

5 Year Landscape Maintenance & Management Plan

Preston Street
Whitehaven

Proposed Aldi Development

FOR PLANNING
To satisfy Condition No 11

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INTRODUCTION

The purpose of this document is to aid the efficient and effective management of the proposed landscaping following construction and provide the framework and necessary detail to guide operations relating to the maintenance of the landscape. This report schedules the maintenance activities required to ensure successful establishment and long-term success of the proposed landscape.

The document outlines the objectives, management responsibilities and maintenance schedules for all elements of the landscape and should be read in conjunction with the landscape plans (Smeeden Foreman drawing reference 21340-SFW-XX-XX-DR-L-1001), which illustrates the landscape areas covered within this management plan.

The maintenance of the landscape will be the responsibility of the facilities management team and should be carried out in accordance with this document using the maintenance schedule as guidance to ensure all necessary procedures are followed.

The landscape should be assessed after 5 years post construction and the management plan / maintenance schedule reviewed and revised accordingly to cover the following 5 years.

DESIGN & MAINTENANCE OBJECTIVES

The proposed landscape scheme has been developed to create an aesthetically attractive, varied, robust and biodiverse landscape setting to the development which will have an element of all year round interest and be easy to maintain to ensure the longevity of the scheme whilst maximising the effective integration of the built form within the surrounding environment. (Refer to Smeeden Foreman drawing reference 21340-SFW-XX-XX-DR-L-1001). The landscape will consist of new native buffer, tree, hedgerow and wildflower meadow planting on the southern, south-western and eastern boundaries, along with specimen ornamental tree planting, flowering lawn borders, formal clipped hedges and ornamental shrub planting beds on the more northern, public facing boundaries. These proposed landscape measures will help to give the site an immediate sense of maturity, attractiveness and place and enhance the sites biodiversity value.

A large number of trees have been proposed within the scheme to soften the impact of the development on views into the site from the main road and adjacent properties and to help enhance the ecological value of the site. It will be important to ensure that all proposed trees are routinely inspected and the appropriate maintenance operations are carried out as the landscape establishes to prevent excessive overhang and shading to the pedestrian footpaths, car parks and access roads / roads around the site and adjacent to the site.

Native buffer mixes are proposed on the southern, south-western and eastern boundaries to provide future screening from views into the site from adjacent land and properties and to further enhance the sites biodiversity value. These buffer areas will require ongoing maintenance such as pruning and will also require thinning out in subsequent years to prevent the mixes from becoming too dense and overgrown.

Native woodland hedgerow mixes have also been proposed along these same boundaries linking the native buffer mixes to provide wildlife corridors through which local fauna can traverse. Other more formal clipped native hedges are proposed at the northern end of the site to define and soften boundaries and pathways where required and to complement the proposed native structure elsewhere on site. All these hedges will require strict maintenance and pruning regimes to ensure they do not become overgrown and retain their form as hedges or hedgerows.

Ornamental planting beds are proposed along prominent western and northern boundaries and at key nodal areas around the site where they help to beautify and enhance the visual appeal of the development. The general planting design in these areas is to be formal in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes will be selected based on their suitability to the site, resilience, performance, seasonal interest, and as low maintenance as possible. All these areas will require routine inspection and maintenance as the planting establishes to ensure they remain attractive and achieve the long-term desired effect. Routine maintenance including selective pruning and management as part of the maintenance works will prevent these areas from becoming overgrown and unkempt.

Borders of wildflower meadow and flowering lawn are proposed around the perimeters of the site to enhance the green aesthetic of the scheme and to help further enhance the sites biodiversity. A small area of existing grassland is also proposed for retention down the south-western boundary of the site. All these grassland areas will be subject to strict mowing regimes to ensure they are maintained to a high standard and to retain their ecological effectiveness.

