



ASSOCIATED BRITISH PORTS

Hill & Smith Compound Office Development

Landscape Maintenance and Management Plan

May 2025

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Landscape Maintenance and Management Plan

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CA13312-001 Planting Plan

1 INTRODUCTION

1.1 Background

1.1.1 This document sets out the landscape strategy and management for the proposed landscape at the Newport Hill & Smith Compound development. It should be read and followed in conjunction with the attached maintenance schedules and drawings:

- CA13312-001 Planting Plan

2 GENERAL OPERATIONS

2.1.1 At each visit the following operations and checks will be carried out:

- Reinstatement of any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings to the original condition.
- Watering as required to encourage all planting to thrive.
- Litter pick, collecting and removing rubbish from site.
- Should any invasive plant species be present such as Himalayan Balsam or Japanese Knotweed, these will be controlled and removed by specialist contractors.

2.1.2 Ensuring the following:

- All arisings will be removed from site and hard surfaces will be kept clean.
- Chipping and shredding is not permitted on site.
- The use of mechanical equipment will be minimised and only used between the hours of 8:00 am and 6:00 pm.
- Existing grassed areas will be protected if affected by maintenance operations using boards/tarpaulins. Excavated or imported materials will not be placed directly on grass.
- The site will be left in a clean, tidy condition at completion and after any maintenance operations.

3 AMENITY GRASSLAND

3.1.1 All amenity grassland areas will be maintained as close mown grass, excluding areas under trees.

3.1.2 Operations will be carried out to ensure:

- a healthy vigorous sward is maintained, free from disease, fungal growth, discolouration, scorch or wilt.
- Waterlogging and compaction is prevented.
- Operations close to tree stems, walls, fences, lamp posts and road signs, etc. will be complete using hand tools. Nylon filament rotary cutters and other mechanical tools will not be used closer than 100mm to the stem of any tree.
- All risings and litter will be removed from site.

3.1.3 Operations will include:

- Repair of any damage from trampling, abrasion or scalping.
- Edges will be kept neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves will be removed regularly to maintain a neat appearance.
- Mowing strips will be maintained along the base of walls, fences and hedges, approximately 150mm wide, by applying a suitable herbicide twice during the growing season.
- Rolling after all risk of frost heave.
- Spiking as necessary to relieve compaction to aerate the soil and improve surface water penetration.
- Scarifying to relieve thatch and remove dead grass.
- Harrowing with a chain harrow or drag mat to aerate soil and remove worm casts
- Hollow tining to relieve compaction.
- A top dressing of compost/ sand/ loam mix will be applied after scarification and aeration.
- Selective herbicide will be applied as necessary to remove unwanted weeds.
- Do not apply fertiliser to any of these areas.
- Grass edges will be re-formed as required by drawing back soil and re-forming edges to clean straight lines or smooth flowing curves, sloping slightly back from

vertical.

3.1.4 Grass cutting:

- All machines used are to be of an approved type capable of producing a standard finish commensurate with the required use of the area to ensure a consistent and cleanly mown sward.
- Before mowing litter, stones, rubbish and debris will be collected and removed from site to an authorised tip.
- Movable obstructions seats, litterbins etc. are to be moved, to allow cutting and replaced upon completion.
- Grass cutting period will be mid-March to early November.
- General amenity areas: Maintain between 25 and 75 mm cut height.
- The finish will be neat and even, without surface rutting, compaction or damage to grass.
- Edges will be left neat and well defined. Neatly trimmed around obstructions.
- Adjoining hard areas will be swept clear of cuttings and remove arisings.
- Where inclement weather prevents grass cutting, operations should recommence as soon as the conditions permit. Grass is not to be cut during periods of drought.

3.1.5 The reinstatement of any damaged areas will involve the following:

- Damaged turf: Remove to a depth of 40 mm.
- Preparation: Cultivate substrate to a fine tilth.
- Reinstatement: Re-turfing: Quality and appearance to match existing.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.
- Height of initial growth: 75 mm.
- Height of first cut: 50 mm.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.

4 WETLAND MEADOW GRASSLAND TO SWALE

4.1.1 Operations will be carried out to ensure:

- A healthy vigorous sward is maintained, free from disease, fungal growth, discolouration, scorch or wilt.
- Waterlogging and compaction is prevented.
- Operations close to tree stems, walls, fences, lamp posts and road signs, etc. will be complete using hand tools. Nylon filament rotary cutters and other mechanical tools will not be used closer than 100mm to the stem of any tree.
- All risings and litter will be removed from site.

