

5 YEAR LANDSCAPE MANAGEMENT PLAN

Condition 4 of Planning Permission 23/P/00113

Maple Tree
Woodland Drive
East Horsley
KT24 5AN

March 2024

1.0 INTRODUCTION

1.01 This document sets out a 5 year landscape management plan required for the discharge of condition 4 of planning permission 23/P/00113 which was granted on 17th July 2023.

1.02 The development is for the erection of a new 4 bedroom dwelling with associated parking at Maple Tree, Woodland Drive, East Horsley KT24 5AN.

1.03 Condition 4 states;

No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

1.03 The aim of the 5 year landscape management plan is;

- To ensure the maintenance and management of the soft landscape areas to an agreed standard and ensuring successful establishment and development of all new planting across the site and longer term.
- To ensure the visual amenity is preserved and enhanced.
- To provide a variety of habitats for ecological benefit.

1.04 Soft landscape planting works are to be carried out towards the end of the external works programme for the overall scheme development. At this stage the final programme and landscape installation period is unknown.

1.05 If the soft landscaping works programme falls outside of the planting season (November–March) all planting works are to be carried out at the earliest opportunity during the next planting season', unless, at the client's request, appropriate planting and maintenance operations are in place to accommodate planting out of season.

2.0 DOCUMENTS AND PLANS

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

- Application forms
- Drawing P22-027-006
- Maintenance Schedule (See Appendix 1)

3.0 MANAGEMENT PLAN

Site wide management following development

- 3.01 Collect and remove from site all extraneous rubbish arising from the build and detrimental to the appearance of the site.
- 3.02 Collect fallen leaves from existing lawns, planting beds, hedges and tree areas removing from site for recycling or composting on site.

Existing trees and vegetation

- 3.03 Please see the approved Tree Protection Plan (TPP) for existing trees to be retained.
- 3.04 Existing trees and vegetation shall be regularly inspected for damage and disease each season. Professional advice shall be sought if any trees appear damaged, dangerous or diseased.
- 3.05 Carry out any pruning, if necessary following inspection. Pruning should be done following good horticultural practice and avoiding the breeding bird season.
- 3.06 Professional advice shall be sought prior to carrying out any works to trees. All tree works shall be to BS 3998:2010 Recommendations for Tree Work:
- Prune in accordance with good horticultural and arboricultural practice:
 - Do not damage or tear the stem or bark when removing branches
 - Keep wounds as small as possible and cut cleanly back to sound wood.
 - Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
 - Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
 - Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
 - Do not use growth retardants, fungicide or pruning sealant unless instructed.
- 3.07 Existing trees and vegetation shall be kept free of litter and weeds.

3.07 Cut ground vegetation layer (weeds and grasses) to achieve tidy appearance. Cut to 100mm three times within growing season

Specimen tree planting

3.08 Water newly planted trees thoroughly during drought periods. As a guide:

- Each tree to receive 40L of water at each scheduled watering operation to ensure roots are well irrigated
- Ensure trees are well irrigated in dry conditions and soil moisture is appropriate to species planted.

3.09 Check stability of trees and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Re-tie to tree firmly but not tightly with a single tie.
- Adjust, re-fix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Stakes and ties shall be removed during spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

3.10 Maintain a 1 m radius around each tree free from weeds as scheduled.

3.11 Re-firm trees after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.

3.12 Apply multi-purpose plant food and soil improver fertiliser each season in April.

- Spread evenly.
- Carefully lift and replace any mulch materials.

3.13 Replace any trees that have failed (between 1 November and 31 March).

3.14 Carry out annual check for signs of disease and undertake treatment as required.

3.15 Carry out pruning as and when necessary to maintain natural habit of the tree, in keeping with good horticultural practice:

New hedging

- 3.16 Water new planting thoroughly during drought periods. As a guide:
- Water twice monthly from April to October.
 - Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- 3.17 Until established, keep plants free of competing weed growth.
- 3.18 Re-firm plants after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.
- 3.19 Apply multi-purpose plant food and soil improver fertiliser each season in April.
- Spread evenly.
 - Carefully lift and replace any mulch materials.
- 3.20 Replace any plants that have failed (between 1 November and 31 March).
- 3.21 If required, top up mulch to 50 mm thickness.
- 3.22 Lightly prune for the first 2 to 3 years to encourage dense bushy growth, in keeping with good horticultural practice.
- 3.23 Carry out annual check for signs of disease and undertake treatment as required.

Ornamental shrubs and border planting

- 3.24 Refer to drawing P22-027-006 for planting schedule.
- 3.25 Water new planting thoroughly during drought periods. As a guide:
- Water weekly from April to October.
 - Ensure full depth of topsoil is thoroughly wetted to aid plant establishment. During the initial establishment period of newly planted shrubs, border planting and grasses, carry out maintenance operations as follows:
 - Keep planting beds clear of weeds by use of hand weeding and by maintaining full depth of mulch.
 - Maintain weed free planting beds, ensuring a weed free area around each shrub.
 - Fork over beds to keep soil loose
- 3.26 Apply multi-purpose plant food and soil improver fertiliser each season in April.
- Spread evenly.
 - Carefully lift and replace any mulch materials.
- 3.27 Re-firm new planting after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.
- 3.28 Prune ornamental shrubs, border plants and grasses to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Remove suckers by cutting back level with the source stem or root. Timing for pruning shall be as follows:

- Winter flowering shrubs in Spring.
 - Shrubs flowering between March and July, immediately after the flowering period.
 - Shrubs flowering between July and October, back to old wood in winter.
- 3.29 At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- 3.30 Remove dead and diseased plants as soon as possible and replace to original specification or to match the size of adjacent or nearby plants of the same species.
- 3.31 Remove weeds
- 3.32 Prick up to aerate the soil of root areas and break surface crust and reduce to crumb and level off, avoiding plants and their roots.
- 3.33 If required, top up mulch to 50 mm thickness.

Lawn

- 3.34 Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt by:
- Preventing waterlogging and compaction.
 - Repairing damage from trampling, abrasion or scalping.
 - Edges to be kept neat and well defined
 - Removing litter and fallen leaves regularly to maintain a neat appearance.
- 3.35 Before mowing lawns remove litter, rubbish and debris.
- 3.36 If required, apply appropriate lawn fertiliser each Spring and Autumn:

Hardstanding areas

- 3.37 Hard standing areas are to be maintained free of fallen leaves.
- 3.38 Any encroachment by weeds or grasses are to be hand weeded or treated using appropriate chemical means.

