscape comprises new hedges, shrub, perennial & tree planting, and the addition of wildflower meadow areas and lawns for communal use.
- 1.4** There is also the inclusion of a children's play area to the rear of the site with non-proprietary quality timber equipment including a play hut, log scramble, and some stepping logs plus an outcrop of natural play boulders on which to climb and a magnifying post to encourage any budding botanists.
- 1.5** The existing trees to the eastern boundary form the main part of the newly dedicated Wilderness Area which has been enhanced via the addition of native hedgerows and wildflower meadow.
- 1.4** The management plan provides description of the levels and standards of maintenance that is desired for each of the communal landscape areas and should be read in association with the maintenance schedule, which lists the type and number of operations for each landscape area, and the timing for their implementation.
- 1.5** The management plan should be adhered to for five years.

Long-term Landscape Design Objectives

- 1.6** It is imperative that all ecological mitigation measures are followed, as recommended by Middlemarch Environmental Biodiversity Enhancement Strategy Report No: RT-MME-156950-01 rev.B dated April 2023 in order to attract local birds, bats, insects and invertebrates.
- 1.7** Tree and plant species have been predominantly selected to provide either foraging or nesting opportunities for wildlife.

- 1.8** The long-term landscape objective is to enhance the natural setting of the site and the environment around the new dwellings.
- 1.9** The street frontage to Higher Drive will be enhanced via the addition of a clipped hornbeam hedge behind the dwarf wall and railings. ***The visibility splay lines will be kept clear of all planting.***
- 1.10** Given the positions of the existing rather majestic beech and oak to the front of the building, it seemed only right to supplement these with another beech and oak to mitigate the loss of the conifers. These will provide a sense of continuity, plus feeding and nesting opportunities for insects and birds. A pair of oak have also been added to the rear boundary to consolidate the woodland.
- 1.11** Small ornamental multistem trees sit closer to the building elevation at the front, snowy Mespilus, *Amelanchier* which provide year round interest with spring blossom and autumn foliage.
- 1.12** Mixed native hedgerow comprising of; hawthorn, privet, holly, dogwood, hazel and field maple has been added along the rear elevation and in part along the north and south boundaries thus creating green corridors in conjunction with the existing vegetation. These not only provide a great source of food, but also a safe network for insects, birds and mammals.
- 1.13** Planting to the front of the building is a nectar rich mix of free flowering shrubs and perennials with a large percentage of evergreens to minimise maintenance and create year round cover. These include hebes, rock rose, St.John's wort, flowering currant, sedum, black-eyed Susan, cinquefoil, escallonia and bridal wreath.
- 1.14** Drifts of bulbs comprising of snowdrops, winter aconite and the old-fashioned poeticus daffodils will appear from late January, providing an essential source of food in the winter months.
- 1.15** Planting to the childrens' play area is purposefully colourful and textural with the use of various grasses, red hot poker, purple top, avens, alliums, butterfly bush and valerian with a mix of creeping rosemary, fleabane, aubretia and creeping jenny to tumble over the log wall.
- 1.16** Whilst the general planting to the rear garden is made up of more nectar rich shrubs and perennials, including; lavender, hydrangea, Californian lilac, Russian sage, geranium, Japanese anemone, bluebeard, lady's mantle, yarrow, Macedonian scabious and hyssop.
- 1.17** More shady areas receive native ferns, foxglove, bears breeches, hellebores, elephants ears, Solomon's seal, sweet box, barrenwort and bugle which provide a matrix of year round foliage and flower for all manner of insects.

- 1.18** The two rear apartments with terraces have planters lush with low maintenance evergreens including fatsia, lilyturf, ferns and Japanese spurge providing a year-round sanctuary for insects.
- 1.19** A dedicated wildlife area has been created beneath existing trees to the rear boundary. The wildlife meadow will be generally left untouched to encourage insect & invertebrate colonisation of the newly introduced log piles and insect boxes. Four bird boxes (Schwegler 1B) will also be added to existing trees, and hedgehog passes created in fence panels.
- 1.20** Two integral sparrow eco towers and a starling nest box have been included within the framework of the building. Whilst a nine bat boxes (Schwegler 2F universal bat box) have been added in threes to the mature trees around the perimeter of the site.

