

Landscape Management Plan - Grass and Hedge Maintenance

Introduction

This Landscape Management Plan has been prepared in support of planning application drawings including HR/01 – Plans as Existing and Proposed.

The purpose of this document is to provide clear guidance for the establishment and long-term maintenance of the proposed hedging and grassed areas to ensure the site is landscaped and maintained in a satisfactory manner.

The plan covers:

- Hedge establishment and maintenance
- Grass management and mowing regimes
- Replacement of failed planting
- Ongoing height and width control

The maintenance period shall be a minimum of five years from the date of planting, or until planting is satisfactorily established.

Hedge Specification and Establishment

The hedge shall be planted in accordance with the approved condition as follows:

- 60–90cm bare root hedging plants
- Planted in a double staggered row
- 300mm centres
- Trench excavated 450mm deep and 900mm wide
- Backfilled with topsoil
- 50mm depth of composted bark mulch applied to retain moisture

Planting shall take place within the first planting season (November–March) following consent.

Hedge Management and Maintenance

Establishment Period (Years 1–2)

- Watering during prolonged dry periods (April–September).
- Weed control by hand weeding or careful spot treatment to maintain a 500mm weed-free strip.

- Mulch maintained at 50mm depth for first 3 years.
- Failed or damaged plants replaced during the next planting season on a like-for-like basis.

Ongoing Maintenance (Years 3–5 and Beyond)

- Hedge maintained as a formal boundary hedge.
- Maximum maintained height: **3 metres**.
- Target maintained height: **2.5–3 metres**.
- Target maintained width: **0.6–1.0 metres** when established.
- Trimming frequency:
 - Once annually (late summer) minimum
 - Twice annually if required to maintain shape and height

Cutting shall avoid the bird nesting season (March–August) unless checked beforehand.

Any plant that fails to thrive, becomes diseased, or dies within the five-year maintenance period shall be replaced in the next available planting season and maintained until established.

Grass Management Plan

General Areas of Grass

Grass areas shall be maintained as amenity grassland.

Mowing Frequency:

- March–October: Every 2–3 weeks depending on growth rate
- November–February: As required (typically minimal)

Cutting Height:

- Maintained between 25mm–50mm

Clippings may be:

- Collected and removed; or
- Mulched where appropriate

Edges along hedges and boundaries shall be strimmed at each mowing visit to maintain a neat finish.

Weed and Pest Control

- Broadleaf weeds treated annually as required.
- Invasive species (if identified) controlled promptly.
- No harmful chemicals to be used near newly planted hedging.

Monitoring and Replacement

A brief annual inspection shall be undertaken during the first five years to assess:

- Hedge establishment and density
- Height and width compliance
- Health and vigour
- Grass condition

Any failures shall be remedied in the next planting season.

Long-Term Objective

The long-term objective is to:

- Establish a dense, healthy boundary hedge maintained at no more than 3 metres in height
- Maintain tidy, regularly cut grassed areas
- Ensure the landscaping contributes positively to visual amenity and site character