

LANDSCAPE MANAGEMENT PLAN

LARCHWOOD AVENUE, BEDHAMPTON, HAVANT Proposed Food Retail Outlet

Middlemarch Environmental Ltd.

Triumph House
Birmingham Road
Allesley
Coventry
CV5 9AZ

Tel: 01676 525880

Fax: 01676 521400

E-Mail: admin@middlemarch-environmental.com

Web Site: www.middlemarch-environmental.com

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1. INTRODUCTION

- 1.1 This Landscape Management Plan has been prepared by Middlemarch Environmental Ltd. and forms part of the planning application for a proposed food retail outlet at Larchwood Avenue in Bedhampton, Havant.

Scope & Purpose

- 1.2 Planning permission was granted on 17 February 2017 for the erection of a drive-through restaurant to be occupied by KFC under planning reference APP/16/00875, and this document has been prepared to discharge Condition 15 of the decision notice which requires the submission of a Landscape Management Plan. Condition 15 states that:

'Prior to the occupation/use of any relevant part of the permitted development a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas. Landscaping shall thereafter be maintained in accordance with the approved landscape management plan. As well as the submission of the Plan, the Condition that landscaping is maintained in accordance with this Plan.'

- 1.3 This management plan sets out the long term design objectives, management responsibilities, and future maintenance requirements for all soft landscaped areas (both existing and proposed) within the development site to ensure landscape and ecological objectives are achieved.
- 1.4 The plan sets out the management and maintenance operations that will be required:
- Within the first 5 years after planting (establishment phase) including works covered by the 12 month maintenance defects period
 - In the longer term
- 1.5 It also sets out special features and management operations required for the enhancement of existing habitats to be retained as part of the development proposal.
- 1.6 It should be noted that this is a working document and subject to continual review during the establishment phase to ensure that maintenance operations remain appropriate.
- 1.7 Reference should be made to the Proposed Landscape Plan at **Appendix A**.

Site Description & Context

- 1.8 The development site is located on Larchwood Avenue in Bedhampton, Havant situated within a commercial area.
- 1.9 The site is generally flat in topography, roughly square in shape, and measures approximately 0.23 hectares.
- 1.10 At the time of survey, the site was dominated by a disused car park. Small patches of scrub and tall ruderal vegetation were present along the northern boundary with larger areas of scrub and scattered trees on the eastern and western boundaries. An area of scrub and scattered

trees was also present in the centre of the site. The southern boundary has a large retaining wall with an area of scrub and scattered trees present at the top of the bank.

- 1.11 The site is bounded to the east and west by Larchwood Avenue, beyond which are Eaton Aerospace Systems and residential developments off Chestnut Avenue respectively. To the south the site butts the car park of ASDA Havant Supercentre, whilst to the north the site extends to abut an existing McDonalds retail building. A south east facing grassy bank is present adjacent to the western boundary.
- 1.12 The wider landscape is dominated by a mixture of residential dwellings, commercial units and areas of woodland and open grassland, interspersed with recreational grounds.

Development Proposal

- 1.13 Development of the site will comprise the construction of a new food retail outlet (KFC) building, access road, car parking, and associated hard and soft landscaping.
- 1.14 The proposed development will require the removal of two individual Lime trees (T2 & T3) and three mixed species groups of scrub and self-set developing trees (G2, G3, & G7). The partial removal of a mixed species group of scrub and self-set developing trees (G1) in the north-east of the site will also be required. ***Refer to Middlemarch Environmental Pre-Development Arboricultural Survey & Impact Assessment RT-MME-122638 Rev A.***
- 1.15 The two individual Lime trees (T2 & T3) and mixed species group G1 are designated under a Woodland Tree Preservation Order. Ordinarily this would preclude any works being undertaken on the trees and group, up to and including removal, however, it is understood that their removal has already been agreed with the Local Planning Authority.
- 1.16 With reference to Condition 10 of the Planning Permission, it is noted that replacement tree planting is required to mitigate for the loss of the two Lime trees and consideration has been given to the feasibility of compensatory tree planting within the site.
- 1.17 Due to existing site constraints compensatory tree planting is not considered feasible within the site boundary itself. It is therefore recommended that any like-for-like replacement trees be planted in an off-site location. ***Refer to Middlemarch Environmental letter dated 16 May 2017***
- 1.18 All other individual trees recorded on site on the southern and western boundaries, a group of scrub and self-set developing trees (G4) on the southern boundary, and the remainder of G1 on the western boundary, will be retained and protected as part of the development proposal.