4.1.2 Operations will include:

- Repair of any damage from trampling, abrasion or scalping.
- Edges will be kept neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves will be removed regularly to maintain a neat appearance.
- Rolling after all risk of frost heave.
- Spiking as necessary to relieve compaction to aerate the soil and improve surface water penetration.
- Scarifying to relieve thatch and remove dead grass.
- Harrowing with a chain harrow or drag mat to aerate soil and remove worm casts
- Hollow tining to relieve compaction.
- A top dressing of compost/ sand/ loam mix will be applied after scarification and aeration.
- Hand weeding as necessary to remove unwanted weeds.
- Do not apply fertiliser to any of these areas.
- Grass edges will be re-formed as required by drawing back soil and re-forming edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

4.1.3 Grass cutting:

- All machines used are to be of an approved type capable of producing a standard finish commensurate with the required use of the area to ensure a consistent and cleanly mown sward.

- Before mowing litter, stones, rubbish and debris will be collected and removed from site to an authorised tip.
- If the sowing of wildflower seeds is carried out in the autumn – the first cut shall be done in March/April and then every 6-8 weeks until October during the first year, to a height of 75mm, arisings shall be left on site for one week and then removed.
- If the sowing of wildflower seeds is carried out in spring – the first cut shall be in June/July and then every 6-8 weeks until October during the first year, to a height of 75mm, arisings shall be left on site for one week and then removed.
- Every year thereafter a first cut shall be carried out no later than the end of April and then another in late August/ September, arisings shall be left on site for one week and then removed. If spring is very late the April cut can be omitted.
- Maximum sward height will be 75 mm.
- The finish will be neat and even, without surface rutting, compaction or damage to grass.
- Edges will be left neat and well defined. Neatly trimmed around obstructions.
- Adjoining hard areas will be swept clear of cuttings and remove arisings.
- Where inclement weather prevents grass cutting, operations should recommence as soon as the conditions permit. Grass is not to be cut during periods of drought.

4.1.4 The reinstatement of any damaged areas will involve the following:

- Preparation: Cultivate substrate to a fine tilth.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.
- Height of initial growth: 75 mm.
- Height of first cut: 50 mm.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.

5 HARD LANDSCAPING

5.1.1 All areas will be inspected at regular intervals and the following maintenance tasks will be carried out:

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris by hand or mechanical sweeping.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean in areas not adopted by the Highways Authority.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.
- Snow clearance and de-icing by spreading grit evenly at manufacture's recommended rate of application.
- Fences: Inspect and repair.
- Overhanging hedges, shrubs, and tree branches: Trim back ensuring plants remain in a neat and tidy condition.

APPENDICES

Maintenance Schedules

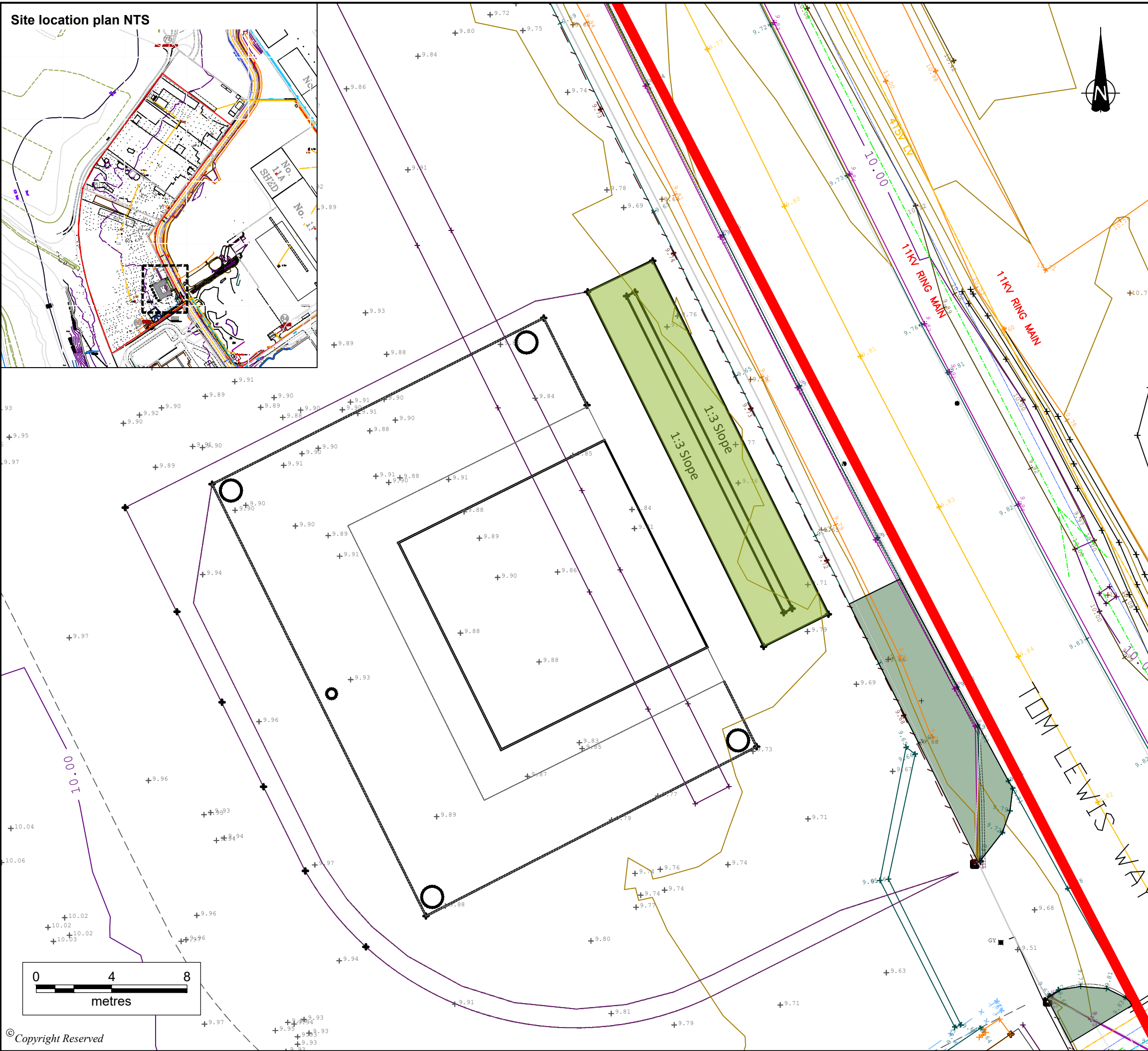
Component 1 – General operations												
Regular and periodic maintenance visits tasks – Annually	January	February	March	April	May	June	July	August	September	October	November	December
Remove litter, debris, stones and fallen leaves						As Required						
Repair damage						As Required						
Watering						As Required						
Treating weeds, including invasive species			Once				Once					

