

**SOFT LANDSCAPE WORKS
MAINTENANCE AND
MANAGEMENT PROPOSALS
– 10 YEARS**

**HAMMONDS WAY,
HINCKLEY**

GRAFTONGATE



BCA DESIGN

Landscape Architects

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Drawing No.	Drawing Title	Rev
2445/25-05	Landscape Concept Plan	01

BCA DESIGN LTD.

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Reference:	2445/25/RP01 rev A
Date:	28/10/2025
Author:	MAB
Checked:	

MAINTENANCE AND MANAGEMENT STATEMENT

(Refer to Appendix C for 2445/25-05 Landscape Concept Plan)

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing no(s). 2445/25-05 rev 01.
- To ensure that the landscape at Hammonds Way, Hinckley develops in a manner commensurate with the original design.
- To ensure the successful establishment and retention of effective landscape buffer planting, particularly along the southern and western boundaries of the site.
- To secure a long-term future for the existing trees and new tree planting with particular emphasis upon achieving enhancement of ecological potential, conservation and visual amenity.
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.
- To ensure the successful establishment and continual enhancement of the landscape areas in accordance with ecological principles/ecologist's recommendations to increase the overall bio-diversity of the site.

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment is achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

The maintenance and management matrix (Appendix B) provides information on the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (eg. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of staff and visitors to the site as well as providing a benefit to

persons who live near and pass by the boundaries. In addition, it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

YEAR 1 MAINTENANCE SCHEDULE

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
	DESCRIPTION	
	During the initial twelve-month period after Practical Completion.	
	Note: Allow for twenty-two maintenance visits (18 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	TREE PLANTING	
B.1	To extra heavy standard, heavy standard. Multi-stem and feathered trees: Check, adjust and replace stakes and ties as necessary. Prune, water and feed where required.	As necessary
B.2	Check spiral guards and replace when required.	Four times
C	WOODLAND / THICKET / NATIVE HEDGE PLANTED AREAS	
C.1	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid-April to late September	Four times
C.2	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D	ORNAMENTAL / FORMAL CLIPPED HEDGEROW PLANTED AREAS	
D.1	Ensure mulch is topped up to suppress as much weed growth as possible.	As necessary
D.2	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid April to late September.	Four times

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
D.3	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D.4	Prune hedges as necessary to maintain desired height as shown on the drawing.	As necessary
E	SHRUB PLANTED AREAS	
E.1	Water ornamental shrub beds to maintain healthy growth.	As necessary
E.2	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	Four times
E.3	Prune dead, dying or diseased wood from plant material.	As necessary
E.4	Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.	12 times
E.5	Apply a slow release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m ² (timing to be agreed with Contract Administrator).	Once only
E.6	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Repeat at each maintenance visit.	At each visit
E.7	Lightly cultivate all shrub beds, breaking up soil evenly. Once only. Timing to be agreed with the Contract Administrator.	Once only
F	MAINTENANCE OF GRASS AREAS (CLOSE MOWN)	
F.1	Grass will be mown as required . Litter will be collected immediately prior to mowing. Note: at each cut excessive arisings shall be removed from site.	12-18 times/year dependent on location/season
F.2	Fertilizer will be applied.	As necessary
F.3	<u>PROVISIONAL</u> Supply and apply a selective herbicide in accordance with manufacturer's recommendations.	As necessary
F.4	Water grass as necessary to achieve establishment and maintain healthy growth.	As necessary

[illegible]

APPENDIX B

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

GENERAL

Tidy up areas removing rubbish, litter, etc, from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓							
Check plant material is firmly planted and firm in where required.	✓	✓	✓							
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓					
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

WOODLAND / WOODLAND EDGE THICKET / NATIVE HEDGE PLANTED AREAS

Keep areas clear of weed growth by herbicide treatment as appropriate from mid-April to late September.	4 times	4 times	4 times	4 times	2 times	2 times	2 times	Once	Once	Once
Woodland mix planting to be managed to ultimately achieve a tree canopy with understorey. Woodland Edge mix to achieve age diversity. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SHRUB AND FORMAL HEDGE PLANTED AREAS

Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow-release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓							

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

SHRUB AND FORMAL HEDGE PLANTED AREAS (CONT...)