5 YEAR LANDSCAPE ESTABLISHMENT PERIOD: MAINTENANCE SCHEDULE

The maintenance schedule below sets out the maintenance tasks, frequency, timing and year from implementation which they should be carried out. The total amount of work needed may not be finished in these 5 years, but at the end of this time a Landscape Review Report, setting out requirements for additional planting or revised management actions shall be submitted and approved in writing by the local planning authority.

The schedule should be used as a guide for maintenance tasks and should be flexible if necessary.

To be read in conjunction with Smeeden Foreman drawing reference 21340-SFW-XX-XX-DR-L-1001:

Item	Action	Year					Frequency	Timing*
		1	2	3	4	5		
Litter & Debris removal	<ul style="list-style-type: none"> Pick all litter from areas of hard and soft landscape and remove from site. 	■	■	■	■	■	Weekly	All Year round
Leaf Fall	<ul style="list-style-type: none"> Sweep up leaf fall under trees and windblown in formal and hard landscape areas. 	■	■	■	■	■	Weekly – Adjust frequency to reflect leaf fall at different times of year or in spells of windy or frosty weather.	All Year round
Detritus	<ul style="list-style-type: none"> Sweep all hard landscape areas to remove all dust and debris 	■	■	■	■	■	Weekly	All Year round
Cleaning surfaces	<ul style="list-style-type: none"> Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spillage should be removed using a neutral biodegradable detergent and thoroughly rinses afterwards (avoid run off into soft landscape areas). 	■	■	■	■	■	As required	All Year round
De-icing	<ul style="list-style-type: none"> Apply rock salt and or de-icing agents to all areas of pedestrian and vehicular traffic (avoid over spread / run off entering into soft landscape areas). 	■	■	■	■	■	As Required	Nov - Mar
Shrub Pruning	<ul style="list-style-type: none"> Prune all shrubs to maintain a neat and tidy appearance in accordance with individual species pruning requirements. 			■	■	■	Annually or as required	Autumn & Spring
	<ul style="list-style-type: none"> Prune to remove any damaged shoots or branches. 	■	■	■	■	■	As required	All Year round
	<ul style="list-style-type: none"> Prune to remove all suckers 							

	• Prune winter flowering shrubs			■	■	■	Annually or as required	Spring
	• Prune shrubs which flower between period Mar – Jul.			■	■	■	Annually or as required	Immediately after flowering
Mulch Levels	• Maintain full depth of mulch to planting areas by topping up / renewing mulch material to a depth of 75mm.	■	■	■	■	■	Monthly as required	All Year round
Mixed Species Native Buffer Planting	• Keep weeded and topped up with mulch as above.	■	■	■	■	■	Monthly / as required.	As above
	• Review of buffer zone & selective thinning as required.			■			Cut on rotation, 20% of the area to be cut back every 3 years	Mar or Oct
	• Check rabbit guards are sound and secure and adjust if necessary.	■	■	■			Monthly for the first 3 years	Mar or Oct
Formal Clipped Hedges	• Maintenance pruning to maintain maximum 1.2 metre hedge height for formal hedges.			■	■	■	Annually	Mid – late summer
Mixed Species Native Boundary Hedges	• Formative pruning.	■	■				Annually	Winter
	• Maintenance pruning to maintain maximum 1.8 metre hedge height for mixed species native hedges.			■	■	■	Annually	Mid – late summer
Irrigation	• Water all planting areas and trees to full depth of topsoil. • Inspect soil conditions to determine when watering is required.	■	■				Immediately after planting then as required until planting is established.	All Year round
Weed Control to shrub planting beds	• Remove weeds within planting beds by hand weeding where appropriate.	■	■	■	■	■	Monthly	Apr - Oct
	• Suppress weeds with the application of a non-residual herbicide. Rate and application as per manufacturer's specification.	■	■	■	■	■	3 No. applications per year whilst weeds are actively growing.	Apr, July & Oct
Fertiliser to Planting Areas	• Apply slow-release fertiliser to planting beds. Rate and application to manufacturer's specification.		■		■		Annually	Mar - Apr
Specimen Trees - Standards	• Carryout inspection for general health • Cut back broken/diseased branches • Prune to remove branches to give a min clear stem height of 2m above footpaths. • Replace / re-secure loose or missing guy wires if required. Adjust to suit stem	■	■	■			Twice a year	Mar & Oct

