



Coffee Drive-Thru Crossbush Services

Landscape Management Plan

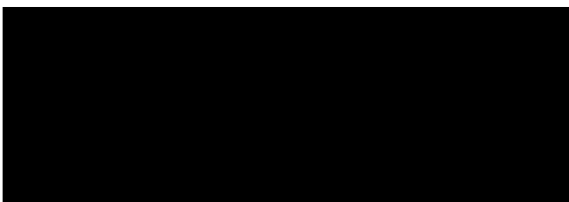
Prepared for and on behalf of Rontec

By

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LANDSCAPE ARCHITECTURE

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1.0 Introduction

DEP Landscape Architecture Ltd. have been appointed by Rontec to produce a Landscape Management Plan, to ensure the proposed and existing landscape around the development site is established and maintained as the design intended.

It is presumed that all areas of landscaping within the site will be maintained by the appointed maintenance contractor along with roads and footpaths. Verges within highways land will be adopted and maintained by highways.

Objectives

The overall objective of this report is to promote a successful landscape to enhance the proposed development, adjacent public realm and the wider landscape for the benefit of wildlife, local landscape character and visual amenity. This management plan will aim to ensure that the landscaping is implemented, established and maintained as the design intended and will provide lifetime maintenance objectives for all landscaped elements within the scheme.

The persons or company responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management plan after 5 years, to ascertain any changes on site and to provide any updated maintenance regimes to cover year 6 onwards as the landscape matures. It is intended that this management plan will be used by the landowner and or appointed landscape contractor to maintain the site for the duration of its life. It would be appropriate to review the plan every 3-5 years to ensure that the management objectives and maintenance regimes are still appropriate and responds to any changes to the environment or land use.

The main objectives for the maintenance of the landscape include the following:

- Establish ornamental shrubs and tree around the site to provide screening to the development and improve species and structural diversity across the site.
- Maintain a clean and safe environment in which to visit.
- Ensure that the site is maintained to a high standard.
- Provide a structured system which allows for the regular review of all external areas and soft landscaping to identify areas which require special attention, replanting or repairing.
- Provide a list of operations by which the appointed landscape contractor should use when organising weekly, monthly and annual operations.
- Ensure that general operations are prioritised in order of importance and are cost effective.
- Provide a document which can be used as a point of reference for all external works, products and protocols associated with the maintenance of the site.

2.0 Drawing References

This document assumes that the development and proposed landscaping has been implemented in line with the latest revision of the following drawings:

4804.01 Crossbush Services Landscape Layout

All external hard and soft works are subject to a min 12 months defects liability period by the contractor(s) who implemented the works.

3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for implementation and maintenance operations:

- Contractors or any persons working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface.
- Working in areas that are publically accessible and adjacent to residential properties.
- Working (and using machinery) on slopes.
- The use of chemicals known to be hazardous to humans and animals.
- Lifting heavy objects and working with heavy machinery.
- Works to trees including the use of chainsaws/machinery, climbing heights, falling branches.

Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor or any persons are expected to identify the hazards associated with any maintenance operations and make an assessment of the risks involved and methods for reducing the risks.

Any contractors which have been employed by the client should carry out a Risk Assessment and retained for reference in the future if necessary.

3.1 Site Operations

During the implementation works all operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing and the contractor is to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the local authority and the government Health and Safety Executive.

The maintenance contractor or any persons should carry out all maintenance operations with regard to the safety and welfare of themselves, general public, private and public property, domestic and native (and protected) flora and fauna and Statutory Services.

3.2 Disposal of materials from site

Unless specified it is presumed that where possible leaves, grass and general arisings will be chipped or composted on site otherwise they should be removed and deposited at a licensed tip in the appropriate green waste section.

4.0 Landscape Maintenance of Soft Works

4.1 Existing Trees and Hedges Retained

Objectives

Promote the longevity of the existing trees and hedgerows so that they continue to contribute to the local landscape character, provide habitat connectivity around the site and ensure that they are maintained in a safe condition.

Inspections

The existing trees should be inspected annually by a suitably qualified arboricultural consultant to ensure that they do not pose a health and safety risk and hedgerows continue to provide a dense well-structured boundary. Further inspections may also be required following severe winds and storms or damage.

