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OVERVIEW OF LANDSCAPE MANAGEMENT TO POS AREAS

(Shown on drawings 22.5323.01-02.)

Site:

**Dawes Lane,
West Mersea.**

NOTE: It is assumed that the POS land will be transferred after the 12 months defects liability period in which the developer and their contractor will maintain it

1. SHORT GRASS AREAS

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Area: 11,425 Sq M

Year 2 Onwards:

Cut grass 18No visits maximum during 12 months. Cuttings can be left or removed subject to client wishes

Other operations only if required

Pest and disease control

Watering – Would be required mostly in the first year (normally covered by the defects liability period of the contractor) then only years 2-4 if in very prolonged periods of hot dry weather and drought and if grass is showing signs of suffering)

Fertiliser – Only if grass showing signs of stress or struggling to establish

Replace dead/damaged areas – only if required.

2. LONG GRASS AND WILDFLOWER AREAS

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Area: 23,630 Sq M

Year 2 Onwards:

Cut grass 2 No visits maximum during 12 months.

(1 no after flowering/reptile/bird/other mammal activity etc, 1 no early spring. – Only make an additional cut if excess grass growth over late autumn/winter/early spring period) Remove grass cuttings at each cut

Other operations only if required

Pest and disease control

Watering – Would be required mostly in the first year (normally covered by the defects liability period of the contractor) then only years 2-4 if in very prolonged periods of hot dry weather and drought and if grass is showing signs of suffering)

Fertiliser – Only if grass showing signs of stress or struggling to establish

Replace dead/damaged areas – only if required.

3. EXISTING VERGE

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Area: 2155 Sq M

Year 2 Onwards:

Area to generally be left as existing for ecological reasons- For purposes of this exercise assume 1No cut per year per year as maximum (remove arisings)

4. NATIVE SHRUB AND WHIP PLANTING

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Area: 3051 Sq M

Year 2 to 4:

Assuming all implementation works and management for first year are correctly undertaken and successful then the planting areas should be established by year 4 meaning minimal maintenance will be required after that

Operations year 2-4 – Assume 8no visits per 12 months

Weed planting areas – keep weed and grass free and remove any other rubbish

Other operations only if required

Pest and disease control

Watering – Would be required mostly in the first year (normally covered by the defects liability period of the contractor) then only years 2-4 if in very prolonged periods of hot dry weather and drought and if planting is showing signs of suffering)

Fertiliser – Only if planting showing signs of stress or struggling to establish

Securing plants in the ground and adjusting stakes, ties and guards, adjusting any mulch layers – only if these need doing

Pruning – Any initial formative pruning would be undertaken within years 1 or 2. (1 no operation)

Following years- only if required to avoid encroachment onto paths etc or if becoming leggy over time and removing dead/damaged material

Replace dead material – only if this is needed.

5. TREE PLANTING

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

27No within new hedgerows/ 85No set in open grass

Year 2 to 4:

Assuming all implementation works and management for first year are correctly undertaken and successful then the planting areas should be established by year 4 meaning minimal maintenance will be required after that

Operations year 2-4 – Assume 8no visits per 12 months

Weed base of trees within hedge line or approx. 1.0M diameter around base of each tree in grass – keep weed and grass free and remove any other rubbish

Other operations only if required

Pest and disease control

Watering – Would be required mostly in the first year (normally covered by the defects liability period of the contractor) then only years 2-4 if in very prolonged periods of hot dry weather and drought and if planting is showing signs of suffering)

Fertiliser – Only if trees showing signs of stress or struggling to establish

Securing trees in the ground and adjusting stakes, ties and guards, adjusting any mulch layers and clearing/maintaining irrigation pipes at the tree base – only if these need doing

Pruning – Any initial formative pruning would be undertaken within years 1 or 2. (1 no operation)

Following years- only if required to remove dead/damaged material, avoid encroachment of to remove any low hanging branches or basal growth

Replace dead material – only if this is needed.

6. NEW HEDGEROWS

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Length of new hedges – 925 M

Year 2 to 4:

Assuming all implementation works and management for first year are correctly undertaken and successful then the planting areas should be established by year 4 meaning minimal maintenance will be required after that

Operations year 2-4 – Assume 8no visits per 12 months

Weed hedge lines – keep weed and grass free and remove any other rubbish (assume 1.2-1.5M width)

Formative pruning – to keep hedge low to ensure it becomes bushy from the base upwards
1No visit per year in years 2+3 (assumed year 1 done by contractor)

Pruning – (after formative pruning)

Following years- Assume 1no operation per year to face up hedges and control height (If this is required) as well as remove any dead/damaged growth

Other operations only if required

Pest and disease control

Watering – Would be required mostly in the first year (normally covered by the defects liability period of the contractor) then only years 2-4 if in very prolonged periods of hot dry weather and drought and if planting is showing signs of suffering)

Fertiliser – Only if hedge showing signs of stress or struggling to establish

Securing hedge plants in the ground and adjusting stakes, ties and guards, adjusting any mulch layers and clearing/maintaining irrigation pipes at the tree base – only if these need doing

Replace dead material – only if this is needed.

7. EXISTING HEDGEROWS

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Length of existing hedges – 220 M

Year 2 Onwards

Pruning- Assume 1no operation per year to face up hedges and control height (If this is required) as well as remove any dead/damaged growth

8. HARD LANDSCAPE ITEMS

Note: First 12 months should be maintained and any areas made good by the developer/contractor as part of the defects liability period.

Year 2 Onwards

Items include:

Fences- Post and rail/ knee rail/ Stock Proof Fence
Parkland tree guards around some trees within open grassland
Litter and dog bins
Bollards
Benches
Signs
Ecological hibernacula
Breden gravel footpath surface
Other hard surfaces

6No visits per 12 months to keep hard surfaces and other elements clear of rubbish, leaves, animal waste, grass cuttings etc and to inspect/check the condition of these items. NOTE: Work will only be required if these are damaged etc

Litter/Dog bins: will require emptying on regular ongoing basis (1no visit per week – depending on use level)

Ecological features-(hibernacula, bird and bat boxes – Assume 1no visit per year to inspect/maintain these)

9. ONGOING MANAGEMENT

Undertake 1 No site visit per year with specialist (recommend Consultant Ecologist) to assess the scheme as it matures and advise on future maintenance operations