Prune hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

CLOSE MOWN GRASS AREAS

Grass cutting with edge trim (where required). Frequency of grass-cutting operations to be commensurate with location and visual importance of grass area: Up to 18no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape the grass edge as necessary with half moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weedkilller as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-seeding of worn areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
SPECIES RICH GRASSLAND/ WILDFLOWER AREAS If autumn sown the sward shall be cut 3no. times in first year, once in March, once in May and once in September. If Spring sown then sward shall be cut once after six weeks (if a well developed sward has established) and then twice more, once in late July/August and once in September Note: If practical cut to be carried out directionally towards the site boundary to encourage reptiles to move out of the pathway of the mower.	✓									
To be cut twice per annum, once in July/August down to 150mm and once in October down to 70mm. For the July/August cut the arising are to be left in situ to dry, turned once after 2-3 days and then removed from within 1 week, for the Autumn cut arising collected and removed. Note: If practical cut to be carried out directionally towards the site boundary to encourage reptiles to move out of the pathway of the mower.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat and remove pernicious weed growth where it may be detrimental to establishment of wildflower sward.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

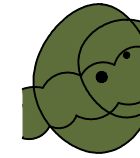
APPENDIX C

DRAWINGS

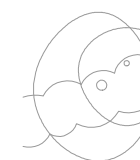
Drawing No.	Drawing Title	Rev
2445/25-05	Landscape Concept Plan	01



KEY



EXISTING HEDGEROW AND TREES
TO BE RETAINED AND PROTECTED
(Refer to BCA drawing 2445/25-03)



EXISTING HEDGEROW AND TREES
TO BE REMOVED
(Refer to BCA drawing 2445/25-04)



EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm)
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed

Bp Betula pendula
Fsp Fagus sylvatica 'Purpurea'
Pa Platanus x acerifolia
PcC Pyrus calleryana 'Chanticleer'
TpR Tilia platyphyllos 'Rubra'



HEAVY STANDARD TREES
(Tree pit size: 1000x1000x750mm)
12-14cm stem girth
3.5-4.25m height
1.8-2.1m clear stem
Root wrapped

Bp Betula pendula



MULTI-STEM TREES
(Tree pit size: 1000x1000x750mm)
3.0-3.5m height
3x transplanted
Rootballed

AdGF Acer davidii 'George Forrest'
Pp Prunus 'Pandora'



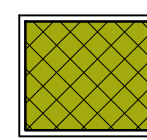
FEATHERED TREES
1.75-2.0m height
2x transplanted
Well furnished with lateral shoots to base
Root wrapped

Ac Acer campestre
Cb Carpinus betulus
Sc Salix caprea



PROPOSED SPECIMEN SHRUBS
(300mm depth of topsoil)

Species	Supply Size	Size
Amelanchier canadensis	900-1200mm	15L
Calamagrostis x acutiflora	Clump	10L
'Karl Foerster'		

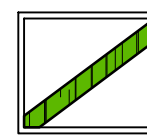


PROPOSED THICKET MIX PLANTING
(300mm depth of topsoil)

Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

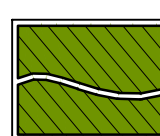
Transplants planted in groups of 7-15 of the same species on a 1.0m grid.

%	Species	Common Name	Size	Age	Root/Pot Size
10%	Acer campestre	Field Maple	600-800mm	1+1	OG
15%	Cornus sanguinea	Dogwood	600-800mm	1+1	OG
15%	Corylus avellana	Hazel	600-800mm	1+1	OG
20%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	600-800mm	2L	OG
10%	Ligustrum vulgare	Privet	600-800mm	1+1	OG
10%	Prunus spinosa	Blackthorn	600-800mm	1+1	OG
5%	Rosa canina	Dog rose	600-800mm	1+1	OG
5%	Salix caprea	Goat Willow	600-800mm	1+0	OG
15%	Viburnum opulus	Gelder-rose	600-800mm	1+1	OG



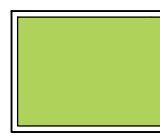
PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil onto 600mm depth subsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
10%	Acer campestre	Field Maple	400-600mm	1+1	OG
50%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
5%	Ilex aquifolium	Holly	400-600mm	2L	OG
10%	Rhamnus cathartica	Buckthorn	400-600mm	1+1	OG
5%	Rosa canina	Dog Rose	400-500mm	1+0	OG
5%	Salix cinerea	Grey Willow	600-800mm	0+1	OG
10%	Salix viminalis	Osier Willow	600-800mm	0+1	OG
5%	Viburnum opulus	Gelder-rose	400-600mm	1+1	OG



