

# SOFT LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

**At**  
**3A Blossom Way**  
**Hemel Hempstead**  
**Hertfordshire**

**TPD DEVELOPMENT LLC**

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Author:	MAB	
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2255/22-01 'Landscape Concept Proposal'

## **1.0 MAINTENANCE AND MANAGEMENT STATEMENT**

- 1.1 The establishment and future success of any soft landscape (or new green infrastructure) is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. A maintenance and management regime will therefore be adopted for the site throughout the development period and thereafter drawing on the principles set out below.
- 1.2 It is intended that the overall management objective for the development will build on the landscape design principles to achieve a robust landscape that successfully assimilates into the local area and is of high ecological interest.
- 1.3 This document deals with the maintenance and management of the proposed landscape elements of the project.
- 1.4 The soft landscape infrastructure will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter maintenance contracts will be organised by a facilities management company (set up by the developer) on an annual basis. The subsequent phases of landscape will be implemented at the first available planting season following completion of the development / building and maintenance arrangements for the plot landscape areas will be the same as that for the landscape infrastructure.
- 1.5 The maintenance and management matrix (Appendix A) provides information on the general techniques and methods to be adopted for the ongoing maintenance operations. These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (e.g. tree disease).
- 1.6 The above approach will ensure that the quality of the landscape created can be maintained for the benefit of building occupiers and visitors to the site as well as providing significant nature conservation.

## **2.0 MANAGEMENT AIMS AND OBJECTIVES**

### **Aims**

- 2.1 The principle aims of the Landscape Management and Maintenance Plan are to achieve a coherent strategic and integrated approach to the management of the landscape components and to ensure the successful overall integration into the surrounding area.

### **Objectives**

- 2.2 The main objectives associated with the management of the landscape are as follows:

- To ensure the successful establishment and continued growth through to maturity of the green infrastructure comprising the soft landscape scheme as shown on Barry Chinn Associates drawing 2255/22-01 (or any subsequent revision thereof);

- To maximise the biodiversity of the site through careful management of the woodland / thicket, shrub and grass and wildflower areas;
- To ensure that the landscape develops in a manner commensurate with the original design intentions;
- To ensure that the maintenance, management and continued enhancement of the soft landscape areas is commensurate with both the aims and objectives of the Landscape Maintenance & Management Plan (LMMP);
- To ensure the successful establishment and retention of effective landscape buffer planting where possible along the boundaries of the site, providing amenity and ecological benefit;
- To secure a long term future for the new green infrastructure, including trees, shrub and thicket planting areas with particular emphasis upon achieving enhancement of ecological potential, increased biodiversity, nature conservation and visual amenity
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby supressing weed growth and reducing maintenance requirements
- To manage the landscape in a manner commensurate with the safety of site users by maintaining visibility splays, maintaining good surveillance, the removing of dead, dying or diseased branches, etc.
- To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.
- Upkeep and maintenance of all footpaths (hard surfaced)
- Upkeep and maintenance of all boundary fences

### **3.0 IMPLEMENTATION, MONITORING AND REVIEW**

- 3.1 The new landscape will, for the initial 1 year period after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved.
- 3.2 Thereafter contracts will be organised by the persons responsible for estate facilities management on an annual basis. The maintenance and management operations envisaged over the first 10 year period are set out as a matrix in Appendix A. This document should be reviewed at the end of this time and updated/adjusted accordingly.
- 3.3 The maintenance and management works will be monitored and reviewed on a regular basis with advice provided as required by professional landscape design, ecological and arboricultural consultants to ensure the aims and objectives are being achieved. Adjustments will be made to the maintenance regimes as necessary to respond to natural or manmade

changes in the environment which affect the landscape components (e.g. prevailing weather conditions, tree disease, vandalism, etc.)

## **APPENDIX A**

### **Maintenance Schedule Matrix for initial 10 year period**

# APPENDIX A

SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

3A Blossom Way

## 10 YEAR PERIOD LANDSCAPE MANAGEMENT SCHEDULE OF WORK MATRIX

ITEM OF WORK	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
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### GENERAL OPERATIONS FOR ALL AREAS

Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	22 times	22 times	22 times	22 times	22 times	22 times	22 times	22 times	22 times	22 times
Vegetation, which suppresses or otherwise inhibits the development of planted species and proper management of habitats shall be restricted and / or removed. Twice per year.	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Any species, which colonise the site and are incongruous with the planting scheme and / or with the surrounding context, shall be removed as necessary.  Note: All herbicides will be systemic, biodegradable, and non-residual, and only used where necessary and appropriate.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check that the plant material is firmly planted and firm in where required. Four times per year during initial 3 year establishment period.	4 times	4 times	4 times	4 times	4 times	4 times	4 times	4 times	4 times	4 times
Treat pests and diseases as necessary by agreement with the Contract Administrator.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, car parking etc.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All legally notifiable weed species shall be controlled i.e. Japanese Knotweed as necessary.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

# APPENDIX A

SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

3A Blossom Way

## EXISTING VEGETATION

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

<i>Existing Trees</i>										
Selective pruning and any other required arboricultural works to be carried out on any dead and dangerous trees / branches, particularly within falling distance of footpaths or site boundaries as necessary.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Arisings to be relocated to a suitable location and formed into deadwood piles for use by species living on dead and decaying wood.										
Excessive arising's to be removed from the site.										
<i>Native Hedgerows</i>										
Hedgerow to be sided and topped to create a hedge with an 'A' shaped profile once every two years.	✓		✓		✓		✓		✓	
No pruning to take place during the bird nesting season (1st March until 31st August).										
Arising's to be processed through a brushwood chipper and broadcast or mulched and left in sit										

NOTE:  
For newly planted areas the number of years for each maintenance operation to be carried out is to be based on time of planting. The matrix below shows all planting carried out at year 1. Therefore if planting is carried out in year 3 and the maintenance operation scheduled is for 5 years then the operation should run through to year 8.

## TREE PLANTING

YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

To semi mature, extra heavy standard and feathered trees: Check, adjust and replace stakes and ties as necessary. Water and feed as necessary. Prune dead and damaged wood.	✓	✓	✓	✓	✓					
Target removal of stakes and ties after year 5, subject to review										



# APPENDIX A

## SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

## 3A Blossom Way

Check rabbit guards and re-firm / replace when required. Four times per year.  Target removal of rabbit guards after 5 years subject to review.	4 times	4 times	4 times	4 times	4 times Review					
Weeds to be suppressed with 3 no. applications of a translocated herbicide during each growing season in 1m diameter circles around each tree.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Any vandalised, unhealthy and dead trees and shrubs will be replaced each year at the next available planting season and any underlying causes remedied.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Crown lifting for mature trees: Remove branch systems to give clearance height of 2.5 m above footpaths. Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub lateral buds or branches. Do not leave stumps. Once annually between September and February.  Chip and broadcast all arising's up to 150mm diameter. Larger timber to be formed into deadwood piles.  Excessive arising's to be removed from the site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Box headed trees to be formally pruned twice a year. Once at the beginning of the growing season Mid-May to Mid June and secondly in late August.  Excessive arising's to be removed from the site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### WOODLAND / WOODLAND EDGE THICKET

### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

Keep areas clear of weed growth by spot herbicide treatment as necessary from mid-April to late September. 4 times reducing after year 4 subject to review.	4 times	4 times	4 times	4 times Review	2 times	2 times	2 times	Once	Once	Once
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## APPENDIX A

### SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

### 3A Blossom Way

Check rabbit guards and re-firm / replace when required. Four times per year. Remove weed growth from within.  Target removal of rabbit guards after 5 years subject to review.	4 times	4 times	4 times	4 times	4 times Review					
Any vandalised, unhealthy and dead shrubs will be replaced each year at the next available planting season and any underlying causes remedied.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### FORMAL NATIVE HEDGEROW

#### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

Keep clear of weed growth by hand weeding or spot herbicide treatment. 12 times during the growing season reducing after year 3 subject to review.	12 times	12 times	12 times Review	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Prune hedge to maintain desired height and width of 1200mm in straight and true lines. Once only. No pruning to take place during the bird nesting season (1st March until 31st August).  Arising's to be processed through a brushwood chipper and broadcast or mulched and left in sit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### SHRUB PLANTED AREAS

#### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

Prune shrubs as necessary to achieve desired form, to optimise flowering period and prevent invasive species smothering less aggressive species.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune dead, dying or diseased wood from plant material.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate. 12 times during the growing season reducing after year 3 subject to review.	12 times	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times

# APPENDIX A

## 3A Blossom Way

### SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

Apply a slow release fertilizer, Enmag CRF or similar approved composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m <sup>2</sup> . Once only (timing to be agreed with Contract Administrator).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Once per month	12 times	12 times	12 times	12 times	12 times	12 times	12 times	12 times	12 times	12 times
Lightly cultivate all shrub beds, breaking up soil evenly. Once only. Timing to be agreed with the contract administrator.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### AMENITY GRASS AREAS (close mown)

### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

<p>Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area:</p> <ul style="list-style-type: none"> <li>• Operation to be undertaken between March and November (inclusive)</li> <li>• Maximum length before cut 75mm</li> <li>• Cut down to 30mm</li> </ul> <p>Approximately 21no. cuts per year</p>	21 times	21 times	21 times	21 times	21 times	21 times	21 times	21 times	21 times	21 times
<p>1m wide strip of grass either side of informal footpath (unless shown otherwise) to be cut down 18 times</p> <ul style="list-style-type: none"> <li>• Operation to be undertaken between March and November (inclusive)</li> <li>• Maximum length before cut 75mm</li> <li>• Cut down to 30mm</li> </ul> <p>Approximately 18no. cuts per year</p>	18 times	18 times	18 times	18 times	18 times	18 times	18 times	18 times	18 times	18 times
<p>Shape grass edge as necessary with half moon spade. 2 times per year between March and November.</p>	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
<p>Application of spring/summer lawn fertilizer in accordance with supplier's recommendations. Once only</p>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## APPENDIX A

### SOFT LANDSCAPE 10 YEAR MANAGEMENT MATRIX

### 3A Blossom Way

Application of selective herbicide in accordance with supplier's recommendations. Once only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of autumn lawn fertilizer in accordance with supplier's recommendations. Once only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-seeding of worn areas during April/May and November subject to review.	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times

### ECOLOGICAL GRASSLAND AREAS

### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

Mowing regime: During late August and early October, when sward is 200mm height one cut down to 75mm.  All arising's should be removed with the general objectives of preventing scrub encroachment and providing appropriate conditions for meadow grassland flora and fauna.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Control excessive weed growth with spot spray or weed wipe of an appropriate approved translocated herbicide, as required between June to September.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### HARD SURFACED FOOTPATHS ROUTES

### YEAR 1 YEAR 2 YEAR 3 YEAR 4 YEAR 5 YEAR 6 YEAR 7 YEAR 8 YEAR 9 YEAR 10

Footpaths - Supply and apply a translocated herbicide to weed growth on footpath surfaces. Twice per annum.	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Leaf clearance 6 times per annum, mainly during autumn and early winter.	6 times	6 times	6 times	6 times	6 times	6 times	6 times	6 times	6 times	6 times	6 times