2. MANAGEMENT RESPONSIBILITIES

- 2.1 For the first 12 months after planting the principal building contractor will be responsible for the maintenance of all soft landscaped areas.
- 2.2 At the end of this period any defects due to materials and workmanship, including any planting which has failed to flourish, will be rectified by the principal building contractor, and future management responsibility handed over to the landowner (KFC).
- 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.

3. GENERAL MANAGEMENT OBJECTIVES

3.1 The overall aims of the Landscape Management Plan are:

- To ensure the successful implementation, establishment and longevity of the soft landscaping scheme
- To safeguard the future health and viability of retained trees and scrub vegetation
- To ensure the use of best horticultural practices at all times

Years 1-5

3.2 It is intended that the implementation of the management plan will help to fulfil the design objectives over the first 5 years. The management strategy should be reviewed on an annual basis to ensure the objectives are being achieved. Maintenance operations should be refined to suit:

- The needs of site users
- 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

3.3 **Appendix B** contains a schedule of the annual maintenance operations required.

Year 6+

3.4 The Landscape Maintenance Contractor appointed by the landowner responsible for management of the site in the long term following the initial plan period (Years 1-5) shall 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.

4. SOFT LANDSCAPE – DESIGN OBJECTIVES & PLANTING TYPES

4.1 The soft landscaping scheme has been designed to:

- Create an attractive and well cared for setting to the development
- Screen and soften the new drive-thru building and associated infrastructure
- Retain and enhance existing areas of dense scrub vegetation for the benefit of wildlife

4.2 Soft landscaping to be maintained comprises:

- **Existing Mature Trees** – to provide structural diversity, visual impact, amenity and wildlife value
- **Existing Native Scrub** – dense thicket scrub comprising native shrub species and sapling trees providing nesting/roosting habitat and foraging opportunities for birds and other wildlife, and to assist with visual screening
- **Ornamental Shrub Planting** - a simple mix of robust evergreen and deciduous groundcover species planted in cultivated beds to give year-round interest and value for wildlife

5. MAINTENANCE OPERATIONS

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

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

Existing Mature Trees:

- Inspect twice annually to check safety. Dead, dying or diseased branches to be removed only where a specific risk is identified. The ecological merits of dead material shall be considered prior to removal
- Monitor and control pests and diseases throughout the year
- Create dead wood habitat piles within areas of existing scrub using logs and brash arising from tree works to provide a refuge and foraging opportunities for wildlife
- Specific tasks as advised following specialist surveys

Existing Native Scrub:

- Monitor and control pests and diseases throughout the year; remove dead or diseased specimens which cannot be treated
- Coppicing on a 15 year rotation; cut 20% of total area every third year (Years 1 & 4) on rotation to increase structural and species diversity
- Infill any gaps with native scrub species to maintain dense thicket cover and to increase species diversity and native content. Scrub species to be planted as whips (60-80cm bare-root transplants) selected from the following list:
 1. *Corylus avellana* (Hazel)
 2. *Cornus sanguinea* (Dogwood)
 3. *Crataegus monogyna* (Hawthorn)
 4. *Prunus spinosa* (Blackthorn)
 5. *Rosa canina* (Dog Rose)

6. *Ulex europaeus* (Gorse)

All newly planted whips shall be protected with a standard tube guard, 60cm diameter, fixed to firmly anchored softwood stakes using at least 2 cable ties.