	<ul style="list-style-type: none"> growth and provide correct and uniform tension. Re-firm ground around base if required. 							
	<ul style="list-style-type: none"> Carryout inspection for general health Cut back broken/diseased branches Prune to promote highest standard of growth & Form. Adjust tree tie if required. Remove tree tie and stakes if no longer required to support the tree. 				■	■	Twice a year	Mar & Oct
Shrub Replace-ments	<p><i>Note:</i> All shrubs that, within a period of 5 years after planting, die or become seriously damaged or diseased, are to be replaced during the next planting season with replacement plants of the same size and species as originally approved, unless alternatives are agreed in writing with the Local Planning Authority.</p>							
	<ul style="list-style-type: none"> Inspect all planting areas for dead or damaged plants. Replace all dead / dying / vandalised shrubs with the same species and size as soon as possible. 	■	■	■	■	■	Annually or as required	Nov
Tree Replace-ments	<p><i>Note:</i> All trees that, within a period of 5 years after planting, die or become seriously damaged or diseased, are to be replaced during the next planting season with replacement plants of the same size and species as originally approved, unless alternatives are agreed in writing with the Local Planning Authority.</p>							
	<ul style="list-style-type: none"> Inspect for dead or severely damaged trees at the end of the growing season. Replace all dead / severely damaged / vandalised trees with same size, species, and maturity as that originally planted. 	■	■	■	■	■	Annually	Nov
Existing Close Mown Grass Areas	<ul style="list-style-type: none"> Cut when maximum 100mm sward height to a height of 25mm 	■	■	■	■	■	As Required - adjust according to growth rate and weather conditions.	Apr - Oct
	<ul style="list-style-type: none"> Control/Remove weeds through application of selective herbicide 	■	■	■	■	■	Twice a year	Apr & Aug
	<ul style="list-style-type: none"> Remedial works - repair worn areas / top dress hollows. 	■	■	■	■	■	Twice a year	Apr & Aug

Flowering Lawn	<ul style="list-style-type: none"> Year 1: Mow regularly (7-10 days during growing season). Cut to height of 40-60mm. Remove arisings. Dig out weeds. 	■					As required – to the regime stated adjacent.	Apr - Oct
	<ul style="list-style-type: none"> Year 2 onwards: Mow regularly as lawn but not too short (25-40mm). Relax mowing from late June to allow flowering. Cut again when untidy (after 4-8 weeks). Remove arisings. Dig out weeds. 		■	■	■	■	As required – to the regime stated adjacent.	Apr - Oct
Wildflower Meadow Planting	<ul style="list-style-type: none"> 1st cut: if sown in autumn cut to 70mm and remove arisings 	■					Once per year prior to flowering	March - April
	<ul style="list-style-type: none"> 1st cut: if sown in spring cut to 40-70mm and remove arisings 	■					Once per year after flowering	August-October
	<ul style="list-style-type: none"> 2nd cut: if sown in autumn cut to 40mm and remove arisings 	■					Once per year after flowering	August-October
	<ul style="list-style-type: none"> 2nd cut: if sown in spring cut to 40mm and remove arisings 	■					Once per year prior to flowering	March - April
	<ul style="list-style-type: none"> Ongoing maintenance: cut to 40mm twice a year at listed times and remove arisings. 	■	■	■	■	■	Twice a year	March-April & August-October

LANDSCAPE WORKS & MAINTENANCE SPECIFICATION

To be read in conjunction with Smeeden Foreman drawing reference 21340-SFW-XX-XX-DR-L-1001:

To ensure the success of tree and shrub planting, the landscape workmanship should adhere to the following:

- BS 3998 1989: Recommendations for tree work
- BS 4043 1989: Recommendations for transporting root balled trees
- BS 4428 1989: Code of practice for general Landscape Operations
- BS 7370 1993: Part 4, Grounds maintenance recommendations
- BS 3882 2015: Topsoil

The tree planting shall be carried out in accordance with the approved details and completed prior to the occupation of the development with all planting to be completed within the next planting season after first occupation.