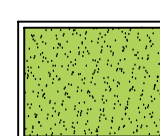
PROPOSED TALL ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot/Size	Spacing
Berberis thunbergii	400-600mm	3L	500mm c/s
Calamagrostis x acutiflora 'Karl Foerster'	Clump	3L	750mm c/s
Cornus alba 'Sibirica'	400-600mm	3L	600mm c/s
Cornus stolonifera 'Flaviramea'	600-800mm	3L	600mm c/s
Corylus maxima 'Purpurea'	400-600mm	3L	750mm c/s
Ilex aquifolium	400-600mm	2L	750mm c/s
Miscanthus sinensis 'Gracillimus'	Clump	2L	600mm c/s
Prunus lusitanica	600-800mm	3L	750mm c/s
Viburnum tinus 'Eve Price'	200-300mm	3L	750mm c/s

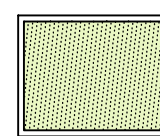


PROPOSED LOW GROUND COVER PLANTING
(300mm depth of topsoil onto 300mm depth subsoil)
Ultimate plant height is below 1m.

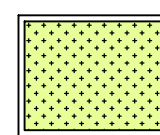
Species	Supply Size	Pot	Spacing
Brachyglottis 'Sunshine'	300-400mm	3L	500mm c/s
Chaenomeles x Superba 'Jet Trail'	300-400mm	3L	500mm c/s
Choisya x dewitteana 'Aztec Pearl'	300-500mm	5L	600mm c/s
Escallonia 'Apple Blossom'	400-600mm	3L	500mm c/s
Euonymus fortunei 'Emerald Gaiety'	200-300mm	3L	450mm c/s
Geranium 'Johnsons Blue'	Clump	2L	400mm c/s
Hebe albicans 'Red Edge'	200-300mm	3L	500mm c/s
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm c/s
Hedera helix 'Hibernica'	400-600mm	2L	400mm c/s
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm c/s
Luzula sylvatica	Clump	2L	400mm c/s
Persicaria affine 'Darjeeling Red'	Clump	2L	450mm c/s
Prunus laurocerasus 'Otto Luyken'	300-400mm	3L	500mm c/s
Rosa 'Kent'	300-400mm	3L	450mm c/s
Rosa 'Suffolk'	300-400mm	3L	450mm c/s
Spiraea japonica 'Goldmound'	200-300mm	3L	500mm c/s
Viburnum davidii	200-300mm	3L	450mm c/s
Weigela florida 'Follis Purpureis'	400-600mm	3L	600mm c/s



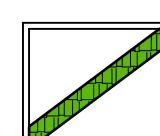
PROPOSED SPECIES RICH GRASSLAND AREAS
(Cultivated subsoil to a depth of 300mm)
EM2 - Standard general purpose meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²



PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
Grass seed (DLF Trifolium Pro Master 120
Slowgrowth), sown at 35-50g/m².

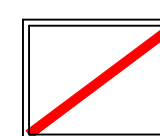


PROPOSED PROPOSED SPECIES RICH GRASSLAND AREAS (SHADE TOLERANT)
(Cultivated subsoil to a depth of 300mm)
EH1 - Hedgerow meadow mixture
Supplied by Emorsgate Seeds
Sown at a rate of 4 g/m²

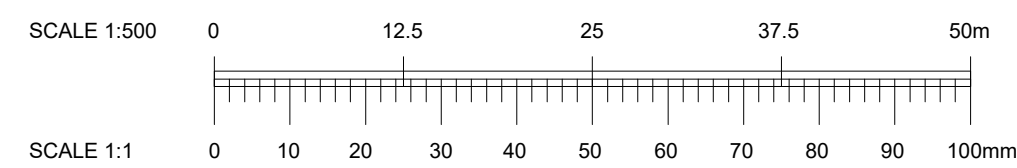


PROPOSED FORMAL NATIVE HEDGE
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart

%	Species	Common Name	Supply Size
	Carpinus betulus #	Hornbeam	1000-1250mm 1+2 B



SITE BOUNDARY



01	Updated due to below ground constraints	MB		29-10-25
REV	DESCRIPTION	BY	CKD	DATE



CLIENT
HAMMONDS WAY, HINCKLEY

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

CONTRACT NUMBER:		2445/25		DATE:		27/10/2025	
DRAWING STATUS:		PLANNING		CAD REFERENCE:		2445/25/03	
DRAWN BY:		JF		CHECKED BY:		MB	
SCALE:		1:500		ORIGINAL SHEET:		A1	
PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
2445	BCA	ELS	XX	DR	L	2445-25-05	- 01