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LANDSCAPE MAINTENANCE PLAN

DATE: March 2020

CLIENT: Giuseppe Frendo

PROJECT: 17 Kingsmead, Cuffley, Potters Bar EN6 4AN

REFERENCE: 6/2016/0291/FULL

REPORT: Landscape Management Plan

OBJECTIVE : The keys objectives of this plan is to support the approval of condition 5 points E. & F.

Points A. & C. & D. of condition 5 were approved by Planning under reference 6/2018/3084/COND.

1 INTRODUCTION

This plan is prepared in relation to the proposed development 17 Kingsmead, Cuffley, Potters Bar EN6 4AN. Building work has commenced on site. This plan has been prepared to seek approval for condition 5 points E. & F.

2 DETAILS OF RETAINED TREES

The application site comprises one Oak tree. This tree is protected.

The location of the tree is shown on the proposed site plan attached to this report. The retention of the existing tree in the corner of the site and new landscaping within the site along its boundaries with surrounding gardens, further assists in limiting the new building's visual effect on surrounding properties.

3 CONDITION 5: HARD AND SOFT LANDSCAPING

This Landscape Management Plan has been prepared by Sole Concepts on behalf of Giuseppe Frendo in support of Condition 5 points E. and F.

Condition five from the Decision Notice reads:

“Notwithstanding any details on the approved plans, no development other than site clearance and preparatory work shall take place until further full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The landscaping details to be submitted shall include:-

a. Means of enclosure and boundary treatments;

b. Existing and proposed finished levels and finished floor levels of the dwelling;

c. Planting plans, including specifications of species, sizes, planting centres, number and percentage mix;

d. Details for all hard surfacing;

e. Details of retained trees identified under condition 4,

f. A landscape maintenance plan demonstrating how any dead or damaged vegetation will be replaced over a five year period.

Subsequently, these works shall be carried out as approved.”

4 LANDSCAPE MANAGEMENT PLAN

This document should be seen as an operational guide, and is subject to amendment in the light of changing conditions. Different landscape features mature and develop, and it is therefore recommended that this management plan be at five yearly intervals to ensure that the management aims, and tasks are still required

The Site Plan attached shows the Landscape Proposals Plan and illustrates the landscape treatments across the site, and how different hard and soft landscape elements feature throughout.

The landscape maintenance plan demonstrates how any dead or damaged vegetation will be replaced over a five year period.

Existing Tree – Management Objectives

- To maintain the health and safety of the retained tree
- To take care in construction and maintenance operations near to the tree
- To enhance the tree’s ecological/biodiversity value

Note 1: Tree works should be carried out between August and March in order to avoid the bird-nesting season unless the works are essential for public safety

Management objective	Maintenance Task	Method	Timing
Check tree safety	Identify hazards and carry out necessary maintenance work. Keep records up to date	Visual tree assessment with instrumental backup where necessary. Monitoring to be undertaken by qualified arboriculturalists. Tree works to be carried out to BS:3998:2010	Annual
Preserve habitats for invertebrates’ birds and other creatures in, on and around the tree.	Identify potential habitats and carry out maintenance only where essential. Keep records up to date	Allow natural tree habitats to develop unless they are creating a safety hazard. Only sever ivy where it is growing into tree canopy and is likely to cause a sail hazard.	As required
Manage canopy height of tree above access and parking areas	Identify any low growing branches and carry out necessary maintenance/crown lifting work.	Tree works to advised by a qualified arboriculturalist and be carried out to BS:3998:2010. Canopies to bemanaged to 5.2m above highways and 2.4m above paths.	As required
Sever Ivy from trees aligning Site frontage	Sever Ivy	Sever Ivy at base of stems with sharp garden clippers/saw, eave ivy to die, then pull away from tree carefully by hand.	Winter months when Ivy is less virulent.

Grass Area – Management Objectives

- To maintain grass areas at specified height
- To keep grass areas in good condition
- To repair worn areas
- To control weeds in lawn
- To keep grass areas free from litter and rubbish

Management Objective	Maintenance Task	Method	Timing	Years
Control height of grass	Cut grass to between 25-50mm	Mow with pedestrian or sit-on mowers or strimmer's as necessary – arisings should be removed from site and composted. Trim around obstacles such as fences and posts to same standard as the surrounding grass area. Clean path areas after mowing.	Approx. 16-20 times during growing season April – October (every 7 to 10 days during May, June, July and August but do not cut in drought conditions)	1,2,3,4,5
Keep edges to grass areas neat and tidy	Trim edges to hard surfaces	By hand using long handled edging shears (shrub beds) or an edging iron (hard surfaces). The use of strimmer's should be used with care to avoid the stems of existing trees.	May, July, September	1,2,3,4,5
Keep all grass areas free from litter	Litter removal	Hand picking.	Before each cut and monthly October - March.	1,2,3,4,5

Native Hedge Planting and Maintenance– Management Objectives

- To establish new native hedges
- To maintain newly planted areas of native transplants to ensure good survival rate and establishment
- To minimise competition from grass and weeds from around newly planted areas
- To control and make good damage from pests and disease, including animals

Note: Where possible, native plant stock shall be obtained from local sources and at the very least shall be propagated in the UK by an approved supplier.

Management Objective	Maintenance Task	Method	Timing
Keep transplants free from weeds to reduce competition for water/nutrients	Visual inspection	Hand weed shelters. Use a herbicide to kill weeds Do not use strimmer's in these areas.	Late April, late June and Late August
Keep transplants protected from animal damage.	Visual inspection to check for damaged shelters and signs of bark damage.	Replace shelters and guards as necessary	Monthly
Keep transplants free from pests and diseases	Qualified horticultural staff to inspect and check on health of transplants	Deal with individual problems as they arise – ideally with no/minimum pesticide intervention	Monthly from March to October
Keep planted areas clear of litter and fly tipped rubbish	Remove litter and fly tipped rubbish	Remove by hand	Monthly
Allow transplants to develop into healthy trees and shrubs	Remove shelters from transplants	To avoid damaging plants cut shelters away and remove canes – take to licensed waste disposal site	Approx. 5 years after planting