Shrub Planting

All shrubs to be planted in accordance with the planting specification stated on the landscape plan and shall be defined and described in British Standard Specification No 3936 1992: Nursery Stock part 1 – Specification for Trees and Shrubs. All Shrubs to be true to name, vigorous, well grown specimens of their type, free from disease and insect pest.

Maintenance should be implemented for a minimum of five years until the planting stands independently, is dominating surrounding vegetation and producing reasonable growth every year.

Shrub planting to be mulched and kept free of weeds and debris, watering is also paramount to ensure establishment. Watering should be carried out daily during periods of dry weather.

Shrubs to be pruned in accordance with British Standard 7370: Part 4, 1993: 3.6 and only by operatives knowledgeable and aware of the varieties of plant being treated and the reasons for pruning.

Setting Out and Planting Instructions

The landscape contractor shall carry out all planting in accordance with the landscape plan. All trees shall be planted in the positions and in numbers indicated on the drawing.

Standards of workmanship and materials used for planting and staking shall be as outlined in British Standard Specification No 4428 1989: Code of Practice for General Landscape Operations, Section 7 – Amenity tree planting, Section 8 – Woodland Planting, Section 9 – Planting of Shrubs, Herbaceous plants and bulbs.

The roots of all bare root shrubs and transplants are to be treated with alginure root dip prior to planting, using a mixture of, one part alginure to three parts water.

Timing of Planting

Planting of field grown plants should not commence before the 1 October and no later than the 31 March and shall also be suspended during periods of severe frost and where plant locations are waterlogged.

Establishment of New Planting

The soil in beds should be kept loose with gentle cambers and no hollows. Mulch depth should not be reduced however. Trees crowns should be sprayed when in leaf in the evening during warm weather.

Re-firming of Trees and Shrubs

Ground should be re-firmed around the base of plants by treading until they are firmly bedded after strong winds, frost heave and other disturbances. Any collars in soil at the base of tree stems, created by tree movement should be broken up by fork and backfilled with topsoil and re-firmed whilst avoiding damage to roots.

Tree Pruning

Excessive overhang of any growth encroaching onto paths, roads, signs, sightlines and road lighting luminaries should be carried out as required. All pruning operations should suit the type and timing of the plant species. No pruning should take place during the late winter / early spring sap flow period. Young trees up to 4 metres should be crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Duplicated branches and potentially weak or tight forks should be removed by cutting back to live wood. Whips should not be pruned.

All pruning works should be carried out by an approved member of the Arboricultural Association or other approved specialist using approved methods.

Pruning Ornamental Shrubs

Shrubs should be pruned to encourage healthy and bushy growth and desirable ornamental features. All suckers should be removed by cutting back level with the source stem or root. Timing as follows: Winter flowering shrubs in Spring. Shrubs flowering between March and July immediately after flowering period. Shrubs flowering between July and October should be cut back to old wood in winter. No pruning or trimming of woody vegetation and climbers to be carried out during the bird nesting season of March to August.

Tree and Shrub Planting Replacement

Any tree or shrub planting that has died or failed to show growth or development of full foliage during the first growing season after planting, should be replaced by the landscape contractor who installed the scheme within the following planting season. All such replacement planting shall be at the landscape contractor's expense, who shall also be responsible for any preparatory and other work necessary to be properly carried out, including the removal and disposal of dead plant material. The replacement planting and pits should match the size of adjacent or nearby plants of same species or match original specification, whichever is greater. Reapply slow release fertilizer after new shrub planting installed if appropriate. For the subsequent 4 years any further planting failures shall be replaced by the store owners self-appointed maintenance contractors.