- Maintain newly planted whips throughout the year:
 - Maintain a 600mm diameter weed free circle around each tree and shrub station and hand pull weeds from within shelters
 - Firm and prune as required to ensure an appropriate habit and form is maintained, and to remove dead, damaged or defective growth
 - Monitor health and control pests and diseases
 - Apply a yearly application of slow release fertiliser
 - Inspect twice annually in spring and autumn to check and adjust stakes, guards and their ties, and after severe storms. Replace where missing, damaged or broken
 - Remove guards and their stakes where no longer required
- Create dead wood habitat piles within the scrub areas using logs and brash arising from coppicing works to provide a refuge and foraging opportunities for wildlife

Ornamental Shrub Planting:

- Throughout the year:
 - Maintain planting beds in a weed free condition using a combination of hand weeding, herbicide treatment, cultivation and mulching
 - Firm and prune as required to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. At least 6 visits per annum as required throughout the growing season
 - Monitor health and control pests and diseases
- Water during periods of dry weather for the first 2 years after planting
- Apply bark mulch twice annually in spring and autumn to maintain the original specified depth until complete groundcover is achieved at ground level
- Apply a yearly application of slow release fertiliser to all planting beds
- Replace all failures in the first 5 years after planting to original specification. Replacement planting dependent on growth and canopy cover
- Year 5: Review need to thin out or refresh selected species or individual stock

5.3 (ii) POST-ESTABLISHMENT PHASE (Year 6 onwards)

All Trees:

- Continue to inspect twice a year to check safety and monitor health
- Identify and treat pests and diseases as required
- Continue to prune as required to ensure appropriate habit and form is maintained, and to remove dead, damaged or defective growth - subject to ecological and arboricultural advice
- Replacement tree planting as required to maintain current level of canopy cover

Existing Native Scrub:

- Continue to inspect twice a year to monitor health
- Identify and treat pests and diseases as required

- Continue to remove dead or diseased specimens which cannot be treated
- Continue to coppice on a 15 year rotational basis cutting 20% of total scrub area every third year
- Continue to plant up any gaps with native scrub species to maintain a dense thicket cover
- Replenish existing habitat piles with logs and brash arising from any maintenance work; ideally habitat piles shall remain in the same locations

Ornamental Shrub Planting:

- Inspect monthly and maintain shrubs in a weed free condition using a combination of hand weeding, herbicide treatment, cultivation and mulching
- Continue to prune or clip when necessary to promote bushy, healthy growth and required shape
- Trim back growth overhanging adjacent footpaths as required
- Remove/replace individual specimens as required

6. MAINTENANCE SPECIFICATION

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

6.2 Standard of Work

The landscape maintenance is to be carried out to a high and consistent standard. Planted areas must be kept neat and tidy with a clean appearance at all times, weed and litter free, with all planting in a healthy condition. 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 to manage and reduce risk are taken accordingly.

6.3 British Standards

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

- 6.4 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.

6.5 Protection of People

The areas to be managed are open and accessible to the public. No operations or arisings shall 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.

6.6 Use of Chemicals

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

- 6.7 The Landscape Maintenance Contractor shall ensure that any chemical application is undertaken by a trained operative who has a current NPTC certificate, in accordance with the manufacturer's directions and with the Approved Code of practice for the Safe Use of Pesticides for Non-Agricultural Purpose where they apply.
- 6.8 The Landscape Maintenance Contractor shall ensure at all times that the public and operatives are not subject to any hazard from the use of chemicals, and that all equipment, container 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.
- 6.9 The landscape Maintenance Contractor will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

6.10 Cleanliness

At the end of each day or maintenance visit, the Landscape Maintenance Contractor shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean 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 prunings.

6.11 Programme

The Landscape Maintenance Contractor shall follow the Schedule of Annual Maintenance Operations (**Appendix B**) and shall visit the site sufficient enough to carry out the maintenance duties as specified in this document and as a minimum once a month.

6.12 On confirmation of 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.

6.13 Additional dates may be required during periods of low rainfall to carry out necessary watering with the agreement of the Client (see 6.15)

6.14 Operating Conditions

The Landscape Maintenance Contractor shall order the works to take account of any specific ground and weather conditions required for maintenance works. Chemical applications shall only be undertaken in suitable weather as described by manufacturers.

6.15 Watering

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

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

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

6.18 Pests & Diseases

The Landscape Maintenance Contractor shall notify the Client of any pest or disease problems occurring which affect the vegetation on site and 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.

