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**LANDSCAPE MAINTENANCE
& MANAGEMENT PLAN**

**Client: KFC GB LTD
DRIVE THRU (DT) RESTAURANT
LARCHWOOD AVENUE
HAVANT
BEDHAMPTON
HAMPSHIRE
PO9 3QW**

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LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

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1.0 Introduction

1.1. Format of the Management and Maintenance Plan

This plan sets out general principles and quality standards required for the installation of softworks and of the long term landscape management operations. It includes:

- Design Intentions
- Aims of the management and maintenance plan
- Detailed installation specification
- Management objectives
- Detailed maintenance specification
- Indicative annual schedule of operations it should be read alongside drawing nr. 2241/L01, L02 and specifications and used by the maintenance team to produce detailed priced programme of work. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

'This Plan has been prepared to discharge Condition 15 of a Planning Permission granted under reference APP/16/00875 for the erection of a drive-thru restaurant, parking, access, servicing, landscaping, engineering works and ancillary works. Condition 15 reads:

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'.

1.2. Design Intention

It is the intention of the design team to:

- Create a site layout that responds to the site's opportunities and constraints .
- Design a drive-thru building that is appropriate and complimentary to the design of nearby buildings.
- Use a design and materials that are sufficiently durable for use as a drive-thru, a use that will generate both vehicular and pedestrian movements .
- Introduce high quality soft landscaping and planting on those areas of the site that are not hard landscaped.
- Maintain and enhance the vegetation and tree coverage along the site's eastern, southern and western boundaries.

For the purposes of management and maintenance of the landscape there are three main areas:

- Tree and shrub planting and grass associated within the site.
- The embankment facing the roundabout.
- Boundaries to Larchwood Avenue and the Asda approach roads: This will include the planting of trees at feathered and whip size, along its periphery and to frame footpaths to enhance the existing tree layout.

1.3. Aims of the Management and Maintenance Plan

This plan aims to ensure that the vision for the landscaping at the site can be achieved through a long term, coordinated and informed approach to landscape management.

2. Landscape management objectives

2.1. The Establishment Period

A one year aftercare maintenance period is built into the implementation contract to cover intensive post-installation maintenance requirements for the whole of the landscape works. During this period the principal building contractor is responsible for all horticultural maintenance operations, including planting which has failed to flourish. At the end of the initial one year aftercare period any defects in soft landscape materials due to materials or workmanship will be rectified and future responsibility will be handed over to the client (KFC) who will have a planning obligation to replace dead or damaged planting during the following two years and to maintain same after the expiry of this time.

2.2. Access For landscape maintenance purposes

- Vehicular access will be from within the main KFC site and Larchwood Avenue.
- Maintenance work associated with pruning of trees and shrubs to be actioned outside of the bird breeding season, March to September.

2.3. Facilities

The landscape maintenance contractor shall liaise with the store manager directly regarding permissions for parking, storage, use of water and any other resources.

2.4. Maintenance

Objectives for Soft Landscape – Generally

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants, trees, grass, wildflower areas
- ensure consistent control of invasive weeds
- promote optimum display and flowering periods and stem colour
- ensure development of optimum plant form, shape, and planting density
- provide protection against pests and diseases
- promote wildlife value and species diversity where appropriate
- ensure long term commitment to replacement of defective plant material
- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions

2.5. Landscape components with specific management objectives

2.5.1 Grassed areas

- Ensure sward is maintained so as to create an optimum functional surface.
- Establish an annual programme of aeration and feeding.
- Review requirements for whole or part sward refurbishment.
- Employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

2.5.2 Trees planted as standards at the edges of Open Space

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape

2.5.3 Feathered trees, whips and shrub mixes ·

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees, shrubs, hedges and whip planted areas ·
- Existing planting to be thinned / re-spaced in order that they have sufficient room to develop ·
- Maintain a clean and safe environment. ·
- Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

2.5.4 Retained existing trees and hedgerows

- existing trees and shrubs to be healthy, free of disease, damaged or broken stems/branches dead wood etc

3.0 Maintenance Specification

3.0.1. Maintenance

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programme of work.