Tree Stakes / Guy Wires

Inspect and maintain every 3 months and replace / re-secure loose stakes or missing guy wires if required. Adjust to suit stem growth and provide correct and uniform tension. When the tree is established enough to stand on its own all stakes and guy wires should be removed.

Fertilizer

Fertilize with Miracle Professional 'Enmag' or equal approved in March or April by spreading evenly throughout bed at the manufacturers recommended rate per m². Carefully lift and replace any mulch materials.

Weed Control & Mulching

Keep planting beds clear of weeds by use of suitable herbicides and maintaining full thickness of mulch (to be 75mm thick Melcourt Amenity bark mulch by Melcourt Industries Ltd or equal approved). Mulch top ups should take place on a regular basis as required to ensure the 75mm thickness is retained at all times and should continue until close cover of vegetation is achieved. A weed free area should be maintained around each tree and shrub to a minimum diameter the larger of 1 metre or the surface of the original planting pit. Weed control should be carried out monthly from April to September for ornamental shrub planting through the use of translocated herbicide treatments to manufacturer's instructions. All dead plant material should be removed from site once herbicide treatment has taken effect without damaging adjacent plants, trees and grass.

Mixed Species Native Buffer Planting

The proposed native whip buffer planting on the south-eastern boundary will be subject to the same weeding, mulching, fertilizing and watering regime as the rest of the proposed planting above, however, going forward it will need maintaining slightly differently to the ornamental beds which will be more maintained and pruned on a species by species basis.

By year three the native mix planting will have filled out and started to form a much denser buffer. At this point a review should be taken of the overall form and structure of the zone and, if required, selective thinning should take place to ensure that there is room for the individual shrubs to grow and thicken out over the next few years.

By year five the buffer zone should have formed a very dense and compact structure and may be in danger of becoming overgrown. At this point another review should be taken of the overall form of the zone and if deemed necessary up to 20% of the shrubs within the buffer should be removed. This will prevent the planting from becoming unkempt and will allow the individual shrubs more space to establish as individual specimens.

Going forward from here an annual review should then take place to monitor the buffer zone and to carry out any pruning / thinning operations that are deemed necessary for the future success and growth of the native buffer.

Proposed Mixed Native Boundary Hedges

In the first winter after planting formatively prune back all lateral branches back by 30 – 40% (not Ilex) and cut back all damaged, diseased or dead wood. Follow with a light trim in the second year, allowing the hedge to increase in size until it reaches 1.8 metres.

Once the target height is reached and the hedgerow has thickened out maintenance pruning should be continued twice a year, once in spring and again in late summer, to ensure the hedge grows no higher than 1.8 metres in height.

Make sure that the sides are slightly tapered so that the base is wider than the top. This allows sunlight to reach the bottom of the hedge and encourages growth.

Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure.

Check regularly that the shrub guards are sound and secure, and replace as necessary.

Maintain a metre wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients.

Proposed Formal Hedges

Formal hedges should be left to thicken out for the first few years post planting then after that maintenance pruning should take place twice a year; once lightly in spring and once lightly from mid to late summer after flowering to ensure that a maximum height of 1.2metres high is maintained and any dead wood trimmed off.

Make sure that the sides are slightly tapered so that the base is wider than the top. This allows sunlight to reach the bottom of the hedge and encourages growth.

Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure.

Maintain a metre wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients.

Watering

All planting to be subject to a watering regime with trees watered in accordance with BS8545 2014 Trees from Nursery to Independence. This is absolutely essential to ensure the continued success of the scheme, particularly in the key first 12 to 18 month establishment period. The frequency should be as necessary to ensure the continued thriving of all planting. During dry periods minimum weekly visits should be made to site to ensure the soil is not too dry and to water if necessary. The soil should be checked for dryness using either a soil moisture sensor or pushing a spade into the top 300mm of soil and seeing how the soil looks. If it is moist there is no need to water but if it is bone dry then water immediately. Supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be loosened or scooped out to direct water to the rootzone. Trees should be watered via their irrigation pipes, in accordance with the manufacturer's instructions, to ensure the water reaches the rootball of the tree.