6.19 The Landscape maintenance Contractor shall advise the Client of all trees and plants found dead, dying, vandalised or not growing vigorously.

6.20 Insurance

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

6.21 Protective Clothing

Appropriate protective clothing shall be used by the Landscape Maintenance Contractor's operatives at all times ensuring full compliance with the Health & Safety at Work Act.

6.22 Mulching

All areas of shrub and groundcover planting including hedges 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.

6.23 Fertilising

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

6.24 Weed Control

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

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

6.26 Where an herbicide is to be used, it 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.

6.27 Weeds and other debris arising from the works shall be removed from site at the end of each visit by the Landscape Maintenance Contractor.

6.28 Tree Works

Any proposed tree surgery works identified and agreed with the Client shall be carried out in accordance with BS 3998: 2010 'Tree Work' (with Amendments) and to current best arboricultural best practice.

6.29 All tree work shall be carried out during the dormant season only, but not during periods of extreme frost or severe weather and all arisings removed from site.

6.30 Litter

At every maintenance visit the landscape Maintenance Contractor shall remove all litter from planted areas and cart off site to a licensed tip or recycling centre. During autumn all fallen leaves shall be collected and removed from grass and hard surfaces.

6.31 Statutory Obligations

Work to trees or tree groups covered by a Tree Preservation Order (TPO) require permission or consent from the Local Planning Authority (LPA). It is necessary to gain confirmation from the LPA of any TPO's that apply to the site, and to follow the necessary application procedure if tree surgery, or indeed felling, is required in respect of protected trees. Full planning consent will however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the LPA.

It is a criminal offence under normal circumstances to disturb or destroy – whether intentional or unintentional – the nesting sites of wild birds or the roost sites of bats, under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000. Therefore, avoid carrying out significant tree works during the bird nesting season (from March to September inclusive) and ensure that trees are professionally checked for signs of bat roosts and/or bat activity before starting any tree work. If in doubt always contact the office of Natural England.

APPENDIX A:
PROPOSED LANDSCAPE PLAN

APPENDIX B: ANNUAL MAINTENANCE OPERATIONS SCHEDULE, LARCHWOOD AVENUE, BEDHAMPTON, HAVANT

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

Tasks:	J	F	M	A	M	J	J	A	S	O	N	D	Notes
General Operations:													
Pest and disease control (all areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	As required
Litter removal (all areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Pruning & firming (all areas)	✓	✓	✓	✓					✓	✓	✓	✓	As required
Replacement planting (all areas)	✓	✓	✓								✓	✓	As required
Existing Mature Trees:													
Inspections			✓							✓			
Pruning and remedial work	✓	✓	✓								✓	✓	As required
Creation of dead wood habitat piles	✓	✓	✓								✓	✓	Following pruning & remedial work
Existing Scrub Areas:													
Rotational coppicing (Years 1 & 4)			✓							✓			Cut 20% of total scrub area
Pruning and remedial work	✓	✓	✓								✓	✓	As required
Creation of dead wood habitat piles	✓	✓	✓							✓	✓	✓	Following coppicing & remedial work
Replacement whip planting	✓	✓	✓								✓	✓	As required
Newly Planted Whips:													
Weed control			✓	✓	✓	✓	✓	✓	✓	✓			
Pruning & firming	✓	✓	✓	✓					✓	✓	✓	✓	As required
Check guards, stakes and ties			✓							✓			
Fertiliser application				✓									
Remove guards, stakes and ties (Year 5)	✓	✓	✓								✓	✓	When no longer required
Ornamental Shrub Planting:													
Weed control			✓	✓	✓	✓	✓	✓	✓	✓			
Pruning & firming	✓	✓	✓	✓					✓	✓	✓	✓	As required
Watering				✓	✓	✓	✓	✓	✓				If necessary during first two years
Fertiliser application				✓									
Mulch application				✓					✓				To 75mm as required
Replacement planting	✓	✓	✓								✓	✓	As required
Management Plan:													
Monitor & adjust objectives									✓				Annually