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Reference: Planning Approval App/10/00912
Discharge of Condition No 7

Location: Interbridges Site, New Brighton Road, Emsworth.
Development: 12No Industrial Units and 3No Office Units, Open Storage Area and Commuter Car Park.

Date: 30.03.15

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Landscape Architect.

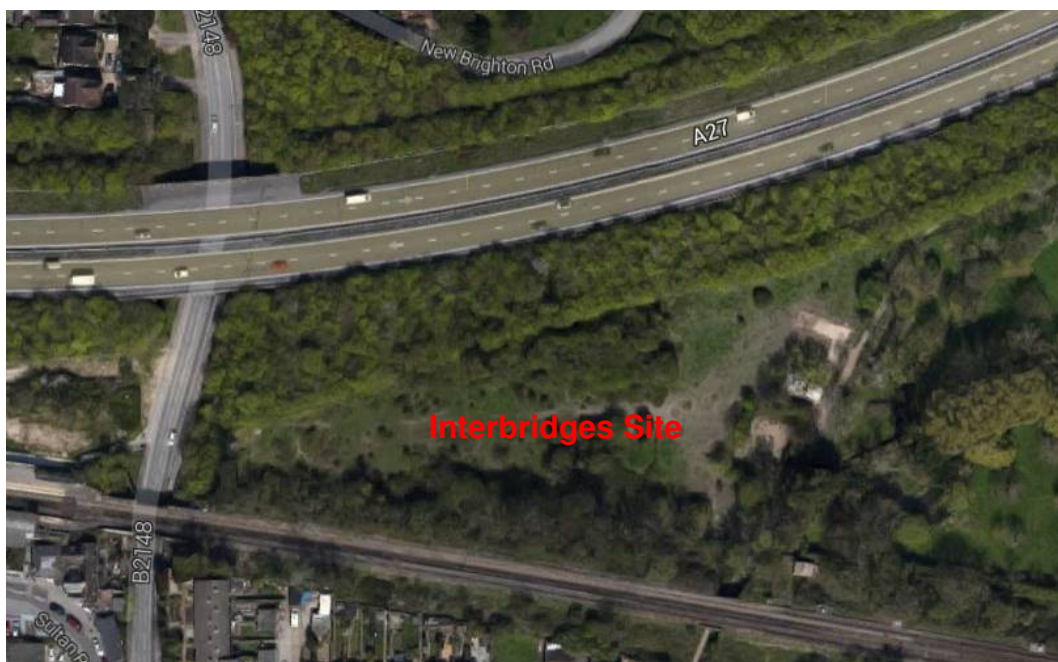
Landscape Proposals and Management Report

Havant Borough Council granted planning approval for this site, Ref. App/10/00912, with a condition No 7 applied requiring 'submission of a landscape Management Plan and Landscaping Scheme', 'to include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of 5 years'. This report together with HGLtd Drg No 896/20 supplies information to discharge this condition.

A site visit was made on Wednesday 25th March, 2015 and reference has been made to latest Development Proposals provided by Nash and Ptnrs Ltd and to the Aluco Ecology Ltd Report, dated October 2014.

Aerial photograph of locality

North



1.0 Site Description and landscaping opportunities.

Interbridges site is bordered to the North by a south facing embankment edging the raised A27 Dual Carriageway road. It is covered by maturing woodland and has an unmaintained hedgerow planted immediately against the Interbridges site's northern boundary.

Along the eastern boundary of the site are utility properties serviced by an unpaved access road and beyond is a 'damp' woodland/scrub area.

Running beside the site's southern boundary is a tree and scrub covered north facing embankment supporting the raised South Coast Railway line.

The site's eastern boundary is defined by a west facing embankment edging the B2148 road, between A27 and Railway line over bridges. This embankment, currently characterised by areas of coarse grassland and scrub vegetation, will be cut through to provide an entrance road rising into the main body of the site.