Grass Seeding

Grass seeding shall be carried out in accordance With British Standard 4428, 1989 – Code of practice for General Landscape Operations; Section 5.3. No seeding shall take place until preparatory work has been undertaken and approved. The finished topsoil level should be 25mm above adjoining paths, kerbs and man holes. Sowing of the seed should commence in fine weather conditions and should be sowed at the rate/m² specified in British Standard 4428, 1989 – Code of Practice For General Landscape Operations; Section 5.3.

Wildflower Seeding

Wildflower seeding shall be carried out in accordance with the above specification for grass seeding but shall be planted into cultivated subsoil rather than topsoil. Once the subsoil has been cultivated, a suitable herbicide should be applied and the correct time should be allowed to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed

Flowering Lawn

EL1 Flowering lawn mix to be sown directly into cultivated low fertility topsoil/subsoil in accordance with manufacturers recommendations at rate of 4g/m²

Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.

First year of management:

- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
- Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established:

- Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

*NOTE - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

Wildflower Grass Mowing

General maintenance of the wildflower bed should be as per the specification above for grass mowing with the following key amendments:

- Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering.
- Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
- Cutting second season: March/April - cut to 40-70mm then September/October - cut to 40mm after flowering.
- To be cut twice a year from then on as per above.

*NOTE - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

Grass Mowing for Existing Retained Lawns

Prior to cutting, grass areas are to be inspected and all litter / debris is to be removed in accordance with the procedures described in the general site cleanliness section below.

All mowing operations are to be carried out by suitably trained personnel using well maintained machinery appropriate to the task, cylinder, rotary or mulch mowers and only when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machine without damage to the ground surface. Where operations are suspended additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.

The frequency of cutting may vary slightly in response to growth rates and weather conditions and should be assessed with the maintenance schedule adjusted as necessary. As a general rule, cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 100mm and that the presence of flowering weed species is avoided.

The height of growth must not exceed 100mm at any time and then the grass maintained and cut to a height of 25mm.

All cuttings are to be collected and removed from site by the contractor. Following cutting, all grass clippings shall be swept from adjacent hard landscape areas and removed from site to an authorised disposal facility (preferably recycling).

Edges of amenity grass areas adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles shall be cut using equipment suitable to the task. Strimmers shall not be used around the base of trees.

The sward shall be kept substantially free of broad-leaved weeds by the use of a suitable selective herbicide applied twice a year in strict accordance with the manufacturer's instructions.

Any hollows which appear within the amenity grass areas due to settlement or other causes, which are hazardous, shall be top dressed in early spring with topsoil and seeded with a grass mix to the original proposed specification. Grass seeding shall be carried out in accordance with British Standard 4428, 1989 – Code of practice for General Landscape Operations; Section 5.3. No seeding shall take place until preparatory work has been undertaken and approved. The finished topsoil level should be 25mm above adjoining paths, kerbs and man hole covers. The sowing of the seed should commence in fine weather conditions and should be sown at the rate per m² as in the original landscape proposals.

Site Cleanliness

The site area shall be kept clean and free of litter and dog fouling in accordance with the Department for Environment, Food & Rural Affairs PART1; Code of Practice on Litter and Refuse issued under section 89 of the Environment Protection Act 1990.

The site shall attain grade A standard at least once every day and not be allowed to fall below grade B at any time.

Paths and Hard Surfaced Areas

All surfaces should be kept free of moss and weeds and the removal of leaves is paramount to all walking areas. Main routes shall be kept free of slippery frost and snow before trading hours begin, this should be carried out daily and more frequently if adverse conditions persist.



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