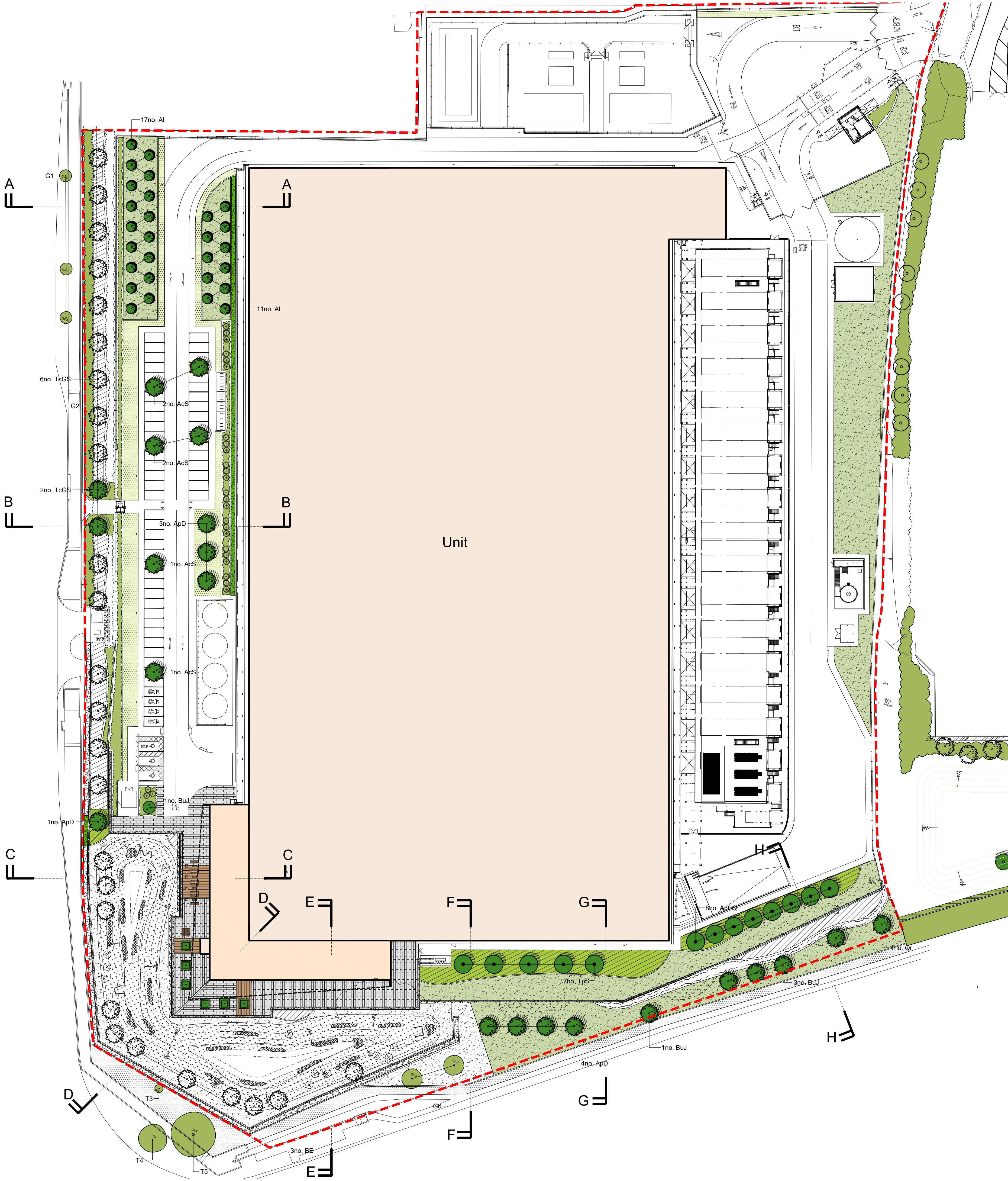
**APPENDIX B**

**Site Layout Drawings**

2255/22-01

'Landscape Concept Proposals'





**NOTES**

**SOFT WORKS KEY**

- EXISTING APPROVED/INSTALLED PLANTING AS PART OF PREVIOUS APPLICATION.
- EXISTING TREES AND HEDGEROWS TO BE RETAINED (Refer to the Pre Development Tree Survey for detail)
- EXISTING TREES AND HEDGEROWS TO BE REMOVED (Refer to the Pre Development Tree Survey for detail)
- SEMI-MATURE TREE (Tree pit size: 2000x2000x1000mm)  
25-30cm stem girth  
6.0-7.0m height  
2.5m clear stem  
Rootballed
- EXTRA HEAVY STANDARD TREES (Tree pit size: 1500x1500x900mm)  
18-20cm stem girth  
4.5-6.5m height  
1.8-2.1m clear stem  
Rootballed
- AcS Acer campestre 'Streetwise'  
ApD Acer platanoides 'Deborah'  
BuJ Betula utilis 'Jacquemontii'  
TcGS Tilia cordata 'Greenspire'  
Or Quercus rubra
- PROPOSED FORMALLY CLIPPED BOX HEADED TREES  
3.5-4.0m height  
1.2x1.2x1.5m high canopy  
2.0-2.5m clear stem  
Rootballed
- TeP Tilia europea 'Pallida'  
MULTI STEM  
2.5-3.0m height, 3x transplanted
- AI Amelanchier lamarckii  
BuJ Betula utilis 'Jacquemontii'
- GENERAL NOTE  
Species marked # to be fitted with 600mm high x 200mm diameter rabbit guards.  
Species marked + to be fitted with 600mm high x 90mm diameter rabbit guards
- PROPOSED FORMAL NATIVE HEDGE (300mm depth of topsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart
- PROPOSED SPECIMEN SHRUBS (300mm depth of topsoil)
- PROPOSED ORNAMENTAL SHRUB PLANTING (300mm depth of topsoil)  
Ultimate plant height is above 1m.

