

FOREMAN HOMES LTD

RESIDENTIAL DEVELOPMENT

AT

Land off Botley Road, Phase II, West End

LANDSCAPE ESTABLISHMENT, AND MANAGEMENT PLAN.

July 2023

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Establishment and Management Strategy.

- a) The aim of this strategy is to provide a method of implementing and maintaining new landscaping for the proposed development which will soften the impact of the new buildings and provide an amenity for the occupants and the surrounding area.
- b) This landscape management plan will be in place for a minimum of two years, following completion of the development.

1) Preliminaries

- a) The Landscape Management Plan should be read in conjunction with the proposed Landscape Proposals Plan ACLA/BNM 01 Rev B
- b) Failures of Plants (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor immediately or within the next available planting season.
- c) Damage or Theft prior to Practical Completion: All loss or damage arising from theft or damage prior to practical completion of the entire project shall be made good by the Contractor. Any replacement planting necessary will take place within the next available planting season.
- d) Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or to the appointed Management Company. Any replacement planting necessary will take place within the next planting season.
- e) Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the next available planting season.

2) Planting of New trees

Where Foreman Homes' current Landscape Specification exceeds the following, the higher specification is to be used. Trees are to be planted in positions shown on the proposed Landscape Proposals Plan ACLA/BNM 01 Rev B or subsequent revisions. Species shall be as indicated on plan ACLA/BNM 01 Rev B.

- a. Tree Pits
 - i. Tree pits shall be 600 x 600 x 600 or wider to accommodate the root spread.
 - ii. The bottom 150mm thus exposed is to be broken up.
- b. Staking
 - i. Stakes to be of treated softwood from an approved UK source.
 - ii. Stakes to be driven into base of Tree pit minimum of 150mm.
 - iii. Stakes to be sawn off at one third of the height of the clear stem of the tree.
 - iv. Trees to be secured to the stake by 1No. Buckle-type tree tie with cushioned spacer, positioned 50mm from the top of the stake.
- c. Backfill
 - i. Subsoil to be carted away.

- ii. Topsoil to be mixed with an approved type of peat free Tree and Shrub compost or other suitable organic medium.
- d. Planting
 - i. Tree to be set upright and at the same depth as grown in the nursery.
 - ii. Roots to be spread out and the backfill firmed in and around the roots in layers.
 - iii. After planting all trees to be watered in to settle backfill around roots.
- e. Watering
 - i. All new trees shall be watered a minimum of five times between April and October in accordance with the prevailing conditions to maintain adequate soil moisture to the full planted depth at all times.
 - ii. During May, June, July, and August, and any other extremely dry periods, a weekly inspection and watering may be required to ensure the soil remains moist, but not flooded, around the root ball.

3) Planting of New Shrubs

Where Foreman Homes' current Landscape Specification exceeds the following, the higher specification is to be used. Planting is to be laid out as proposed on the Landscape Proposals Plan ACLA/BNM 01 Rev B: or subsequent revisions.

- a. Ground preparation
 - i. Existing ground is to be cleared of weeds either by hand or the use of an approved Glyphosphate based herbicide.
 - ii. After clearance, existing ground is to be cultivated to a depth of 250mm.
 - iii. Newly topsoiled and existing ground is to be treated with a peat free approved organic soil ameliorant such as spent mushroom compost. This should be spread in a layer 75mm thick and incorporated into the soil by mechanical means.
- b. Planting.
 - i. No planting is to take place during extreme weather conditions.
 - ii. Planting of bare root stock is to take place between November and March during mild weather.
 - iii. Planting of containerised stock is to take place in line with the construction programme if weather conditions permit.
 - iv. All root wrappings and containers shall be removed before planting.
 - v. Planting holes shall be wider than the root spread.
- c. Mulching.
 - i. On completion of planting all shrub beds are to be mulched with amenity grade bark or other approved material to a depth of 50mm.
 - ii. Mulching should not take place under Ivy where it is being used as ground cover.

4) Establishment of Newly Planted Trees.

- a. On completion of the tree planting works, Foreman Homes will convey the landscaping to each individual plot or to the management company.

5) Establishment of Newly Planted Shrubs

- a. On completion of the shrub planting works, Foreman Homes will convey the landscaping to each individual plot or the management company.

6) Creation of Grassed Areas

Grassed areas include public grass and private amenity areas indicated on the Landscape Proposals Plan ACLA/BNM 01 Rev B: or subsequent revisions.

- a. Grassed areas are to be turfed or seeded in accordance with B.S. 4428 (Recommendations for General Landscape Operations).
- b. Minimum depth of top soil for grass seeding areas will be 150mm.
- c. The top soil in areas to be seeded shall be ploughed or disc harrowed to a depth not exceeding 150mm, care being taken not to bring the subsoil to the surface. All weeds, rubbish and stones 75mm and above shall be removed from the site.
- d. Seed shall be cross-sown in two directions at right angles to each other and the ground lightly raked over on a still dry day when the top 25mm of soil is dry.
- e. After sowing areas are to be lightly rolled, weather permitting. When grass has grown to 38, it shall be lightly rolled and, two days later, mowed with an approved mover having no roller and sufficiently sharp to avoid root pulling.
- f. Turfs shall be in accordance with BS 3969 (Recommendations for Turf General Landscape Purpose). Turfs shall be fibrous and well-rooted, free from matted dead grass and perennial weeds, and shall have been subject to proper maintenance and treatment with selective weed-killers and insecticides during the previous growing season.
- g. On completion of laying, the whole turf shall be top dressed with finely sifted soil well worked into the joints. No turf shall be laid during frost, exceptionally dry weather or on water-logged ground.

7) Establishment of Grassed Areas

- a) On completion of the turfing or seeding works, Foreman Homes will convey the landscaping to each individual plot or the management company.

8) Maintenance of Hard Landscaping

- a) As required, all hard surfaces and pathways will be maintained free from debris, litter and fallen leaves through regular sweeping, removing any arising from site.
- b) Regular inspections will be undertaken to ensure that all hard surfaces are sound and free from cracks or trip hazards.
- c) All other Hard Landscape materials such as railings are to be cleaned and maintained according to manufacturer's instructions.

9) Maintenance Summary Schedules

- a) Weekly
 - All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- b) Fortnightly
 - Amenity Grass to be cut every 10-14 days
 - There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.
- c) Monthly
 - Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.

- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

d) Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Vegetation cutting to areas of understorey planting – cut in line with guidance given in section 6

e) Annual (for a minimum of 2 years following completion of the development)

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times. Any replacement planting necessary will take place within the next available planting season.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in understorey planting areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species and remove from site.