

Allen Pyke Associates

**Woodcroft Farm,
Havant**

**Landscape
Management Plan**

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Landscape architecture



Urban design



Environmental planning

LANDSCAPE MANAGEMENT PLAN

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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan has been prepared by Allen Pyke Associates (landscape consultants) and forms part of the planning submission for the proposed residential development at the Woodcroft Farm site to the north of Wecock, Waterlooville, Hampshire
- 1.2 Reference should be made to the Landscape Masterplan for the site (Appendix A).

Scope & Purpose

- 1.3 The proposed development is for 293 houses and flats with associated open space and infrastructure on a 10.5 hectare site adjacent to the northern settlement boundary of Wecock. The site is currently agricultural land, comprised of five fields. The development includes approximately 2 hectares of informal open space, several retained hedgerows along the original field boundaries, mature tree belts and a bridleway.
- 1.4 This outline management plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes and street furniture) and soft landscape (both existing and proposed) throughout the development.

2.0 MANAGEMENT RESPONSIBILITIES

- 2.1 Management of the development will be divided between a private Estate Management Company and the local adopting authority. All remaining areas will be under private management by occupants/owners.
- 2.2 Appendix B contains the schedule of annual maintenance operations and programme for implementation.
- 2.3 This plan has not identified any site-specific risks, but a full risk assessment should be carried out by all contractors prior to any works being carried out.
- 2.4 The management strategy should be reviewed on an annual basis to ensure the objectives set out in this document are being achieved. Maintenance operations should also be refined to suit:
- The needs of residents
 - The conservation of ecological interests
 - Changes in the growing needs of plant stock
 - Improvements in equipment and horticultural aids
 - Changing legislation and sustainability requirements
 - The completed scheme when detailed specifications and species have been confirmed
 - Detailed management recommendations for the existing trees and tree belts

3.0 GENERAL MANAGEMENT OBJECTIVES

3.1 The overall aims of the Landscape Management Plan are:

- To create an attractive and well cared-for setting to the development
- To ensure the successful implementation, establishment and longevity of the plant scheme and external treatments.
- To safeguard the future health and viability of the retained mature trees and hedges, both around the site boundary and within the development.
- To explain the purpose of each planting treatment and the overall maintenance requirements for the development.
- To ensure the use of best horticultural practices at all times.

In addition to the landscaping proposed within the residential parcels, there is an equipped play area, several additional informal play areas, footpaths, bridleway, two attenuation basins, a swale, the existing hedgerows and trees and four solution features, or 'solution features'.

3.2 Years 1-5

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions.

3.3 Years 5+

The Landscape Maintenance Contractor responsible for the site in the long time (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to issues which may arise in future years. The management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.

3.4 SOFT LANDSCAPE

Objectives

The soft landscape strategy is designed to create a strong green framework for the development using the retained native tree and hedgerow vegetation and new tree and shrub planting. The new planting will use a range of robust evergreen and deciduous species to give year-round seasonal interest.

The soft landscape to be maintained divides into the following types:

- i. **Tree Planting** – native and ornamental species.
- ii. **Existing Mature Trees & Tree Belts** – strip of woodland to the east, individual trees within hedgerows, groupings of trees and individual mature trees.
- iii. **Existing Native Hedgerows** – to the boundaries and the original field boundaries across the site.
- iv. **New Native Hedgerows** – native hedgerow species to supplement existing boundary hedgerows and provide nature conservation interests.
- v. **Ornamental shrub and hedge planting** - a range of decorative low, medium and tall species to give flower interest, leaf texture and seasonal colour, as well as biodiversity value, throughout the area.
- vi. **Grassland Meadow** – within the green open spaces and the swale, a mix of native grass and wildflower species left uncut through the spring and summer months to encourage seed regeneration of wildflower species.
- vii. **Amenity grass** – within the green open spaces and the verges.

3.5 HARD LANDSCAPE

Objectives

The hard landscape treatments include roads, pavements, parking courts, and street furniture. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

The hard landscape elements are:

- i. **Surface Materials** – the road and footpath treatments consist of tarmac, block paving, paving slabs, bound gravel and dusted gravel.
- ii. **Street Furniture and other elements** - seats, litter bins, dog bins and timber holding pen on the bridleway.
- iii **Play area** – play equipment and natural play features, such as boulders and tree trunks.

