



Landscape Management Plan

Starbucks, Unit 2 Hamilton Business Park, Hamilton Way SO30 2JW

1. Introduction

This Management Plan is prepared pursuant to planning consent application reference F/24/98415 and in relation to discharge of condition 5 of the scheme consent which states:

No development above slab level shall be carried out until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- i. Timings for the implementation of the approved planting as shown on drawing number PLANT202-ZZ-XX-DR-L-101 Revision P04.*
- ii. Details of maintenance regimes for the approved planting; and,*
- iii. Details of management responsibilities. The landscaping shall thereafter be carried out and maintained in accordance with the approved details.*

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Note: the drawing referenced above is included as **Appendix A** to this document.

2. Landscape Implementation

The approved soft landscaping scheme shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscape scheme which within a period of 10 years from the completion of the development dies, is removed or becomes seriously damaged or diseased, shall be replaced in the same place in the next planting season with identical species.



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3. Landscape Management Responsibilities

Hargreaves Property Management remain ultimately responsible for the execution of this management plan and employ an in-house Property Management team, including asset and facilities managers, who work across their portfolio.

They will be responsible for day-to-day and periodic maintenance as part of the wider services provided under the estate service charge and have annual contracts in place at Hamilton Business Park. This includes retained landscape contractors who maintain the amenity areas and who will be provided with this Management Plan. Details of the personnel that work in the Property Management team can be provided if required.

4. Landscape Maintenance and Plant Health Monitoring

1. GENERALLY

1.1. Re-instatement

Damage or disturbance to soil structure, planting, grass, trees : Reinstatement to original condition.

1.2. Watering

- Supply: Potable mains water.
- Quantity: Wet full depth of topsoil.
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.

Irrigation as per BS8545 / 11.3

11.3.1 The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics, and the response of the tree species to water deficits or periods of prolonged soil saturation.



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11.3.2 Any given volume of soil has the capacity to hold a given volume of water and the water-holding capacity of the soil should be assessed and taken into account when determining irrigation needs.

11.3.3 In addition to water-holding capacity, the amount of water available to the tree should be assessed. Applying this to all newly planted trees is often impractical, but sample assessments should be made.

NOTE Guidance on determining the amount of available water is given in BS8545 Annex G, Table G.1.

11.3.4 The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. This should be accounted for in irrigation plans. Irrigation plans should also take into account the findings of the original site assessment and the subsequent species choice made.

11.3.5 Monitoring is recommended if there are 10 consecutive days during the growing season at $\geq 25^{\circ}\text{C}$. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.

11.3.6 The frequency and extent of irrigation should take into account the prevailing weather conditions (e.g. prolonged dry periods or rainfall patterns).

11.3.7 If the use of irrigation tubes is proposed, it should be fully assessed in relation to the site constraints. NOTE The use of irrigation tubes does not necessarily preclude the need for top watering.

2. TREES / SHRUBS / HEDGES

2.1. *Establishment of new planting*

Weed control

- Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
- Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.



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- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Trees: When in leaf, spray crowns in the evening during warm weather.

Fertiliser

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
- Coverage: As manufacturer's recommendations.

2.2. Tree stakes and ties

- Inspection/ maintenance times: As scheduled and immediately after strong winds.
- Stakes:
 - Replace loose, broken or decayed stakes to original specification.
 - If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Ties:
 - Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
 - Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Removal of stakes and ties:
 - During spring when no longer required to support the tree after three successive healthy years of plant establishment.
 - Fill stake holes with lightly compacted soil.

2.3. Re-firming of trees and shrubs

- Timing: After strong winds, frost heave and other disturbances.
- Re-firming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.



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2.3.1 *Pruning generally*

- Pruning: In accordance with good horticultural and arboricultural practice.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Tree clear stem to be maintained at a minimum of 2m

2.3.2 *Pruning of excessive overhang*

- Timing: Annually.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, and sightlines.
- Special requirements: Allow ground cover plants to partially overlap paths and lawns.

2.3.3 *Formative pruning of young trees*

- Standard: Type and timing of pruning operations to suit the plant species.
- Time of year: Do not prune during the late winter/ early spring sap flow period.
- Young trees up to 4 m high:
 - Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
 - Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- Whips or feathered trees: Do not prune.



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- Operatives: Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.

2.4. Trimming slowly establishing hedges

- Operations:
 - Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
 - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

2.5. Re-firming of shrubs

- Timing: After strong winds, frost heave and other disturbances.
- Re-firming: Tread around the base until firmly bedded.

2.6. Pruning generally

- Pruning: In accordance with good horticultural and arboricultural practice.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.

2.7. Dead and diseased plants

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- Removal: As soon as possible.
- Replacement: In the next suitable planting season.



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3. HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstate to original depth.

4. SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface. Arisings (if any) to be spread evenly over the bed.

5. MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 50 mm .
- Top up: Annually.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

Appendix A – Approved Planting