3.0.2. Maintenance to accord with requirements of BS 7370:1991

Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: Monthly during growing season.

3.1.0 Grassed areas

3. .1.1. Cuts:

Grass will be cut annually a minimum of 12 times, with 2 cut May to September.

3. .1.2. Generally ·

Maintenance of grass in a manner appropriate to the intended use. · Maintenance of grass height between 50-100mm · Insurance that grass does not become compacted or waterlogged; · Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scotch and wilt; · Repair of grassed areas damaged by trampling, abrasion or scalping during mowing; · Regular removal of litter and fallen leaves to maintain a neat appearance;.

3.1.3. Remedial works ·

Top dress and make good of gully erosion, slip and depressions; · Re-seeding of the above areas

3.1.4. Grass cutting ·

Remove litter, rubbish and debris from grass before mowing; · Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft; · Trim grass edges around the base of columns and furniture; · Sweep adjacent hard surfaces clear of cuttings and arisings.

3.1.5. Selective herbicide ·

Spray with a suitable selective herbicide. Do not spray areas of bulb or corm planting. · Apply spot treatment to individual weeds as necessary

3.1.6. Scarifying ·

Scarify with tractor drawn or self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass.

3.1.7. Fertiliser: ·

Apply spring and autumn fertiliser in accordance with manufacturers instructions

3.1.4. Maintenance cuts

- 1st cut to 4-7cm. March/April
- 2nd/final cut to 4-7cm end Sept/October
- Leave arisings for 2 days (to allow invertebrate species to return to the grassland) and then remove all cuttings.
- Extra cuts will depend on soil fertility
- Grass margins, 1.5m wide next to footpaths and amenity grass, do not allow to exceed 15cm in height; to be cut to 7cm.
- Control scrub and invasive grass species to maintain the diversity of the meadow grassland: In addition to the mowing regime, spot treat with selective herbicide for 2 years to deal with pernicious perennial weeds such as Dock *Rumex obtusifolius*, Rosebay willowherb *Chamaenerion angustifolium*, Thistle and Horsetail.
- Annually clear any woody species that start to encroach including ivy, ash *Fraxinus* sp. and Sycamore *Acer pseudoplatanus*. Treat stumps with Roundup (Glyphosate) to prevent regrowth.

3.2. Trees, Hedges, Shrub & Understorey mixes and Whip planting

3.2.1. Watering ·

- All planting to receive watering for at least the first 2 growing seasons. · Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June) · Quantity: o Trees: Heavy and extra-heavy standard trees – 10 gallons per tree per application; o Feathered trees and whips: Wet soil to full rooting depth; o Shrubs: Wet soil to full rooting depth

3.2.2. Weed control ·

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. · Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm. Carry out operations close to stems using hand tools

Herbicide application:

A foliar acting translocated or contact herbicide shall be applied to emergent weeds. · Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

3.2.3. Mulch ·

Depth required: top up mulch to a minimum thickness of 50mm across all planting for trees, hedges, shrubs and whips; · Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas; Material : Bark Mulch. Melcourt 'Forest BioMulch' or similar approved. After 5 years utilise the compost created on site. ·

3.2.4 Fertiliser ·

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Carry out a single application between March and May for the first 3 years after planting; · Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species and the nutrient enrichment of the reedbed, ditches and swales.

3.2.5. Re-firming, check/tidy ·

General: Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly. · Particular timing of inspections: After strong winds, frost heave and other disturbances · Replace missing rabbit guards · Report any significant failures.

3.2.6. Tree stakes and ties ·

- Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil. · Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

3.2.7. Pruning generally ·

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5 .
- Agreement: Before starting work agree which trees, whips, shrub and hedges are to be pruned or removed.
- Appearance: Trim individual plant appropriate to species, location and season to leave a well balanced natural shape.
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood.
- Disease of fungus; give notice if detected.
- Do not use growth retardants, fungicides or sealant unless instructed.
- Disposal of arisings: compost on site within specified areas in the open space.
-

3.2.8. Pruning of trees ·

- Tree work standards: to BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance; · During pruning protect adjacent structures, plants or trees; · Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root. · Chain saw work: operatives must hold a certificate of Competence; · Timing: Prune between leaf fall and mid winter ·
- Prunings: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas.