Trees - Maintenance operations

Routine pruning should only be carried out on the trees which are close to publicly accessible areas (i.e. could fall or drop branches on footpaths and highways land (roads and pavements). General pruning works should include the following operations; -

1. The removal of dead, diseased, damaged or dying branches only where they pose a risk to the safety of people or property. Dead wood is an important habitat for wildlife within a healthy ecosystem and should not be removed unnecessarily.
2. Branches or vegetation growing onto or impeding the maintenance of fencing, buildings, surrounding footpaths, streetlamps and any other location where it presents a hazard or obstruction should be removed.
3. Removal of self-seeded or sucker vegetation where they would compete against a more desirable specimen or impeded access around the site.

General - Maintenance operations

- Any works to be carried out outside of the bird nest season (1st March to 31st August).
- Report and/or treat any incidence of pests and diseases where they pose a risk to the users of the site, or other trees within the vicinity. If any specialist pruning such as crown thinning, and reduction is required this work must be undertaken by an approved arboriculturalist. Any pruning or surgery to existing trees must maintain the natural shape of the tree, and if trees are to be felled this operation should be done in a safe manner complying with all current regulations.
- All works are to be carried out by suitably qualified arboriculturalist to the best arboricultural standards, considering all safety implications (working within areas accessible by the public) and working in accordance with BS 3998 2010 and in accordance with good practice for the protection of bats or nesting birds which could potentially be using the site.

Woody material should be chipped and spread around the base of the tree or hedge (no deeper than 10cm) or larger material removed from site.

4.2 Proposed Trees

Objectives

Promote the establishment of healthy trees which will be allowed to grow to maturity and provide structural and species diversity across the site.

Inspections

- Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record any defects which may require remedial works.

Maintenance operations

- Newly planted trees take some time to establish and until this occurs, they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free by a mulch mat or mulch material (chippings or bark mulch). Herbicides should be avoided unless approved for use by the ecologist.
- For trees within grassed areas maintain a 1sq.m clear circle around the tree to reduce competition from grasses for nutrients and water. This could either be maintained using a mulch or by spraying out the area with a non-residual based glyphosate. Do not strim around the base of trees as this will damage the bark and cause disease or defects on the tree.
- If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted (Change the tree species if considered appropriate to ensure success).
- During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Water the trees until the ground is fully saturated, create an impression around the base of the tree to allow the water to collect and soak into the soil immediately around the trunk.
- Where used tree ties should be inspected and adjusted accordingly (do not allow the ties to restrict the growth of the tree). Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 3 to 5 years dependant on establishment rates, stability and growing conditions.
- Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

4.3 Proposed Native Shrub Mix

Objectives

The mix should be established to create a well-structured mixture of shrubs allowed to grow to their species potential to provide a habitat and food source for local wildlife, structural diversity and screening around the development.

Inspections

Inspect the shrubs annually to see if there are any areas of significant failure to thrive which may require remedial works or advice on works such as trimming or coppicing.

Maintenance

- During the establishment of the bare root stock, prevent weed growth around the base of each whip using a spray application herbicide (applied in line with the manufacturer's recommendations).
- Re-firm into place any shrubs which have become loose.
- Water the shrubs during year 1-2 (in the growing season) during any periods of prolonged drought to ensure that the plants are given the best possible chance of establishment. Water at the bases of the plants until the soil is fully saturated.
- Check shrub guards annually and replace any missing / damaged guards. The guards should be retained until the shrubs are up to 3-5 yrs old and should be removed before they show signs of impeding growth.
- After 3-5 years look to thin the shrub mix by removing dead, diseased, poorly formed, leggy or suppressed specimens as part of the annual maintenance operations. Over the longer term look to create a shrub mix with groups of single species (5-9no) with finished centres of between 2-3m
- Once the mix has established, over a 3-5 year rotational basis look to coppice single species such as Willow, Field Maple and Hazel by one third at any one thinning season. Works to be advised by ecologist or arboriculturalist before being carried out.

4.4 Proposed Shrub Beds

Objectives

The shrub beds including all raised beds should have total vegetation cover with no gaps in order to minimise weed growth and reduce maintenance requirements. The plants should be appropriately maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form and flower (i.e. the plants should not be over-maintained). They should look to perform as the design intended to provide colour and interest.

