

PLEMONT BAY 28 HOUSE DEVELOPMENT - 10 Year Period  
Landscape Management/Maintenance Schedule of Work

Task	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	This schedule to be read in conjunction with Landscape Management Plan	
<b>PROPOSED PLANTING</b>												
Structure planting (shrub layer) thicket	A/W										Proposed species: Hawthorn, Elder, Blackthorn & Holly - inland. Gorse, Blackthorn & Broom - coastal edge	
Group planting (small tree groups & courtyard specimens)	A/W					A/W					Further tree planting in year 6 if required - proposed species:- Ash, Hawthorn, Sycamore & Sweet Chestnut	
Hedging	A/W										Hawthorn, Blackthorn & Elder - semi-natural areas with occasional Holly added for winter interest. Euonymus & Pittosporum - courtyards	
Bulbs		A				A					Wild daffodil - (Narcissus pseudo-narcissus)	
Grass seeding	SP	SP									Mix to include: Chewings Fescue, Slender Creeping Red Fescue, Strong Creeping Red Fescue, Hard Fescue, & Brown Top Bent	
Groundcover	SP										Common ivy in semi-natural areas with Wild Primrose & Sea Campion, Periwinkle & Cape Daisy in courtyards	
<b>VEGETATION REMOVAL</b>												
Ornamental clipped hedges - Privet (Ligustrum ovalifolium)	A/W	REVIEW ANNUALLY									Remove some remnants of former screens serving earlier layout. Note:- Proportion to remain as informal barriers. Clip to maintain irregular shape	
Decorative shrubs/gc eg:-Oleaster (Elaeagnus ebbingei), Mophead Hydrangeas (Hydrangea macrophylla) hortensia cultivars, Butterfly Bush (Buddleja davidii)	A/W	REVIEW ANNUALLY									Removal as above by machine	
Bracken (Pteridium aquilinum)	SU/A	REVIEW ANNUALLY									Reduce in vicinity of new trees and shrubs. Regular cutting will limit extent. Avoid herbicide spraying	
Brambles (Rubus fruticosus)	A/W	REVIEW ANNUALLY									Remove within garden / courtyard areas. Reduce in vicinity of trees / shrubs. Maintain 50 - 75% in semi-natural areas as good habitat for birds & insects	
Sycamore (Acer pseudoplatanus)	A/W	REVIEW ANNUALLY									Remove self-sown seedlings to coincide with new whip / shrub planting. Grind out stumps to prevent re-growth. Retain some parent trees as screen/hedging	
Strap Palms (Cordyline australis)	A/W	REVIEW ANNUALLY									Remove in conjunction with demolition works	
Leyland Cypress (Cupressus x leylandii)	A/W	REVIEW ANNUALLY									Remove in conjunction with demolition works	
<b>PROTECTION OF PLANTED AREAS</b>												
Fit shrub shelters / rabbit guards / mulch mats	A/W	REVIEW ANNUALLY									Maintain in place to aid establishment for first three years	
Introduce rabbit proof fencing. 1.2 - 1.4m ht using 2.5cm gauge wire mesh	A/W	REVIEW ANNUALLY									Protect as above in accordance with DEFRA guidelines for first three years. Wire mesh to be galvanised with cleft chestnut pale / timber supports	
<b>MAINTENANCE</b>												
Existing Vegetation and Site General	Control the regeneration of invasive woody species	A/W	REVIEW ANNUALLY									Sycamore & Evergreen Oak are main threats. Dig out young seedlings by hand. Control spread of Bramble in restored grassland areas
	Treat pests & diseases as necessary	A/W	REVIEW ANNUALLY									
	Gorse coppicing	W		W		W		W		W	Aim to create mixed aged mosaic ie:- young middle-aged and taller stands for variation in heights. Following establishment thin max 25% in each age group	
	General pruning in accordance with good horticultural & arboricultural practice	A/W	REVIEW ANNUALLY									All work to be carried out by a qualified Arboriculturist in accordance with current good practice
Trees / Planted Areas	Weedgrowth control by mechanical & herbicide means as necessary (spot spraying in areas of persistent weeds)	1 Visit		1 Visit		1 Visit		1 Visit		1 Visit	Carry out in growing season during calm, dry conditions. Use only non-residual applications approved by Environment Department	
	Formative tree / shrub pruning.		1 Visit		1 Visit		1 Visit		1 Visit		By qualified horticulturist / arboriculturalist. Tree work to be strictly in accordance with BS 3998 'Recommendation for Tree Work' 1989	
	Feathered / half standard trees - check low stakes / ties & remove after 3 years	1 Visit	1 Visit	1 Visit		1 Visit				1 Visit	Thinning and crown lifting as required including removal of dead, diseased or damaged wood. Ash & Sweet chestnut could be coppiced in rotation to form multi-stems every 5 years	
Grass seeded areas	Hedgerow aftercare	2 Visits	2 Visits	2 Visits		2 Visits			2 Visits		Replace dead plants / losses in winter. Keep weed free for first 3 years. Trim twice annually after establishment at 3-5 year intervals except near roadsides. Avoid cutting during bird nesting season	
	Thinning out of whip planting			A/W			A/W			A/W	1/3rd of plants to be removed to reduce overcrowding. Select only well established healthiest species to grow on	
	Grass cutting (rough grass regime)		2 Visits	2 Visits	2 Visits	2 Visits	2 Visits	2 Visits	2 Visits	2 Visits	Manage as dry meadow. Cut to coincide with branchage, ie. first cut June / July second cut September. Remove all arisings	
	Verges & short grass areas	12 Visits	12 Visits	12 Visits	12 Visits	12 Visits	12 Visits	12 Visits	12 Visits	12 Visits	Cut at 2 - 3 week intervals in growing season. Remove all arisings. Fine turf in courtyard gardens to be cut more regularly, ie weekly as weather demands	
Miscellaneous	Eradication of notifiable noxious weeds eg. Ragwort & Docks	1 Visit	1 Visit	1 Visit	REVIEW ANNUALLY						Remove by spraying or digging out by hand. Use non-residual weedkillers including control of Moss on pathways and cobble paved areas	
	Courtyard / footpath and car park maintenance	W	W	W	W	W	W	W	W	W	Fill in potholes with coarse / fine local hoggin. Consolidate with whacker plate. Sweep paths after hedge cutting & pruning operations	
	Firebreaks	W		W		W		W		W	Introduce precautionary mown gaps (average 4-6metres wide) between blocks of whip planting and dwellings to reduce risk of furze fires threatening the buildings	

KEY: Sp - Spring, Su - Summer, A - Autumn, W - Winter

Task Review

Original schedule August 2006 (Minor revisions by MNF/MD 11/12/08,27/05/09&29/06/10)-R4