3.2.9. Thinning & pruning of young trees and whips up to 3m high ·

After 3 years full growing seasons, selectively thin, re-space and crown raise feathered trees and whips. Prune between leaf fall and mid winter.

3.2.10. Pruning of hedges ·

Timing: Cut back hard twice a year, Mid July and late autumn/ winter to a height of 1.5m, width 1m. · Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit. · After 3 years establishment of new hedge planting, lay hedges in accordance with specification below. Allow for 10% replacement and restocking of hedge plants.

3.2.11. Pruning of shrubs ·

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems; · Prunings to be retained on site and either composted or woodier prunings to be utilised in the creation of habitat piles in unobtrusive areas.

- Timing: Unless otherwise specified or instructed, prune.
- Shrubs flowering between March and July immediately after the flowering period.
- Shrubs flowering between July and October back to old wood in winter.
- Roses in early spring to encourage basal growths and a balanced, compact habit.

3.2.12. Reinstatement ·

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting.

3.2.13. Hedge Laying

- Hedge laying to be carried out by a qualified subcontractor able to show experience through example and certificate.
- Following review of the existing hedge, the subcontractor shall submit a method statement for approval before commencement of work on site.
- Where existing hedge is higher than 12' / 3.6m - allow for hedge restoration work including coppicing, removing old growth to allow regrowth of shoots from the base suitable for pleaching.
- Preparation where hedge is below 12' / 3.6m - grub out unsuitable species for laying including elder, bramble, clematis and other scrambling plants.
- Remove excess leafmould, deadwood and other material from base of trees to provide clear cutting area
- Replant gaps with species indicated in schedule .
- Trimming - cut away enough to open up stems for convenient pleaching. Leave tops bushy to form effective barrier when laid.
- Pleachers - lay at an angle of 35 – 45 degrees from the horizontal. No pleachers to be laid more than 90 degrees from vertical.
- Stakes - to be hazel, ash or sweet chestnut; to be 1.6 – 1.7m in length, straight and clean, pointed at one end. Trim off stake tops at 45 degrees after binding to 100mm above top of binding.
- Binding - binders to be hazel, ash or sweet chestnut, 25mm dia max and at least 2.4m long.
- Willow - not to be used during laying of hedge.
- Final trimming: produce a well finished appearance.
- Trim stems near a joint or knot.
- Trim off thin ends of binders.
- Check pleacher stumps; ensure stubs or 'ears' have been.

3.3. Maintaining a safe, clean and secure environment

3.3.1. Litter/Dog Waste ·

- Collect litter as necessary to maintain a clean, litter-free environment. · Include clear signage against dog fouling and litter at entrances · Report fly tipping 3.5.2. Hard surfaces and Gritstone tracks · Undertake regular conditions surveys. Reinstatement or replace exhausted or damaged features and materials · undertake a regular and time-tabled cleaning regime including brushing. · apply a suitable herbicide to prevent weedgrowth within tracks; · carry out any repairs to timber edgings and track surfaces to ensure a smooth, safe surface is maintained, free of ruts, potholes, etc.

3.3.2. Fences, gates, barriers ·

- Undertake regular conditions surveys. Report any problems. ·
- Problems creating health and safety concerns to be resolved immediately and reported..

4.0 Programming of Maintenance and Management Operations

4.1. General

4.1.1. Monitoring

- To protect the investment in the quality of soft and hard landscape works, the long term maintenance contractor must provide a high standard of maintenance; the long term success of the scheme is dependent on its maintenance regime. The management plan and maintenance operations included herewith will be reviewed on letting of the long term maintenance contract following the end of the initial contract works defects period and from then on a regular three year basis. This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed three year programme of work which shall include scheduled dates for planting refurbishment and review. The following is an indicative annual schedule of maintenance visits applicable for the first ten years of establishment. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The landscape contractor is required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge. The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:
 - infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants / restocking of beds etc. · Planting review and refurbishment · Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes

4.2 Indicative Schedules of annual maintenance operations

4.2.1 Maintenance Schedule

	J	F	M	A	M	J	J	A	S	O	N	D
Care of plants												
Monitoring	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pruning (if required)	Y	Y	Y	Y	Y				Y	Y	Y	Y
Dead heading /tip pruning	Y	Y	Y	Y	Y				Y	Y	Y	Y
Fertilise – s;low release									Y			
Fertilise – rapid soluble as required	Y	Y	Y	Y					Y	Y	Y	Y
Cut back perennials and grasses			Y	Y								
watering (as necessary)	Y	Y	Y	Y	Y				Y	Y	Y	Y
Garden Beds												
Edging	Y	Y	Y	Y						Y	Y	Y
Weeding	Y	Y	Y			Y				Y	Y	Y
Mulching	Y								Y			
Leaf removal				Y								
Pest management												
Monitoring	Y	Y	Y	Y	Y				Y	Y	Y	Y
Lawns												
Fertilise									Y			Y
Seeding where needed										Y		
Winter clean up							Y					

4.2.2. Grassed areas

Month	Fertiliser	Mowing (Close-mown grass)
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		4 visits
June		4 visits
July		4 visits
Aug		4 visits
Sept		4 visits
Oct	1 visit	2 visits
Nov	1 visit	

4.2.3. Trees planted as standards

Month	Watering	Fertiliser	Re-firming, stakes and ties
Jan			
Feb			
Mar		1 visit*	1 visit
Apr	2 visits		
May	2 visits		
June	2 visits		
July	2 visits		
Aug			
Sept			
Oct			1 visit
Nov			

*fertiliser for the first 3 years after planting stakes and ties to be removed
3 years after planting watering as necessary during periods of drought

4.2.4. Feathered trees, whips, understorey and shrub mixes

Month	Watering	Weeding	Fertiliser*	Re-firming, stakes and ties
Jan				
Feb				
Mar		1 visit	1 visit	1 visit
Apr	2 visits			
May	2 visits	1 visit		
June	2 visits			
July	2 visits	1 visit		
Aug				
Sept		1 visit		
Oct			1 visit	1 visit
Nov				

*fertiliser for the first 3 years after planting, stakes and ties to be removed 3 years after planting watering as necessary during periods of drought

4.2.5 Retained existing trees

Month	Watering
Jan	
Feb	1 visits
Mar	
Apr	
May	
June	
July	
Aug	
Sept	
Oct	
Nov	
Dec	

4.2.6. Hedgerows

Month Weeding Fertiliser Laying of hedges Watering Jan Feb Mar 1 visit 1 visit Apr 2 visits May 1 visit 2 visits June 2 visits July 1 visit 2 visits Aug Sept 1 visit Oct 1 visit Nov Dec 1 visit

Month	Watering	Weeding	Fertiliser	Laying of hedges
Jan				
Feb				
Mar	1 visit	1 visit		1 visit
Apr				2 visits
May	1 visits			2 visits
June				2 visits
July	1 visit			2 visits
Aug				
Sept	1 visit			
Oct		1 visit		
Nov				
			1 visit	

*fertiliser for the first 3 years after planting
hedges to be layed 3 years after planting
watering as necessary during periods of drought in the establishment period

Brachyglottis 'Sunshine'

An evergreen shrub with soft silver grey leaves which mature to dark green. Masses of bright yellow flower heads are produced on felted shoots. Excellent contrasting foliage colour for borders



An evergreen shrub with soft silver grey leaves which mature to dark green. Masses of bright yellow flower heads are produced on felted shoots. Excellent contrasting foliage colour for your border. Ideal for flower arrangements.

Latin Name:	Brachyglottis 'Sunshine'
Common Name:	Brachyglottis 'Sunshine'
Plant Type:	Shrubs
Eventual Height:	1m - 1.5m
Eventual Spread:	1m - 1.5m
Flower Colour:	Yellow
Flowering Time:	Summer - Autumn
Foliage:	Evergreen
Fragranced:	No
Growth Rate:	Average
Hardiness:	Fully Hardy
Position:	Full sun , Partial shade
Soil Moisture:	Moist Well-drained , Well-drained
Soil PH:	Acid, Neutral, Alkaline
Soil Type:	Chalk, Clay, Loam, Sand

Lonicera nitida May Green Hedge

Lonicera nitida 'May Green' is a close knit, bushy evergreen hedging plant that is very tolerant to hard pruning and clipping. It is possible to grow this hedge to 2metres/6foot but it can take a while to gain height. Because of its Buxus (Box) like leaf it is a favored topiary plant.