Havant Borough Council approved development over the majority of the site area, 07/54901/007. Landscape conservation and enhancement opportunities are allowed by this approval alongside each side of the proposed new the road entrance and along parts of the southern and western boundaries. At the far, western end of the site there are limitations to planting opportunities imposed by the presence of Utilities and the services associated with them, running back through the body of the site.

2.0 Design and Long Term Maintenance Objectives.

- a) To assimilate the development into its landscape setting with minimum adverse impact on the landscape values of that setting.
- b) To provide successful planting solutions to produce a pleasant environment within the site and of acceptable appearance within the few available views from outside the site.
- c) To minimise adverse impacts on retained vegetation within the site and on trees and shrubbery bordering the site in the ownership of others.
- d) To respect the limitations applied to landscape opportunities by the existing Utilities and associated services.
- e) To respect the local biodiversity of the area and comply with the recommendations for conservation and mitigation promoted within the Aluco Ecology Ltd - Ecological Assessment Report.
- f) To provide a design and maintenance plan tailored to produce a successfully established landscape scheme that is logical in terms of fulfilment and site usage.

3.0 Landscape Implementation and Maintenance Responsibilities.

All landscape implementation and maintenance work will be undertaken in accordance with the applied planning conditions and the submissions approved discharging these conditions. In addition to landscape Condition No 7, there is a further landscape Condition No 8 applying a five year landscape management and annual replacement of plant failures responsibility.

The soft landscape works implementation and its first year of maintenance and making good any defects and plant failures will be an obligation on the Project Main Contractor under the terms of the construction main contract. Over the following four years, the responsibilities for maintenance of the landscape generally and annual replacement of plant failures will reside with the property owner.

4.0 Soft Landscape Design and maintenance Details.

a) Grassed Areas:

Formation of the entrance will be by cutting into the site frontage B2148 roadside embankment, to serve an access road rising up into the body of the Interbridges site. Existing trees and shrubbery growing immediately beside the A27 and Railway over-bridges will be retained undisturbed. See Photograph below and HGL Drg No 896/20.



A
3

**LANDSCAPE AND
EMBANKMENTS**

MIXTURE

60% ADINDA
(Strong Creeping Red Fescue)

20% OLIVIA
(Chewings Fescue)

15% REUBENS
(Flattened Meadow Grass)

5% HIGHLAND
(Browntop Bent)

- Stabilises soil
- Reduces mowing
- Tolerant of poor soils

A fine-leaved mixture that tolerates drought. It contains a high percentage of rhizomatous grasses for stabilising soil making it particularly suitable for embankments.

FURTHER INFORMATION

Sowing rate:
35g/m² (350kgs/ha)

Cutting height:
Down to 10mm

Use Pre-Seed Fertiliser:
BSH1 or BSH2

SEED MIX FOR REGULARLY MOWN GRASS.

Verges will be levelled against the access road to meet highway visibility splays at entrance to the site.

Verges will be topsoiled with site retained topsoil to a minimum depth of 150mms and seeded with British Seed Houses A3 Mix.

Verge areas will be regularly mown by rotary cutter during the growing season, to maintain highway visibility at entrance.

Mowing will be to a performance specification of No Higher than 150mms growth and No Lower than 50mms growth. Clippings will be brushed off hard surfaces and raked evenly over verges. This mowing is an ongoing maintenance commitment after development of the site.

5.0 Soft Landscape Design and maintenance Details continued.

The new, Access roadside embankments will be formed graded to slope gradients given on Nash & Partners Ltd drawings. A narrow level path shown formed at the top of bank of the north side embankment will facilitate infrequent mowing.

Embankments will be topsoiled with site retained topsoil to a minimum depth of 150mms and seeded with British Seed Houses RE 2 Mix, a mix including most of the native grasses and herbs identified within the Aluco Ecology report.