4.0 MAINTENANCE OPERATIONS

Introduction

- 4.1 The maintenance requirements will change as the planting establishes and matures over the following periods:

4.2 (i) ESTABLISHMENT PHASE (Years 1 to 5)

Tree planting:

- 2 Inspections each year to monitor health of trees with pruning to ensure appropriate habit and form, and removal of dead, damaged or defective growth.
- Inspections to adjust tree ties and staking systems in spring and autumn each year, and after severe storms.
- Monitor and control of pests and diseases throughout the year.
- Replacement of all stock failing in the first 5 years to original specification.
- Water during periods of dry weather for the first 2 years and keep 600mm diameter area weed free around each tree station.
- Year 5: Remove stakes and ties when trees are fully root firm.

Existing Mature Trees and Tree Belts

- Inspect annually to check safety. Dead, dying or diseased branches to be removed only where a specific risk is identified and the ecological merits of dead material to be considered in decision making
- Treat for pest or disease infestation, as required.
- Coppicing selected species.
- Maintenance of shrubs / trees to prevent encroachment of pernicious weeds while allowing ground flora to develop through specific application of herbicide.
- Specific tasks as advised following specialist surveys.

Existing Native Hedgerows

- Trim on a long rotation, no more than every three to five years, with alternate sides trimmed each time.
- Inspect annually for a safety check and implementation of routine maintenance operations and remedial works as required.
- Thin out or replace selected species where appropriate.

New Native Hedgerows

- Inspect monthly to monitor growth and condition of rabbit proof fencing. Adjust or replace to original specification when necessary.
- Maintain hedgerows in weed free condition through combined techniques by hand,

herbicides, cultivation and mulching.

- Prune to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. Occasional standards trees to be left to mature in hedgerow.
- Replace all failures in the first 3 years to original specification. Replacement planting after this period to be dependant on growth and canopy cover.
- Watering during periods of dry weather for the first 2 years.
- Trim on a long rotation, no more than every three to five years, with alternate sides trimmed each time.

Ornamental shrub and hedge planting:

- Maintain shrubs/ hedges in weed and litter free condition through combined techniques by hand, herbicides, cultivation or mulching.
- Prune to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. 6 visits per annum or as required.
- Clip hedges, twice each year to maintain required shape or height.
- Replace all plant failures within the first 3 years to original specification. In years 4 & 5 replace defective shrubs depending on growth and canopy cover.
- Watering during periods of dry weather for the first 2 years.
- Apply fertilisers and bark mulch annually until full canopy is achieved.
- Year 5: Review need to thin out or refresh selected species or individual stock.

Grassland Meadow:

- The first and subsequent 'hay' cuts for the tall meadow grass and wildflower areas is to occur after seeds have set in late August or early September. The grass is to be cut no lower than 150mm and all arisings are to be removed after the cut.
- After each cut all mown areas are to be treated for invasive weed species as necessary
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

Amenity Grass:

- Repair or over-seed failed or worn areas.
- Cutting regime – up to 20 cuts per annum. Cut heights to be set between 20 and 40mm to suit usage and character of area. All arisings to be removed.
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

Hard landscaping:

- Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months) and repair defects when necessary.
- Inspect street furniture and timber holding pens each month and maintain or repair in accordance with manufacturers' recommendations, taking out of commission dangerous or inoperable elements until repair works are complete.
- Inspect any play equipment each month or more frequently as required and maintain or repair immediately upon identification of defects.

Ponds and swale:

- Inspect inlets and outfalls as required to ensure they are not blocked with plants and debris.

(ii) POST-ESTABLISHMENT PHASE (Years 6 to 10)**All Trees:**

- 2 Inspections each year to monitor health of trees and identify and treat pests and diseases.
- Pruning to ensure appropriate habit and form - removal of dead, damaged or defective growth, subject to ecological advice.