Component 2 - Amenity Grassland												
Regular and periodic maintenance visits tasks – Annually	January	February	March	April	May	June	July	August	September	October	November	December
Remove litter, debris, stones and fallen leaves						As Required						
Repair damage						As Required						
Define edges						As Required						
Rolling, spiking, scarifying, harrowing, hollow tining, top dressing						As Required						
Watering						As Required						
Mowing, or more regularly to achieve the following: General amenity areas: Maintain between 25 and 75 mm			Twice	Twice	Twice	Twice	Twice	Twice	Twice	Twice	Twice	
Treating weeds			Once				Once					
Reinstatement				As Required					As Required			

Component 3 – Wetland meadow grassland to swale													
Regular and periodic maintenance visits tasks		January	February	March	April	May	June	July	August	September	October	November	December
Year 1	Remove litter, debris, stones and fallen leaves						As Required						
	Repair damage						As Required						
	Define edges						As Required						
	Watering						As Required						
	Mowing, if seed sown in previous autumn. Cut to 75mm. Remove arisings			Initial cut									
	Mowing, if seed sown in spring. Cut to 75mm. Remove arisings.						Initial cut						
	Treating weeds			Once				Once					
	Reinstatement				As Required					As Required			
Year 2 and ongoing	Remove litter, debris, stones and fallen leaves						As Required						
	Repair damage						As Required						
	Define edges						As Required						
	Watering						As Required						
	Mowing: Leave arisings on site for 1 week before removing them				Once						Once		
	Treating weeds			Once				Once					
	Reinstatement				As Required					As Required			

Component 10 – Hard landscaping												
Regular and periodic maintenance visits tasks – Annually	January	February	March	April	May	June	July	August	September	October	November	December
Remove litters						As Required						
High pressure wash						As Required						
Removal of grit, mud, leaf litter and plant debris						As Required						
Removal of weed by hand tools			Once	Once	Once	Once	Once	Once	Once	Once		
If required, herbicide application must be reported for agreement before application						As Required						
Keep all hard surfaces safe to walk on during prolonged freezing conditions			As Required							As Required		

DRAWINGS



DO NOT SCALE FROM THIS DRAWING

KEY

- Site boundary

PROPOSED

- Swale to be sown with species rich meadow seed mix suitable for seasonally wet soils
Emorsgate Seeds EM8 Meadow Mixture for Wetlands, or similar and approved
- Road verge reinstated with amenity grassland to match existing
Emorsgate Seeds EG1 General Purpose Meadow Grass Mixture, or similar and approved

A	Revised to include landscape proposals at access	28.05.25	TV	JW	LG
REVISION	DETAILS	DATE	DRN	CHK'D	APP'D
CLIENT					
Associated British Ports					
PROJECT					
Hill & Smith Compound Office Development					
DRAWING TITLE					
Planting Plan					
DRG No.		CA13312-001		REV	A
DRG SIZE		A3		SUIT. CODE	-
SCALE		1:200		DATE	March 2025
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