

LANDSCAPE IMPLEMENTATION AND MAINTENANCE PLAN

Proposed Commercial
development at
Woodside Avenue,
Eastleigh

Project: Commercial development
Location: Woodside Avenue, Eastleigh
Date: 21st July 2023
Prepared for: Marbank Construction Ltd
Ref: 22_224_LMP_R01_RevA

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1. Introduction

1.1. Purpose of the plan

1.1.1. This report has been prepared by Mood Landscape to accompany the planning application by Marbank Construction for the commercial development at Woodside Avenue, Eastleigh.

1.1.2. This document is submitted alongside detailed landscape proposals for the site. The information has been prepared pursuant to the discharge of Planning Condition 11 in relation to planning application number F/21/91183, which states:

"No development above slab level shall be carried out until a detailed final landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping including trees, planting, boundary treatment and hard surfacing and provide details of timings for all landscaping. The works shall thereafter be carried out in accordance with the approved detail and to the appropriate British Standard."

1.1.3. This document includes details of the implementation arrangements, maintenance and management design aims and objectives, year 1 maintenance schedule and 5 year management plan for the external environment for the development.

1.1.4. This report should be read in conjunction with detailed soft landscape proposals drawing number 220518 1208 LAND V2 L01.

2. Maintenance and management aims and objectives

2.1. Aims and objectives

2.1.1. 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.

- To ensure the successful establishment and continued growth through to maturity of the soft landscape scheme shown on drawing number 220518 1208 LAND V2 L01
- To secure a long-term future for the proposed trees and hedge planting with emphasis upon achieving enhancement of ecological potential 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 in order to create an attractive and appealing garden environment for residents and visitors.
- To manage the landscape in a manner compliant with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.

3. Implementation arrangements

3.1. Phasing of works

3.1.1. The stages of work are as follows:

- Construction of the main building, roads, parking areas and hard landscape surfaces and fences will be carried out by the main contractor.
- During the final weeks of the construction of the building the ground preparation and topsoiling works (including importing topsoil as necessary) will be undertaken by the groundworks contractor G Fletchers.
- After the majority of the building work is complete the appointed soft landscape subcontractor will begin implementation of the soft landscape works as shown on drawing 220518 1208 LAND V2 L0. Planting works will be carried out in the next planting season following completion of the building, container grown stock may be planted outside the planting season subject to suitable ground conditions and providing assurances about adequate watering.

3.2. Main Contractor and Soft Landscape Contractor's responsibilities

- 3.2.1. The site shall be brought to formation level by the main contractor using an approved subsoil material. All soil handling should be carried out when the soil is sufficiently dry and not plastic.
- 3.2.2. The main contractor will decompact the subsoil to a depth of at least 300mm in all areas to be planted or seeded to ensure the areas are free draining and be completely free of all rubbish, bricks and concrete.
- 3.2.3. For small planting beds and areas of restricted access, decompaction will be carried out by hand or a small (1-5 tonne) to medium sized (13 tonne) tracked excavator, fitted with a ripper tine attachment, shall be used.
- 3.2.4. The base of tree pits will be decompacted to a depth of at least 300mm and checked to ensure that they are free draining.
- 3.2.5. The landscape sub-contractor is responsible for cultivation, plant supply, planting, seeding, turfing, mulching and watering in all new trees and plants. In addition, the contractor also undertakes the first year of maintenance while the plants are establishing. See Section 5 for responsibilities.

3.3. Plant Losses

- 3.3.1. Within the first five years, any tree or plant losses will be replaced on a like-for-like basis as outlined below.
- 3.3.2. Within the first 24 months following implementation of the planting scheme the soft landscape sub-contractor shall replace any trees or plants which die/are dying or become diseased/fail to thrive/are seriously defective with plants of the same species, variety and size.
- 3.3.3. In years 2-5 following implementation of the planting scheme, end user for each plot shall arrange for replacement of any trees or plants on their plot which die/are dying or become diseased/fail to thrive/are seriously defective with plants of the same species, variety and size.

