



Queensview Landscape Soft Landscape Management Plan

Queensview, Netley

Date: 27/09/2023

Ref: DD596R01

Revision Notes

Date

FINAL

Prepared by:

Deacon Design Ltd
12A The Square
Wickham
Hampshire
PO17 5JQ
info@deacondesign.co.uk
www.deacondesign.co.uk

Written by: Lindsay Self CMLI

DD Ref: DD596R01

Document Status: FOR PLANNING

Date: September 2023

CONTENTS

1	Introduction	3
2	Preliminaries	5
3	Landscape and Ecology Planting	7
	Existing Vegetation	7
	New Planting	7
	Grassland Areas.....	9
4	Soft Landscape Maintenance – General Schedule of Activities	10
5	Maintenance Schedule – Specific Activities to Plant Typologies	12
6	Monitoring and Ongoing Review	16
7	Appendices.....	17
	Appendix 1 – DD596L03-L04 Planting Plans.....	18

1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Eastleigh Borough Council to support the planning application and inform the on-going landscape management and maintenance operations for Queensview (hereafter referred to as 'the site').
- 1.2 This LMP describes the overarching landscape strategy for the development and the range of existing and proposed landscape planting, typologies and post implementation maintenance and aftercare.

Landscape Strategy

- 1.3 The landscape proposals have been carefully formulated in response to the existing site constraints and opportunities, landscape character, setting and the future needs of residents and the public accessing the park and the retail unit on site.
- 1.4 The development sits within a residential estate, of mid-20th century housing, characterised by red brick houses, large gardens, wide verges and grassed open spaces. Adjoining the site is a small development of flats developed over the last ten years, and the site backs onto Netley Recreational Ground.
- 1.5 The landscape proposals seek to augment the existing landscape framework:
 - **Housing Estate** – Retain the open, expansive feel of the existing estate, with verges, a patchwork of private gardens and public open, grassed spaces. Enhance the existing mature tree network, in both public and privately owned areas and ornamental planting within private gardens visible in the public realm.
 - **Robin Place** – The planting around this development is a mix of mature trees, shrubs and grass verges. The proposals seek to continue this mature tree canopy, but also help to screen the existing flats from the formalised public path into the Recreational Ground, and the proposed flats and shop beyond, giving a feeling of defensible space between the existing and proposed buildings.
 - **Internal Landscape** – Much of the area around the existing shop is close mown grass verge around car parking. The proposals will carry tree planting, boundary and screening hedging, and ornamental planting across the site, improving the aesthetic appeal of the area, and the ecological value across the seasons.
 - **Netley Recreational Ground** – This is an area of close mown grass with a range of mature trees at the boundaries of the site. Benches, goal posts and play equipment are grouped across the space. Use of larger tree species and a mix of ornamental and native tree species will complement the recreation

ground trees, linking the tall tree species and open areas into the housing area.

Arboricultural Impact

- 1.6 The proposals have sought to design out any potential conflicts with the existing trees and associated Root Protection Areas (RPA) where possible in accordance with BS5827:2012 Trees in Relation to Design, Demolition and Construction.

Aims and Objectives

- 1.7 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents, visitors and neighbours;
 - Protection, conservation and enhancement of existing trees, vegetation, and associated habitats to achieve ecology value in both biodiversity terms and human amenity – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environment; and
 - To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as is possible.
- 1.8 This Plan is intended to cover the long-term establishment of the landscape for a period of 5 years.
- 1.9 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning to achieve the stated objectives and standards.

2 Preliminaries

- 2.1 This management plan should be read in conjunction with the supporting landscape planting plan appended to this report.
- 2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas not adopted by the local authority managed by the appointed Management Company, the agreement for which shall be set up by the Developer.
- 2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.
- 2.4 The maintenance of trees, shrubs and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.
- 2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree or plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased or dying
 - Are missing or not in accordance with the specification
 - Lacking vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at their own cost.

- 2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.7 It is recommended that a soil test be undertaken prior to planting and soil strip to determine the nutrient content and soil composition within areas where grass and new planting is proposed. The results of this should be shared with the project Landscape Architect and Ecologist to ensure suitability.
- 2.8 All loss or damage arising from theft or malicious damage prior through the contract shall be made good by the Contractor at their own expense.
- 2.9 Inspection checks shall be carried out by a competent person, either a current member of BALL or the Landscape Institute, acting for the Management Company, at minimum monthly intervals and as appropriate work is carried out.
- 2.10 All site operatives to refer to O&M Manual for identified site risks.
- 2.11 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract.