Inspections

- The Landscape Contractor should inspect the shrub beds during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

- Remove any litter which has collected in the shrub beds and all raised beds.
- Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds. Please refer to the individual notes over leaf for the different maintenance required for shrubs, grasses and herbaceous plants.
- Cut back or remove any dead, diseased or dying plants to encourage new grow. Allow the surrounding vegetation to fill the gap or replant any significant gaps following consultation with the Landscape Architect.
- Lightly dig over the surface of the shrub beds, look to uproot and remove all weeds from the beds. For the more prolific or deep-rooted weeds spot treat with a glyphosate-based weed killer and remove once it has died back.
- In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.
- During the establishment of all new planting in the first growing season ensure they are kept well-watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.
- If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the shrub bed then identify the problem and carry out the appropriate treatment.
- Routine annual pruning of new shrubs should generally not be required within the first 3 years, although some of the herbaceous plants and grasses should be maintained in accordance with the list below to encourage new growth and a longer flowering period:

Specimen Shrubs

- Large specimen shrubs in the planting beds such as Phormium (Flax Lily) 'Yellow Wave' should be allowed to establish as individual specimens with a groundcover layer underneath.

4.5 Grass

Objectives

The grassed areas provide openness and help create a formal landscape which compliments the character of the site. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

- The client representative should carry out a review every 6 months to identify any problems with the overall visual appearance of the grassed areas and maintenance issues.
- The client representative should carry out inspections every 2 months to review the maintenance standards, a copy of the report will be distributed to the Site Manager and Landscape Contractor and put in the back of the report in the Appendix.
- The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

- Carry out a litter pick before each cut.

The sward should be cut to maintain the grass between 25mm and 50mm height. The grass should be cut using a hand push mower.

- Grass cuttings should be collected and removed from site.
- The edges should be trimmed or cut at the same time along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using the trimmer's around the base of trees and shrubs.
- A fertiliser application should be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.

Any newly turfed or seeded areas should be kept well-watered particularly during prolonged dry periods in the summer months. Re-seed or replace any grassed areas which have failed to establish.

5.0 Landscape Maintenance of Hard Works

5.1 Fences, Knee Rails & Bin Store

Objectives

Fences are to be maintained in a safe and clean condition to function as intended.

Inspections

- A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the general public or residents that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance operations

- Fences are to be kept free of litter, deleterious material and hazardous protuberances. Surfaces are to be maintained uniform in appearance and coated in a homogenous paint or stain in accordance with the original specification.
- For timber fence panels any timbers which have originally been stained should have the original wood stain (or similar approved) reapplied annually in the spring to rejuvenate the appearance of the wood.
- For pressure treated timber this should not be required and the timber should be allowed to weather naturally.
- Fences are to be repaired within 2 weeks of a reported fault, unless the potential hazard is severe (i.e. has the potential to compromise public safety), in which case the area surrounding the fault should be cordoned off and the boundary made secure, the fault should then be repaired at the earliest available opportunity.

5.2 Roads, Paths and Surfaces

Objectives

The car park, paths and hard surfaces (not maintained by highways) are to be maintained in a safe and clean condition free from any defects or debris which could potentially cause a trip hazard. Surfaces should be maintained to be kept clear, level and free from trip or slip hazards.

Inspections

- A formal visual inspection is to be carried out by the maintenance contractor at 6 monthly intervals or following reports from the general public or residents that surfaces require repairing. A report of the inspections and rectified works should always be logged.

Maintenance operations

- Surfaces are to be kept free of weeds, litter, mud, arisings, deleterious material, algae and hazardous obstructions. Surfaces are to be uniform in appearance, a level surface and constructed from a homogenous material, free from ruts, grooves, cracks, hollows and pot-holes (holes greater than 75mm in diameter and 10mm depth).

- Car park area and footpaths to be repaired within 1 month of a reported fault, unless the potential hazard is severe in which case the area is to be cordoned off and repaired at the earliest available opportunity.
- All surfaces and foundations are to be repaired to the original specification, unless otherwise agreed with the service provider.
- Any weeds growing on hard surfaces, between paving joints or kerbs should be manually removed or sprayed with a glyphosate-based herbicide, once dead the weeds should be uprooted and removed from site. Any gaps in the joints should be filled with either sand or mortar as per the original specification.
- Any weeds discovered which are classified as injurious or invasive (please refer to Natural England Guidelines) should be reported to the landowner or agent and appropriate action taken to eradicate or prevent the further spread of these weeds.