4. Quality of the works

4.1. Standards

4.1.1. All implementation and maintenance work, as shown on drawing number 220518 1208 LAND V2 L01, shall be carried out in accordance with the relevant British Standards or other codes as noted below, and to the specification details provided on the drawings:

4.1.2. Soft landscape works shall conform to the following:

- Topsoiling supply and handling - imported topsoil to BS 3882:2015, preparation of undisturbed topsoil to BS 4428:1989
- General Landscape Operations to BS 4428:1989
- Trees works to BS 3998: 2010 (recommended for tree works) and Arboricultural Association – Standard Conditions of Contract and Specifications of Tree Works 1996.
- Nursery Stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001"
- Plant sourcing and handling to CPSE - Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6. Glossary for Landscape Works BS 3975 Pt 4: 1966
- Plants to be sourced from an HTA (Horticultural Trades Association) approved nursery.
- All planting shall conform to:
 - BS 3969- 1: 1992 Nursery Stock – Specification for Trees and Shrubs
 - BS 3969- 2: 1990 Nursery Stock – Specification for roses + AMD 6628
 - BS 3936- 9: 1998 Nursery Stock – Specification for bulbs, corms and tubers.
 - BS 3936- 10: 1990 Nursery Stock – Specification for ground cover shrubs.
- Turf – BS 3969:1998- recommendations for turf for general purposes.
- Pesticides: Control of Pesticides Regulations 1997; The Health and Safety at Work Act 1974; the COSHH Regulation 2003, the product COSHH sheet water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 1974; Hedgerow Act 1997;
- Wildlife and Countryside Act 1981

5. Maintenance and management operations

5.1. Operations

- 5.1.1. A maintenance aftercare period of 2 years shall be included in the implementation contract to cover the intensive post-installation maintenance requirements for the whole of the landscape works.
- 5.1.2. For the duration of this period, the contractor shall be responsible for all horticultural maintenance operations.
- 5.1.3. At the end of the two year period, all defects in soft landscape due to materials or workmanship shall be rectified by the contractor, and all responsibility will be handed over to individual end users of each plot.
- 5.1.4. The schedule of maintenance for the 24 months defects liability period is provided in section 6.0.
- 5.1.5. Thereafter maintenance contracts will be organised on an annual basis.
- 5.1.6. The maintenance and management matrix supplied in section 7.0 provides information regarding the general techniques and methods to be adopted for the ongoing maintenance operations.
- 5.1.7. 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).
- 5.1.8. The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of residents and visitors to the site as well as providing a benefit to persons who live or work near and pass by the boundaries. In addition, it will ensure that the landscape develops to maximise the ecological potential of the proposals.

6. Years 1 & 2 maintenance schedule

Allow for twenty-two maintenance visits per year (18 during the growing season, 4 during the dormant season). Frequency timings provided are per year.

ITEM	MAINTENANCE REQUIREMENTS	FREQUENCY
1.0 General	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Check that the plant material is firmly planted and firm in where required. Treat pests and diseases as necessary by agreement with the Contract Administrator. Prune transplants / shrubs as necessary to avoid conflict with footpaths, roads, grass mowing, etc. Removal of diseased or dead plants with replacements as appropriate	Repeat at each maintenance visit 6 times As required As required At the end of Yr 2
2.0 Tree Planting	Water at least weekly between May and Sept giving trees up to standard 10 gallons, and all larger trees 20 gallons (unless adequate rain has fallen). Treat outbreaks of pests and diseases as they occur. Check stakes, ties and guards from March to October inclusive and adjust or replace as necessary to prevent damaging trees. Also check after frosts or high winds and re-firm as necessary. In grass areas maintain a 1 metre weed free circle around base of each new tree – spray herbicide in April/June and August. Maintain full 75mm depth of bark mulch to trees in shrub beds – top up each spring. Top dress with 70g/m2 application of NPK fertiliser in late April - based on soil test	At least weekly between May and Sept Monthly Monthly Monthly Monthly