Known Existing Services

- 2.12 A number of above and below ground services cross the site. The proposed planting has sought comply with the current easement restrictions associated with landscape planting. However, The exact location of this should be confirmed on site prior to the planting being undertaken to ensure any Health and Safety recommendations and associated easement regulations are adhered to.

Root Barriers

- 2.13 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

3 Landscape and Ecology Planting

All Planting

- 3.1 All planting will be maintained in perpetuity by the management company.

Existing Vegetation

- The area is presently of poor amenity or ecological value as most of the area to be developed is paved or close mown grass. This will be removed to accommodate the new building and parking layout, which provides more opportunities for providing diverse planting.

Existing Trees

- 3.2 There are no existing trees being retained on the site.

Existing Boundary Vegetation

- 3.3 During construction, the existing boundary vegetation identified to be retained shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.
- 3.4 There is little boundary planting, with a few mature trees along the recreation ground edge, and informal groupings of trees in neighbouring properties.

New Planting

New Tree Planting

- 3.5 Management operations will include thinning to remove any deadwood and promote strong and healthy growth.
- 3.6 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.7 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.8 Trees planted within amenity grass areas to have a weed free circle of 1.2 metre diameter during the first 5 years of establishment. Following this vegetation will be allowed to grow.

Boundary Hedge Mix Planting

- 3.9 Shrub planting varieties have been chosen for their native provenance, their suitability to the site conditions and will help support the associated mixture of habitats attracting wildlife with shelter and food. They have also been selected as not being thorny, and happy to be maintained as a formal clipped hedge, as this is a public use and

residential site. This reduces the likelihood of rubbish being snagged in planting, or injury to people or vehicles.

- 3.10 Management operations will include thinning of shrubs to remove any deadwood, promote vigorous and healthy growth and to maintain an attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.
- 3.11 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.12 These hedgerows should be cut as appropriate to allow free movement of vehicles and pedestrians around this and adjoining sites, but allow the hedgerow to mature into a strong, dense boundary. Hedgerow management should be annually, to prevent the perception of an untended site.
- 3.13 The height and Lateral growth of these hedges should be managed to prevent growth encroaching onto pathways, and to aid visibility for moving vehicles and people.

Amenity Shrub / Groundcover Planting

- 3.14 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents and visitors/site users.
- 3.15 Similar to native shrub planting management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form.
- 3.16 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.

General Management

- 3.17 Operations are to be carried out by hand as much as possible, and waste is to be recycled. Any non-recyclable materials are to be disposed of at an appropriate facility.
- 3.18 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site and disposed of at a licenced facility.
- 3.19 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 3.20 All plants shall be watered as required to maintain healthy growth and ensure successful establishment following planting, during the maintenance period and subsequently in cases of extreme drought. They shall be watered to full depth of rootball.
- 3.21 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.

- 3.22 Any failures due to drought shall be replaced by the management company at their own cost.
- 3.23 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Grassland Areas

Grass areas

- 3.24 All areas of proposed grass are to be seeded with Emorsgate's EG22 – Strong Lawn Grass Mixture; sown at a rate of 25gm² and firmed in with a roller. A soil test is proposed to all areas that require new seeding prior to any new additional topsoil to certify soil characteristics.
- 3.25 The mowing regime will be to maintain a close mown finish to all the communal or public spaces. This will be on a fortnightly basis.
- 3.26 The bulbs within the grass areas are spring flowering and will be actively growing out of mowing season, improving the nectar bank at a period of the year when little forage is available. Cutting should commence in the spring, as the last bulbs have flowered and died back to yellow leaves.
- 3.27 When cut, the grass must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or by the use of cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.
- 3.28 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.
- 3.29 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus an equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- 3.30 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 3.31 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.
- 3.32 Care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.
- 3.33 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.

4 Soft Landscape Maintenance – General Schedule of Activities

4.1 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, or as soon as practical, with originally specified species at a size to match maturity of established planting. Reason for death should try to be established to ensure it is not a recurring issue Diseased plants should be managed, treated or removed, as appropriate, and replaced if removed within the next planting season with originally specified species at a size to match maturity of established planting.	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times. Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible	Total 18 visits.

	Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 Maintenance Schedule – Specific Activities to Plant Typologies

- 5.1 The following maintenance activities are specific to the plant species and planting combinations and habitats created within the development and surrounding buffers. They should be carried out in addition to the above standard activities.