Lonicera Hedging is very tolerant shade and most soil types but not as much to waterlogging.

Plant Spacing:

Bare Root. When planting 20cm - 30cm plants you will need 7 plants per metre to create a good hedge. We would plant no less than 5 per metre. 30cm - 45cm plants will best suit 6 plants per metre but no less than 3 per metre.

Pot Grown / Root Balled. When planting 20cm - 40cm plants you will need 5 plants per metre to create a good hedge. We would plant no less than 3 per metre.

40cm - 60cm 5lt plants will best suit 4 plants per metre but no less than 3 per metre.



Snowberry 'Hancock', Chenault Coralberry 'Hancock'

Noted for its excellent ability to cover ground and smother weeds, Symphoricarpos x chenaultii 'Hancock' (Snowberry) is a low, spreading, deciduous shrub with arching, rooting branches that is amazingly adaptable and undemanding. In late summer, a profusion of small, bell-shaped, pink flowers are borne at the tips of the branches. Inconspicuous, they are of great interest to butterflies, bees and pollinators. The flowers are followed by abundant and attractive clusters of white fruits speckled with rosy red that persist well into winter. The dense foliage of small, ovate bluish green leaves remains attractive from spring to frost.

Grows at a vigorous rate, up to 1-2 ft. tall (60-90 cm) and 5-10 ft. wide (150-300 cm) with a spreading, cushion forming habit.

'Hancock' Snowberry suckers profusely and sends out prostrate shoots which root at nodes, in addition to the more upright shoots which branch laterally and can then tip-layer whenever they come into contact with the ground



A full sun to part shade lover, this plant is easily grown in moist, fertile soils. Tolerates full shade and a wide range of soils including heavy clays, boggy and wet soils. Drought and pollution tolerant

Generally pest and disease free, but watch for occasional anthracnose and powdery mildew.

Excellent as a ground cover or massed in mixed shrub borders, shady gardens, slopes and erosion control.

Plant Type

Shrubs

Plant Family

Symphoricarpos - Snowberries

Exposure	Full Sun, Partial Sun
Season of Interest	Summer (Late), Autumn, Winter
Height	1' – 2' (30cm – 60cm)
Spread	5' – 10' (150cm – 3m)
Spacing	60" – 120" (150cm – 300cm)
Water Needs	Average
Maintenance	Low
Soil Type	Chalk, Clay, Loam, Sand
Soil PH	Acid, Alkaline, Neutral
Soil Drainage	Moist but Well-Drained, Poorly Drained, Well-Drained
Characteristics	Plant of Merit, Showy
Tolerance	Clay Soil, Deer, Drought
Attracts	Birds, Butterflies

6.0 British Standards

As well as the HTA standards described above the soft landscape works should meet the following British Standards:

Topsoil handling, stripping and storage

- BS ISO 15799:2003 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:1994 Specification for topsoil
- BS 6031:1981 Code of practice for earthworks
- BS 7562-4:1992 Planning, design and installation of irrigation schemes guide to water resources
- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces) AMD 6784
- BS 3882:1994 specification for topsoil and AMD 9938

Quality of Trees and Shrubs

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-5:1985 nursery stock specification for poplars and willows
- BS 3936-10:1990 nursery stock specification for ground cover plants

Maintenance of gardens/ Landscapes

- BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 3998:1989 recommendations for tree work and AMD 6549

Horticulture

- BS EN 12579:2000 Soil improvers and growing media - sampling
- BS EN 13037:2000 Soil improvers and growing media - determination of pH

Turf

- BS 3969:1998 Recommendations for turf for general purposes
- BS 4428:1989 Code of practice for general landscape operations