All Native Hedgerows:

- Inspect annually for a safety check and implementation of routine maintenance operations and remedial works as required.
- Trim on a long rotation, no more than every three to five years, with alternate sides trimmed each time.
- Thin out or replace selected species where appropriate.
- Prune to promote bushy, healthy growth. Occasional standards trees to be left to mature in hedgerow.
- Trimming back of growth overhanging adjacent footpaths.

All Shrub and hedge planting:

- Inspect monthly and maintain shrubs/hedging in a weed free condition through combined techniques by hand, herbicides, cultivation and mulching.
- Prune or clip to promote bushy, healthy growth and required shape when necessary.
- Trimming back of growth overhanging adjacent footpaths or windows when required.
- Remove/replace individual specimens as required.

Grassland Meadow:

- The 'hay' cut for the tall meadow grass and wildflower areas is to occur after seeds have set in late August or early September. The grass is to be cut no lower than 150mm and all arisings are to be removed after the cut.
- After each cut all mown areas are to be treated for invasive weed species as necessary
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

Amenity Grass:

- Repair or over-seed failed or worn areas.
- Cutting regime – up to 20 cuts per annum. Cut heights to be set between 20 and 40mm to suit usage and character of area. All arisings to be removed.
- Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter.

Hard landscaping:

- Continue monthly inspections and maintenance (litter, leaf and debris removal, or snow clearance and de-icing in winter), and repair as necessary.
- Continue monthly inspections and maintenance and repair street furniture and play equipment as necessary.

Ponds and swale:

- Continue inspection of inlets and outfalls as required to ensure they do not become blocked with plants and debris.

5.0 MAINTENANCE SPECIFICATION

5.1 DESCRIPTION OF WORK

The purpose of maintaining and managing the planted areas is to encourage the satisfactory establishment and long term viability of the landscape proposals.

5.1.1 Standard of Work

The Landscape Maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The Landscape Maintenance Contractor shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised with the Client and all necessary measures are taken accordingly.

5.1.2 British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.

The Landscape Maintenance Contractor shall prevent damage to and protect as necessary, existing paving, buildings, fitments, utilities and all existing plants. Any damage caused thereto shall be made good by the Landscape Maintenance Contractor at his own expense.

5.1.3 Protection of People

The areas to be managed are open and accessible to the public. No operations or arisings should obstruct or interfere with public access and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that the public are not put at risk as a result of any activity associated with the management and maintenance of the development.

5.1.4 Use of chemicals

The Landscape Maintenance Contractor must ensure that all approvals and measures are in place for the use of any chemicals eg herbicides or pesticides on the site.

The Landscape Maintenance Contractor shall ensure that any chemical application is undertaken by a trained operative who has a current NPTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. He shall ensure at all times that the public, store employees and his own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the

end of each day. He will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

5.1.5 Cleanliness

At the end of each day of each visit, the Landscape Maintenance Contractor shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

5.1.6 Programme of operations and Site visits

The Landscape Maintenance Contractor shall follow the Programme of Operations as listed within the Maintenance Specification (see Appendix C) and shall visit the site sufficient enough to carry out the maintenance duties as specified in this document and a minimum of once month (see Appendix B for Maintenance visit report sheet).

On confirmation of his appointment to carry out the works the Landscape Maintenance Contractor shall provide a comprehensive programme of dates when he intends to visit the site for management approval. Should such dates be substituted during the course of the Contract, due to inclement weather, the Landscape Maintenance Contractor shall notify the Site Supervisor to agree a suitable alternative date or dates.

Additional visits may be required during periods of low rainfall, to carry out necessary watering with the agreement of the Client (see clause 5.1.8)

5.1.7 Operating Conditions

The Landscape Maintenance Contractor shall order his works to take account of any specific ground and weather conditions required for maintenance works.

Chemical applications shall only be undertaken in suitable weather conditions as described by manufacturers.

5.1.8 Watering

The Landscape Maintenance Contractor shall ensure that he is conversant with the positions of watering point(s) on site. He shall include for transporting water in an appropriate manner to the areas where it is required wherever necessary. The Landscape Maintenance Contractor shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth.