%	Species	Common Name	Supply Size	1+2 B
	Carpinus betulus #	Hornbeam	1000-1250mm	1+2 B

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L
Malthonia x media 'Winter Sun'	900-1200mm	15L
Philadelphus 'Virginal'	800-1000mm	15L
Viburnum x burkwoodii	900-1200mm	15L

Species	Supply Size	3L	600mm cts
Cornus alba 'Sibirica'	400-600mm	3L	600mm cts
Cornus stolonifera 'Flaviramea'	600-800mm	3L	600mm cts
Corylus avellana	600-800mm	OG	600mm cts
Corylus maxima 'Purpurea'	400-600mm	3L	750mm cts
Euonymus alatus	400-600mm	2L	600mm cts
Photinia fraseri 'Red Robin'	400-600mm	3L	750mm cts
Philadelphus 'Virginal'	600-800mm	3L	600mm cts
Pyracantha 'Saphyr Red'	400-600mm	3L	600mm cts
Viburnum x burkwoodii	300-400mm	3L	600mm cts
Viburnum x bodnantense 'Dawn'	400-600mm	3L	600mm cts

- PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING (300mm depth of topsoil)  
Ultimate plant height is below 1m.
- Berginia cordifolia 'Silver Light' 150-200mm 2L 450mm cts
- Coloneaster dammeri 'Coral Beauty' 400-600mm 3L 500mm cts
- Chaenomeles superba 'Jet Trail' 300-400mm 3L 500mm cts
- Escallonia 'Red Elf' 300-400mm 3L 500mm cts
- Hebe pingulifolia 'Sutherlandii' 200-300mm 3L 500mm cts
- Hedera helix 'Hibernica' 400-600mm 2L 400mm cts
- Hypericum x mosenianum 300-400mm 3L 600mm cts
- Lonicera nitida 'Maygreen' 300-400mm 2L 500mm cts
- Luzula sylvatica 150-200mm 2L 500mm cts
- Persicaria affinis 'Darjeeling Red' 150-200mm 2L 450mm cts
- Potentilla dahurica 'Abbotswood' 300-400mm 3L 500mm cts
- Prunus laurocerasus 'Cherry Brandy' 300-400mm 3L 500mm cts
- Rosa 'Kent' 300-400mm 3L 500mm cts
- Rubus 'Betty Ashburner' 300-400mm 2L 600mm cts
- Stephanandra incisa 'Crispa' 200-300mm 3L 500mm cts
- Spiraea 'Gold Mound' 300-400mm 3L 500mm cts
- PROPOSED CLIMBERS - To base of service yard fence  
Parthenocissus tricuspidata 'Veitchii' 600-800mm 3L @800mm cts
- PROPOSED AMENITY GRASS AREAS (150mm depth of topsoil)  
Grass seed (DLF Trifolium Pro Master 120 Slowgrowth), sown at 35-50g/m2.
- PROPOSED ECOLOGICAL GRASSLAND AREAS (Cultivated subsoil to a depth of 200mm)  
EM2 General Purpose Meadow mixture sown at 4g/m2 supplied by Emosgate Seeds
- PROPOSED BULB PLANTING  
Crocus planted at 75 per/sq/metre  
Hyacinthoides (Bluebell) planted at 75 per/sq/metre  
Narcissus pseudonarcissus (Native Daffodil) planted at 50 per/sq/metre
- INDICATIVE CONTOURS  
+126.50  
+125.50
- SITE BOUNDARY
- SECTION LINE  
Refer to BCA drawing no. 2255/22-02

REV	DESCRIPTION	DATE	AUTH
REV L	Minor update to base layout	27-07-22	HC
REV K	Minor update to base layout	20-07-22	HC
REV J	Minor update to base layout	23-07-22	HC
REV I	Minor update to base layout	01-06-22	MAB
REV H	Landscape updated to match revised base plan	25-05-22	MAB
REV G	Landscape updated to match revised base plan	24-03-22	MAB
REV F	Minor update to title block	24-03-22	MAB
REV E	Landscape updated to match revised base plan	03-03-22	MAB
REV D	Landscape updated to match revised base plan	23-02-22	MAB
REV C	Landscape updated	11-02-22	MAB
REV B	Steps omitted, landscape updated	31-01-22	MAB
REV A	Security fence line updated	27-01-22	MAB
REV NOTE			DATE AUTH

**BCA BARRY CHINN**  
associates  
Landscape Architects

CLIENT  
**TFD DEVELOPMENT LLC**

PROJECT  
**3a BLOSSOM WAY  
HEMEL HEMPSTEAD**

DRAWING  
**LANDSCAPE CONCEPT  
PROPOSAL**

CONTRACT	2255/22	DRG NO.	<b>01</b>	
DATE	27/01/22	DRAWN		MAB
ISSUE	Planning	CHECKED		MAB
SCALE	1:500	ORIG SHEET		A1
CAD FILE	2255-22-01L.dwg	REV	<b>L</b>	