Years 1 & 2 maintenance schedule continued

ITEM	MAINTENANCE REQUIREMENTS	FREQUENCY
3.0 Newly planted hedgerows	Keep areas clear of weed growth by hand weeding and spot herbicide from mid-April to late September	As appropriate
	Check shelter / spiral guards and refirm / replace when required. Remove weed growth from within if necessary.	Four times
	Water to field capacity if plants start to wilt during periods of low rainfall	As necessary
4.0 Ornamental planting beds	Water ornamental shrub and herbaceous planting beds to maintain healthy growth.	As necessary
	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	As necessary
	Prune dead, dying or diseased wood from shrubs.	As necessary
	Carry out general tidying and deadheading of herbaceous perennials in accordance with good horticultural practice to create an attractive garden with plants allowed to grow to their natural shape. Depending on the species, flower heads may be removed after flowering or retained into the winter. For example, all ornamental grasses should be left with seed heads through winter and cut back in February. Lavender and Santolina should be cut back in February.	As necessary
	Keep ornamental areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate	12 times
	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
	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.
	Lightly cultivate all ornamental plant beds, breaking up soil evenly then top up ornamental bark mulch to 70mm depth. Timing to be agreed with the Contract Administrator.	Once only

Years 1 & 2 maintenance schedule continued

ITEM	MAINTENANCE REQUIREMENTS	FREQUENCY
5.0 Mown Grass Areas	<u>March and April</u> Cut grass down to 30mm and one edge trimming	2 x cut 1x edge trim
	Supply and spread Scotts spring/summer lawn fertilizer (9-7-7) at a rate of 70gms/m ²	Once
	<u>Mid-April to October</u> Cut grass down to 20mm and edge trimming (mow around bulb areas until bulbs have flowered and died back)	15 times
	<u>November</u> Cut grass down to 30mm and edge trimming	1 x cut 2x edge trim
	Water grass to achieve establishment and maintain healthy growth.	As necessary
	PROVISIONAL – Supply and apply a selective herbicide in accordance with manufacturer's recommendations	If necessary
	PROVISIONAL – Supply and spread Scotts autumn lawn fertilizer (4-12-12) at a rate of 70g/m ²	Once – early Oct
	Shape grass edge with half-mood space	Twice

7. Maintenance schedule matrix for 5 year period

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5
GENERAL					
Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Repeat at each maintenance visit.	See Section 5	See Section 5	✓	✓	✓
Check plant material is firmly planted and firm in where required	See Section 5	See Section 5	2 times		
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at year 5.	See Section 5	See Section 5	4 times	2 times	
Removal of diseased or dead plants with replacements as appropriate	See Section 5	See Section 5	✓	✓	✓
TREE PLANTING					
Check, adjust, replace stakes and ties, as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water to field capacity and feed as necessary up to year 5.	See Section 5	See Section 5	✓	✓	✓
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.	See Section 5	See Section 5	✓	✓	✓
*Any trees which fail to thrive to be replaced in accordance with Section 3.3 of this report.					

Maintenance schedule matrix for 5 year period continued

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5
HEDGE PLANTING					
Keep areas clear of weed growth by herbicide treatment as appropriate from mid-April to late September.	See Section 5	See Section 5	2 times	2 times	2 times
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	See Section 5	See Section 5	✓	✓	✓
Prune indigenous hedges to ultimately achieve approximately 2.5-3m in height (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	See Section 5	See Section 5	✓	✓	✓
Prune ornamental hedges to ultimately achieve approximately 2m in height (approx. timings May & September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	See Section 5	See Section 5	2 times	2 times	2 times

Maintenance schedule matrix for 5 year period continued

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5
ORNAMENTAL PLANTING BEDS					
Keep ornamental shrub and ornamental hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	See Section 5	See Section 5	4 times	4 times	4 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.	See Section 5	See Section 5	✓	✓	✓
Carry out general tidying and deadheading of herbaceous perennials in accordance with good horticultural practice to create an attractive, tidy garden with plants allowed to grow to their natural shape. Depending on the species, flower heads may be removed after flowering or retained into the winter. For example, all ornamental grasses should be left with seed heads through winter and cut back in February. Lavender and Santolina should be cut back in February.	See Section 5	See Section 5	12 times	12 times	12 times
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	See Section 5	See Section 5			
Top up bark mulch as necessary until groundcover planting covers soil area to sufficiently keep weed growth down.	✓		✓		

Maintenance schedule matrix for 5 year period continued

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5
MOWN GRASS AREAS Grass cutting with edge trim (where required). Frequency of grass cutting operations to be as necessary to keep grass sward to a length of maximum 75mm. For bulbs in grass, mow around swathes of bulbs until they have flowered and die back completely. Then mow as for other mown grass areas.	See Section 5	See Section 5	✓	✓	✓