RE 2 LOWLAND MEADOW (MG9 GRASSLAND)	
MIXTURE (% BY SEED NUMBER)	
1%	<i>Achillea millefolium</i> (Yarrow)
1%	<i>Centaurea nigra</i> (Common Knapweed)
1%	<i>Conopodium majus</i> (Pignut)
2%	<i>Filipendula ulmaria</i> (Meadow Sweet)
1%	<i>Galium verum</i> (Lady's Bedstraw)
1%	<i>Hordeum sacalinum</i> (Meadow Barley)
1%	<i>Hypochoeris radicata</i> (Cat's Ear)
1%	<i>Leontodon autumnale</i> (Autumn Hawkbit)
1%	<i>Leucanthemum vulgare</i> (Ox-eye Daisy)
2%	<i>Plantago lanceolata</i> (Ribwort Plantain)
1%	<i>Lathyrus pratensis</i> (Meadow Vetchling)
1.4%	<i>Prunella vulgaris</i> (Self-Heal)
1.4%	<i>Pulicaria dysenteria</i> (Common Fleabane)

2%	<i>Ranunculus acris</i> (Meadow Buttercup)
2%	<i>Agrimonia eupatorium</i> (Agrimony)
0.2%	<i>Vicia cracca</i> (Tufted Vetch)
10%	<i>Agrostis stolonifera</i> (Creeping Bent)
6%	<i>Alopecurus pratensis</i> (Meadow Foxtail)
3.5%	<i>Arrhenatherum elatius</i> (Tall Oat-Grass)
6%	<i>Cynosurus cristatus</i> (Crested Dogstail)
6%	<i>Dactylis glomerata</i> (Cocksfoot)
13.5%	<i>Deschampsia caespitosa</i> (Tufted Hair-Grass)
6%	<i>Festuca pratensis</i> (Meadow Fescue)
11%	<i>Festuca rubra ssp litoralis</i> (Slender Creeping Red Fescue)
3%	<i>Phleum pratense</i> (Timothy)
12%	<i>Poa trivialis</i> (Rough-Stalked Meadow Grass)
3%	<i>Trisetum flavescens</i> (Yellow Oat-Grass)

WHERE TO USE THIS MIXTURE	
-	Moist soils
-	Open woodland
-	River and lake banks
-	Industrial land
-	To encourage insects and birds
OPTIONAL SPECIES	
-	<i>Achillea ptarmica</i> (Sneezewort)
-	<i>Rumex acetosa</i> (Common Sorrel)
-	<i>Angelica sylvestris</i> (Wild Angelica)
-	<i>Anthoxanthum odoratum</i> (Sweet Vernal Grass)
-	<i>Primula veris</i> (Cowslip)
-	<i>Lotus corniculatus</i> (Birdsfoot Trefoil)
-	<i>Lotus uliginosus</i> (Marsh Trefoil)
-	<i>Succisa pratensis</i> (Devil's Bit Scabious)
FURTHER INFORMATION	
Sowing rate:	
Between 3&5g/m ²	

Embankments will be infrequently mown, maximum of 3 times a year, at timings to suit promotion of wildflower establishment and wildflower seed distribution.

First mowing will be early in year to tidy banks, whilst wildflowers are just emerging and below mowing height. Clippings will be raked off and carted to tip.

Late summer, after wildflowers have formed mature seed heads, a second mowing will be by flail to a height not lower than 50mms growth, with clippings left to dry out for 1-2 weeks to disperse seeds over banks, before raking off and carting to tip.

A third mowing will be in autumn, to leave banks in good order over winter. Clippings will be raked off and carted to tip.

Other areas of site to be grass seeded or grass with wildflowers seeded, indicated by hatching on Drg No 896/20, will be similarly established and maintained as described for level verges and embankments. Over the ground area under retained south boundary trees, shown to be wildflower with grasses seeded, will be restricted to disturbed edges only. Ground covering ivy will remain in this area.

6.0 Soft Landscape Design and Maintenance Details continued.

(b) Retained Trees.