2 LANDSCAPE MAINTENANCE SPECIFICATION

MAINTENANCE OF PLANTING AREAS

Weed control in amenity, native planting beds and around hedges

- 2.1** The maintenance contractor shall keep the planting beds in a clean and weed free condition using manual methods with the use of herbicides discouraged.
- 2.2** Manual control of weeds shall be undertaken with care to avoid disturbance to plants. Weeds shall be removed entire, including roots and disposed of off site at contractor's tip. New growths on plants are to be carefully preserved.
- 2.3** All areas shall be left in a neat, raked and clean condition, with mulch re-spread evenly upon completion of weeding operations. Any plants damaged during weed control operations shall be made good to the satisfaction of the client.

Other operations in amenity, native planting beds, around hedges and to climbers

- 2.4** Climbing shrubs to be inspected upon each visit to ensure they are properly tied onto the trellis and re-tied as required.
- 2.5** After periods of high wind or severe frost, the ground around all trees and shrubs is to be firmed by treading.
- 2.6** Approved 7:7:7 (NPK) fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of ornamental shrubs only and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

- 2.7** Dead foliage of herbaceous plants shall be removed at the end of the growing season, taking care not to damage growing tips of plants.
- 2.8** The contractor shall remove litter from shrub beds as a routine part of the maintenance operation.

Watering

- 2.9** Watering in planting areas to the ground floor is only to be considered in drought conditions, and then, where possible, using secondary water.
- 2.10** Watering to the planters to the upper floors will be required on a regular basis. Weekly monitoring of the planters is advised to ensure the correct amount of water is being administered.
- 2.11** Great care shall be taken to avoid damage to plants and soil when moving equipment around planting beds and during watering itself. The contractor shall properly gauge the supply of water to individual plants so as to supply the correct quantity. Particular care should be taken to prevent topsoil from washing out through excessive watering causing local ponding.

Pruning

- 2.12** All pruning is to be carried out by means of approved mechanical hedge-cutters, secateurs and hand-saws only. Pruning is to be carried out to the highest horticultural standard. Dead foliage, stems and branches are to be removed by cutting back above a node. Suckers are to be removed by cutting back to their source on the roots of the affected plant.
- 2.13** Shrubs, whips and transplants shall be pruned to encourage vigorous growth, flower and fruit. Remove any growth encroaching onto paths, roads, sightlines and lights. Thinning, trimming and shaping shall be carried out according to species, variety, season, stage of growth and desired visual effect.
- 2.14** Newly planted hedgerows shall be lightly trimmed to encourage dense growth and well-furnished stems.

MAINTENANCE OF TREES

Tree Base Maintenance

- 2.15** Keep the base around trees free from any weed infestation at all times throughout the maintenance period. Approved 7:7:7 NPK fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of trees and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

Tree Mulching

- 2.16** Maintain mulch to base of all trees planted at a minimum depth of 50mm, topping up as necessary for two years after planting.

Tree Pruning

- 2.17** Check each tree is growing healthily and remove all dead wood, damaged or diseased branches. Carry out formative pruning and remove any suckering shoots growing from the clear stem. Prunings to be removed to a suitable location on site, within the ecological meadow area if suitable; otherwise contractor to cart away.

Tree Wounds

- 2.18** Any wounds shall be neatly pared back to sound wood in accordance with BS3998: 1989 Recommendations for tree work.

Re-firming

- 2.19** Re-firm trees which have been loosened by the wind or frost.

MAINTENANCE OF HERBACEOUS PERENNIAL PLANTS

- 2.20** Stake and tie plants with bamboo canes where necessary. Herbaceous beds and borders to be kept litter free throughout the whole of the maintenance contract. Cultivate lightly around plants without disturbing root systems.