6.0 Work Schedules

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
TREES																
Annual inspection to check trees are in full leaf						1							1	1-5	Contractor	Record defects requiring remedial works.
Weed control around base of trees.						1							1	1-5	Contractor	Avoid use of herbicides.
Pruning														1-5	Contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements											1			1	Contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from an ecologist.
Tree stake and tree tie inspection, repair and adjustment				1						1			2	2-5	Contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow release fertiliser				1									1	1-5	Contractor	Once in late spring only if showing poor signs of growth.
Watering						2	2	2	2				8	1-2	Contractor	Watering to be carried out if there has been a period of dry weather for 2 weeks or more between June and September.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
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NATIVE SHRUB MIX																
Annual inspection to check shrubs are in full leaf						I							1	1-5	Contractor	Record defects requiring remedial works.
Check Plants			I						I				2	1-5	Contractor	Check plants, if they are loose or uprooted then heel them back in.
Check Ties and guards			I						I				2	1-5	Contractor	Check ties and guards and re-secure or replace if loose or missing. Once the plants have established then remove.
Weeding			I		I		I		I				4	1-5	Contractor	During establishment period spray application of herbicide around the base of the whips or spot treat any prolific weeds (in line with manufacturer's recommendations).
Thinning		I											1	3-5	Contractor	Starting in year 3-5 locally coppice or thin shrubs to prevent over-crowding and promote healthy growth. Create shrub mix groups of the same species of 5-9no with finished centers of between 2-3m. Cut outside of the bird nesting season
Watering						2	2	2	2				8	1-2	Contractor	Watering to be carried out if there has been a period of dry weather for 2 weeks or more between June and September.

SHRUB BEDS																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Site Manager	Remove litter which has accumulated in the shrub beds. In the Autumn and early winter remove leaves which have fallen in the shrub beds.
Weeding				1		1		1		1			4	1-5	Contractor	Lightly dig over the surface of the shrub bed to remove weeds. Spot treat with glyphosate for prolific weeds only.
Pruning				1				1					2	1-5	Contractor	Only prune back shrubs where they cause any obstruction or obscure sight lines. Maintain the natural shape of the shrub. Cut back any dead, diseased or dying branches to stimulate new growth.
Top up bark mulch				1									1	1-3	Contractor	Top up the bark mulch in the spring to depth of 75mm to newly established shrub beds. Allow to rot down naturally after year 3 when the shrubs have established.
Watering					1	2	2	2	1				8	1	Contractor	Ensure the newly planted shrub beds are watered in the first growing season to aid establishment.

GRASS																
Watering					1	2	2	2	1				8	1	Contractor	Ensure new grassed areas are watered in the first growing season to aid establishment. Reseed or replace any areas which have failed.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Site Manager	Pick up litter generally around the site and before each cut.
Grass cutting – Main areas				2	4	4	4	4	2	2			22	1-5	Contractor	Cut to 25-50mm and remove arisings. Generally cut once a week (reduce to once a fortnight when growth starts to slow).
Cutting lawn edges				2	4	4	4	4	2	2			22	1-5	Contractor	After each cut for all areas, strim or cut the edges of the grass along paths and soft landscaped areas to give a neat finish.
Fertiliser application			1						1				2	1-5	Contractor	Apply a spring feed for shoot growth and autumn feed for root growth as required.

July 2021

Landscape Management Plan

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
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BIN STORE & FENCES																
Inspection of fencing / gates	I						I						2	1-5	Contractor	Inspect fencing and gates for damage and repair as required. To be maintained free from any hazardous protuberances and in good working order.
Care of timber structures					I								1	1-5	Contractor	Maintain all timber in a good state of repair. Re-stain panels which have been originally stained inline with original specification.
Litter pick	I	I	I	I	I	I	I	I	I	I	I	I	12	1-5	Contractor	Remove litter or debris that has collected around the base of fence and railings and dispose of in a licensed tip.

ROADS, PATHS AND SURFACES																
Inspection of paths		I						I					2	1-5	Contractor	Inspect surfaces and repair as required or following complaint by member of the public. Play area surfaces to be repaired within 1 week of a reported fault or the area fenced off until repaired. Car park areas to be repaired within 1 month of a reported fault.
Weed control				I				I					2	1-5	Contractor	Control weeds on the path by spot treatment or spraying with a non-residual based herbicide. Treat injurious or invasive weeds as appropriate.
Litter pick	I	I	I	I	I	I	I	I	I	I	I	I	12	1-5	Contractor	Remove litter or debris that has collected on or alongside paths and dispose of in a licensed tip.

REVIEW OF MANAGEMENT PLAN																
Management plan to be reviewed and updated/revised as required.												I	I	5+	Contractor/Landscape Architect	Plan to be reviewed and revised to ensure scheme is developing as intended



Crossbush Services