

# Merrydown, Downs Avenue, Epsom Downs

## Maintenance of Hard and Soft Landscape Areas

This specification is to apply from the start of construction to a minimum of 5-years from completion of works. For areas described in this schedule refer to Get Planning & Architecture Proposed Site and Ground Floor Plan Drawing Ref. 13B, submitted as part of Epsom & Ewell approved planning application 23/00133/FUL.

### Flowerbed Maintenance Plan:

**Objective:** To maintain flowerbeds in a good, healthy and attractive condition.

#### 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.

### 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.

### 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.

### Planning note:

No existing trees will be removed (or severely pruned) as part of this application, therefore no new tree planting will be required or implemented (please see planning condition 5). The front of the property is currently fully planted with mature hedges and shrubs which will be maintained over the coming years as per the preceding maintenance schedule.

## Surface Water and Hard Surface Drainage Strategy:

New/proposed hard landscaped areas as shown on Get Planning & Architecture planning drawing 13B will comprise permeable gravel, laid in accordance with building control requirements. Gravel is to be maintained in good, sound condition, with regular weekly visual checks and made good as necessary to maintain optimum appearance.

Surface water from the proposed extension roof will discharge into rainwater downpipes as shown on drawing 13B, connecting to new hollow brick honeycomb construction soakaways, sized and positioned in accordance with building control requirements and as agreed with the Building Inspector on site.

All surface water goods including gutters, downpipes and soakaways are to be maintained in good, serviceable order with regular weekly inspections and the removal of any leaves or other sources of potential blockage.