Thinning

- 2.21** Remove any weak shoots using secateurs when the plant has reached one quarter to one third of its eventual height.

Dead Heading

2.22 Dead head plants when flowers have begun to fade.

Mulching Herbaceous Borders

2.23 Maintain mulch to a depth of 50mm for the first two years on herbaceous borders. Avoid covering plant crowns and only add mulch after growth has commenced in spring.

Lifting & Dividing

2.24 Herbaceous perennials should be lifted and divided every 3 – 5 years, during the dormant period, ie: late autumn or early spring. Whilst the lifting of plants is taking place, the area should be weeded and the improved with an organic matter such as well rotted manure.

MAINTENANCE OF BULBS

2.16 Once bulbs have finished flowering, allow the nutrients to return to the corm for at least a month before cutting back.

2.17 For bulbs within lawn areas, avoid these areas when mowing. After 4-6 weeks resume regular mowing regime.

2.18 For bulbs within wildflower meadow, do not cut back until the late summer cut.

MAINTENANCE OF ECOLOGY ENHANCEMENT MEASURES

2.25 Bat boxes should not be interfered with until the autumn or winter to ensure they are no longer in use. They do not really require much cleaning, unless infested with insects or other unwanted visitors. Check for any damage to seams and repair or replace as required.

2.26 The integral bat and bird boxes should not require any maintenance.

MAINTENANCE OF CHILDRENS PLAY AREA

Litter

2.27 The children's play area and surrounds should be kept free of litter (no more than 5%) at any time.

Equipment Inspection

- 2.28** The equipment should be inspected weekly by the resident porter / designated person, using the attached ROSPA Information Sheet 24, and any arising work carried out.
- 2.29** Annual ROSPA inspections are also required by an independent specialist in accordance with ROSPA Guidance and EN 1176.
- 2.30** A report should be written covering site safety and condition of equipment, surfacing and ancillary safety items and compliance with EN1176 where relevant. The report should include any remedial action required with an assessment of the degree of risk.

Safety Audits

- 2.31** As part of an annual safety audit, it may be necessary to carry out an annual HIC test to ensure the safety surfacing is still performing. If required, this is to be undertaken by a local, independent testing consultant.
- 2.32** All equipment is to be inspected annually in line with the manufacturer's guidelines and requirements, by an independent party.

MAINTENANCE OF HARD LANDSCAPED AREAS

Sweeping of Hard Landscaped Surfaces

- 2.33** Areas should be kept clear of litter, twigs, leaves, glass, debris and similar at all times. All arisings to be removed off site to the designated location for disposal after each visit.
- 2.34** Should any vandalism be noted, this needs to be reported immediately to the Estate Management Company.

Weeds

- 2.35** All areas to be kept weed-free (ie: less than 5% growth at any time). This is also deemed to include moss. Should the contractor wish to employ chemical methods of eradication, prior notice should be given to the Estate Management Company.

Gullies & Slot Drains

- 2.36** All gullies, grilles, covers to be inspected upon each visit. The Contractor to clean them of any silt, dirt build-up as required. Upon replacing grilles or covers, the Contractor is to ensure the rebate in the frame is thoroughly cleaned of all debris and it is replaced flush in the frame.

2.37 The Contractor shall check that water is running freely in gullies and drains and report any defects or unacceptable obstruction to the Estate Management Company.

Street Furniture

2.38 All items such as railings, lighting bollards, seats, fences are to be regularly maintained throughout the year to meet function and health and safety requirements.

Additional Works

Snow / Ice Maintenance

2.39 The Contractor may be called upon in extreme inclement weather to clear snow and supply & apply rock salt to pedestrian and vehicular entrances. Payment for this operation will be in accordance with the Contractor's tendered rate.

2.40 This should be applied at 20g/m², taking care to avoid trees, shrubs, seed and any other plant material. Any damage caused by the Contractor's negligence shall be fully reinstated at the Contractor's expense to the Estate Management Company's satisfaction.