Southern Boundary trees: showing central section to be retained.



Southern Boundary trees:
Sanitary pruning to be undertaken by qualified tree surgeon.

6.0 Soft Landscape Design and Maintenance Details continued.

(b) Retained Trees - continued.

Prior to construction works on site, a qualified tree surgeon will carry out minimal sanitary pruning, to all retained boundary trees, to identify and address any health and safety risks to construction operatives and later public access. Works will focus on promoting tree health and longevity. Any sizeable limbs removed will be cut into logs and left in piles within tree areas to allow for exploitation by wildlife.

Protection to trees and root zones will be implemented to meet information submitted by Nash and Partners. Bat and bird boxes will be fixed around site in favourable positions, as directed by Aluco Ecology Ltd.

(c) Northern A27 Boundary.

Since the original planning application was granted, about years ago, the native species hedgerow, planted on highway land just outside the site boundary, has grown significantly.



Little noticeable maintenance has been carried out on this Highways hedge since planting and its overhanging branches must be trimmed back prior to commencement of building works and annually after completion, to maintain a safe distance between the new buildings and extending branches.

A better solution would be for the Interbridges site owner to liaise with Highways and between them agree to cut back the hedge and/or layer it to a traditional hedgerow form, in accordance with its original planting. Such an agreement would benefit the hedgerow by reducing risks of 'transpiration/water stress' arising from inevitable ground disturbance on the site side of the fence, during the construction period.

6.0 Soft Landscape Design and Maintenance Details..... continued.

(d) New Trees and Native Shrubberies.

A 12 months planting defects liability period will apply to the main building contract covering all soft landscaped areas. This period will start after completion of both planting and grass seeding. During this 12 months period the main contractor will be responsible for all described landscape maintenance operations, both given within this report and as shown on Drg No 896/20.

Maintenance of trees and shrubberies during the first 12 months maintenance period will include a minimum of 8 No visits.

- **FIRST VISIT:** to be undertaken 1-2 weeks after completion of container tree and shrub planting, to ensure all plants are settled in, in good condition and watered. If ground/ weather conditions are dry carry out watering.
- **REMAINING VISITS:** The remaining 7 No visits will be timed to achieve visits at monthly intervals during the four month summer period of mid-May to mid-Sept and at bi-monthly intervals during period September to April, adjusted to suit weather and seasonal growth conditions.
- **AT PENULTIMATE VISIT,** list all plant failures and other defects arising from both natural and 'wear & tear' causes. Advise CA of replacements required and agree the number of plant failures that will need replacing, under the contract terms.
- **AT THE LAST VISIT** of the maintenance period, replacement planting will be undertaken and site restored to good order, making good bark mulch cover at base of planted trees, within shrubbery and over borders.

AT EACH VISIT OVER PLANTING AREAS WORKS WILL INCLUDE:

- Check all new trees and shrubs for damage, disease and wind-firmness.
- Check soil moisture condition and if soil is dry carry out watering. During growing season, if no significant rain has fallen within 7 days prior to the visit, water all planting regardless of soil condition. Apply sufficient water to soak full depth of the planting pits.
- Check planted borders for weeds and remove by hand and cart arisings to tip.
- Shrubberies are under-seeded with grass and wild flowers so ground surface maintenance there will be 'three mowings in first year' but mulched base of shrubs must be maintained at 500mms settled depth of 5-35mms size graded bark mulch, over 600mms diameter circle, to retain soil moisture.

6.0 Soft Landscape Design and Maintenance Details continued.

(e) Landscape Management during Years 2-5 following Handover.

Landscape Management Works to Interbridges site, for the four years following discharge of Main Contractors liabilities, will be the responsibility of the Site Owner and will be carried out to achieve the long term objectives set out in paragraph 2.0.

Landscape Maintenance Works to be carried out will be the same as identified for Year One Maintenance, together with the annual responsibility for replacement of any plant failures similarly applying.