The Landscape Maintenance Contractor will be responsible for monitoring any restrictions or 'hose pipe bans' and shall at all times seek to ensure that at all other times watering is undertaken to maintain vigour but so as not to waste resources.

Manual irrigation of the trees will be via an integrated watering hose wrapped around the root ball. Watering will be carried out as required, with daily visits during periods of dry weather greater than one week.

5.1.9 Pest and Disease

The Landscape Maintenance Contractor shall notify the Landscape Architect / Client of any pest or disease problems occurring which affect the vegetation on site. He shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.

The Landscape Maintenance Contractor shall advise the Landscape Architect / Client of all trees and plants found to be dead, dying, vandalised or not growing vigorously.

5.1.10 Insurance

The Landscape Maintenance Contractor shall be fully insured for Public Liability and shall provide details of the amount of cover with his tender.

5.1.11 Protective clothing

Appropriate protective clothing shall be used by the Landscape Maintenance Contractor's operatives at all times and he shall comply with the Health and Safety at Work Act.

5.1.12 Mulching

All areas of shrubs are to be mulched. Mulched areas are to be topped up as necessary using the same material as was originally specified to maintain the original specified depth until such time as canopy closure at ground level occurs.

5.1.13 Fertilising

The Landscape Maintenance Contractor shall make a yearly application of slow release fertiliser to all ornamental shrub areas and tree pits.

5.1.14 Weed Control

In the course of the routine maintenance visits, the Landscape Maintenance Contractor shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition.

Weeding may be carried out by hand, machine, herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where a herbicide is to be used, it is the Landscape Maintenance Contractor's responsibility to ensure that the herbicide he proposes to use is appropriate for the purpose and location.

Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) regulations. Unless otherwise approved, only contact / translocated herbicides shall be used (see clause 5.1.4).

Weeds and other debris will be removed from site at the end of each visit.

5.1.15 Litter

At every maintenance visit the Landscape Maintenance Contractor shall remove all litter from planted areas and cart to Landscape Maintenance Contractor's tip. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

6.0 MAINTENANCE OPERATIONS SCHEDULE

A schedule of the main maintenance operations to be carried out throughout the year is included in Appendix B.

APPENDIX A
LANDSCAPE MASTERPLAN



North



Landscape Strategy

- The retained mature trees (predominantly oaks) and hedgerows provide a strong landscape structure, supplemented with additional native tree and hedge planting.
- Additional tree and shrub planting within the streets creates green corridors and links.
- 400sqm of equipped play for all ages will be provided in the Central Green, with additional informal, playable spaces across the development.
- The four solution features are retained as landscape features within areas of public open space.
- Attenuation ponds and swale become landscape features, with wildlife benefit.



Legend

- Application Boundary

Soft Landscape

- Existing tree
- Existing woodland belt to eastern boundary with understorey
- Existing native hedge
- Proposed tree
- Proposed shrub planting
- Proposed native shrub planting
- Private garden
- Proposed ornamental hedge to private frontage
- Proposed grass
- Proposed meadow grass and seasonal bulbs
- Proposed native marginal planting to ponds
- Proposed swale planted with damp-tolerant species

Proposed surface materials

- Tarmac to carriageways
- Block paving to parking courts and private roads - parking spaces delineated with contrast banding
- Block paving raised tables
- 450x450 slabs to pavements and paths
- Pressed gravel to brideway
- Bound gravel paths in public open spaces
- Resin bound rubber mulch beneath play equipment

Other landscape elements

- Seating in public open space
- Cycle stands in public open space
- Informal play area (LAP)
- Indicative play equipment
- +69.04 Spot height
- Proposed underground surface water storage in public open space

Please refer to the Design Code for further detail on proposed planting species, hard materials etc

APPENDIX B

ANNUAL MAINTENANCE OPERATIONS SCHEDULE

(including contractor's 12 month defects and aftercare period and Management Company responsibilities after handover)

This table lists the key routine operations required during the first 5 years after practical completion of the hard and soft landscape treatments and should be used as a guide to timings of specific operations. The maintenance contractor should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the management organisation.

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