3 MAINTENANCE SCHEDULE

3.1 The following work schedule summarises the maintenance operations to be carried out annually for the first five years where applicable:

TREES & SHRUBS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
NEW SPECIMEN TREES	2 x checks to stakes, underground guys & irrigation	Oct & Feb	*	*	*		
	1 x annual fertiliser application	March	*	*	*		
	1 x prune to crown	Dec - Feb	*	*	*	*	*
	Water to field capacity if under stress	May - Sept	*	*	*		
	Top up mulch around base		*	*	*	*	
HEDGES	Prune to shape, with slight taper to top	Jan	*	*	*	*	*
ENSURE VISIBILITY SPLAY IS CLEAR OF VEGETATION AT ALL TIMES							
SHRUBS, HERBACEOUS & CLIMBERS	4 x hand weedings with light cultivation	April - Sept	*	*	*		
	Tie-in climbers	March - Oct	*	*	*	*	*
	Top up mulch	March	*	*	*		*
	1 x prune to shape & remove dead vegetation	Dec – Feb	*	*	*	*	*
	Water to field capacity if under stress	May - Sept	*	*	*		

GRASS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
AMENITY GRASS	18 x cuts & strimming to edges	April - Oct	*	*	*	*	*
	1 x annual fertiliser application	Oct	*	*	*	*	
	1 x aeration	Feb - March	*	*	*	*	
	1 x roll	March	*	*	*	*	
WILDFLOWER MEADOW	2 x cuts to 100mm & collect all arisings	Late Aug & March	*	*	*	*	*
	3 x hand weedings with light cultivation	April - Sept	*	*	*	*	*

HARD LANDSCAPED AREAS - GENERAL

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
SURFACES	Sweeping & litter clearance	Jan - Dec	*	*	*	*	*
	Leaf clearance	Oct - Feb	*	*	*	*	*
	Weeding	Feb - Oct	*	*	*	*	*
	Check drains & gullies	Jan - Dec	*	*	*	*	*
FENCES & RAILINGS	Check for damage	Quarterly	*	*	*	*	*

CHILDRENS PLAY AREA

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
SURFACES	Visual check to rubber matting	Jan-Dec	*	*	*	*	*
EQUIPMENT	Weekly check by onsite porter using Form 24 attached	Jan-Dec	*	*	*	*	*
	Annual ROSPA	TBA	*	*	*	*	*

	inspection						
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4 SUMMARY

4.1 This report has:

- (a) described the level and standards of maintenance which are desired for each of the main landscaping areas; and
- (b) presented a summary of the main landscape operations that will need to be carried out during the establishment and subsequent maturing of the scheme.

4.2 Following approval of the Landscape Management Plan by the Local Planning Authority as part of the landscape condition and implementation of the landscape scheme that a local landscape contractor will be appointed to carry out all the management operations.

4.3 The management plan should be kept under review for the first five years.

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Information Sheet Number 24

Routine Inspection of Play Areas

Introduction

The regular check of the children's playground is intended to be quick and simple. Its primary function is to identify faults or dangers arising from vandalism or breakage.

Such inspections can be carried out by staff other than specialists whose duties may take them to the playground from time to time. It may be economic to tie it to a contract cleansing company, for example. Training is available from RoSPA.

Training can be linked to the annual inspections. Annual inspections should be carried out by an independent, suitably qualified specialist.

Site and ancillary items

- Are signs present and legible?
- Are road barriers present and in good condition?
- Are fences complete and secure?
- Are the gates in working order?
- Are pathways undamaged and unobstructed?
- Is the site free of litter or any dangerous object?

- Are the seats secure and undamaged?
- Are the litter bins secure and undamaged?
- Have they been emptied?
- Has the planting been damaged?

Surfacing

- Is all safety surfacing undamaged?
- Are loose-fill surfaces at the right level?

Equipment

All items

- Are all supports present?
- Is all timber work undamaged?
- Are all safety barriers present?

Swings

- Are the swing chains unbroken?
- Are the seats fixed on securely and undamaged?