New Tree Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Establishment	Inspect newly planted trees to ensure healthy development, carry out necessary arboricultural works as necessary	Twice a year Spring and Autumn for first 3 years
Assessment	Arrange for all site trees to be inspected by a qualified arboriculturalist, and recommendation report obtained to identify any health problems or necessary arboricultural works Inspect trees within falling distance of footpaths and building boundaries. Prescribe works to ensure risk of harm is maintained within reasonable levels.	Once every 5 Years Annually
Formative Pruning Young trees up to 4m	Type and timing to suit species Do not prune during late winter/ early spring sap flow period Crown prune by removing dead branches and reducing selected side branches by 1/3rd to preserve a well-balanced head and ensure development of a single leader Remove duplicated branches and potential weak or tight forks Whips and feathers do not prune	Once a year late spring or early autumn

Crown Lifting	Where required and as growth of tree allows crown lift street trees to maintain a clear stem of 2.5m within pedestrian areas and 2.5- 3m where crowns will overhang roads Ensure clear stem does not represent more than 50% of total height of tree to maintain a natural appearance	Once a year until mature
Annual Maintenance	Check tree ties, stakes, irrigation pipes and adjust as required Stakes: replace loose, broken or decayed stakes Ties: Adjust, fix and replace loose or defective ties allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing	Twice a year March and August
Replacement planting	Inspect short lived wood stemmed shrub species and carry replacement planting to maintain healthy stock and appearance	As required straight away or during the next planting season
Annual Maintenance year 4 onwards	Remove tree ties and stakes. Make good stake holes on adequately established trees	Once in August

Boundary Hedge Mix Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Establishment	Remove Invasive Species	As recommend by specialist contractor
Assessment	Ensure that plants are establishing and forming healthy, strong growth with good framework	Annually
Monitoring	Review objectives and management plan	As required
Pruning / Trimming	Trim to specified heights and profiles using appropriate tools. In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and bushy growth Type and timing to suit species Do not prune during late winter/ early spring sap flow period	To suit species – Three-year rotation and alternate sides should be cut in the first three years with the top cut within the third season. Any hedge cutting to take place between December and February to avoid disturbance of nesting birds or dormice. Arisings must be removed by hand and not dragged.
Replacement planting	Inspect hedgerow for gaps and carry replacement planting to maintain healthy stock and appearance	Annually in late autumn
Removal of dead plant material	At end of growing season, check all plants and remove all dead foliage, wood and broken or damaged branches and stems	Once a year in late autumn

Amenity Shrub / Groundcover Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Removal of dead plant material	At end of growing season, check all shrubs and remove all dead foliage, wood and broken or damaged branches and stems	As required
Pruning Shrubs	In accordance with good horticultural and arboricultural practice to suit species To encourage healthy and busy growth and desirable ornamental features, such as flowers, fruit or autumn colour	To suit species. Once a year

Replacement planting	Inspect short lived wood stemmed shrub species and carry replacement planting to maintain healthy stock and appearance	As required straight away or during the next planting season
Lift and split	Lift and split healthy stock periodically (in accordance with good horticultural principles) to maintain coverage	Every 2-4 years

Grass Areas

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Watering	- Watered as required during period of prolonged dry weather during establishment	As required
Cutting	- To maintain a close-cut lawn finish, 75mm high at maximum. All arisings removed from site as soon as cut.	-Fortnightly throughout the growing season
Scrub / Invasive Weed Management	- The proposed cutting regime is likely to be sufficient to control invasive broad-leaved species. However, if undesirable species such as invasive Canadian goldenrod <i>Solidago canadensis</i> , thistles <i>Cirsium</i> spp. and docks <i>Rumex</i> spp. reach more than approximately 5% cover then they should be spot treated with a non-residual herbicide, or removed by hand.	As required
Bulbs	- To be allowed to die back after flowering. Not to be mown until leaves have turned yellow. - To be lifted and thinned out if flowering is impacted due to overcrowding.	As required.

6 Monitoring and Ongoing Review

- 6.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect, Arboriculturist and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a suitably qualified Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken regarding plant replacements and habitat creation.
- 6.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- 6.3 Where possible management should be undertaken in conjunction with neighbouring landowners to instil a sense of ownership and continuity.
- 6.4 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed, and any refinements incorporated into an updated management plan for on-going medium and long-term management.
- 6.5 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 6.6 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.

7 Appendices

Appendix 1 – DD596L03-L04 Planting Plans