

Proposed new Aldi food store and Drive-thru unit with EV charging hub, London Road, Devizes

LANDSCAPE MANAGEMENT & MAINTENANCE PLAN

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1636 – M&M Plan - P01

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Refer to planting plans:

- 1636-02 Soft Landscape Proposals
- 1636-03 Softworks Schedule & Notes

1. Introduction

1.1 Format of the Management and Maintenance Plan

This plan sets out general principles and quality standards required for the maintenance of softworks and for the long-term landscape management. It should be read alongside drawing 1603-03 Plant Schedule & Notes and 1636-02 Soft Landscape Proposals and used by the maintenance team to produce detailed priced programme of work.

This plan should also form the basis for periodic (annual) reviews and evaluation of maintenance works.

1.2. Aims of the Management and Maintenance Plan

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

2. Landscape Management Objectives

2.1. The Establishment Period

The 12 month aftercare maintenance period, part of the contract works defects period, should be built into the implementation contract to cover intensive post-installation maintenance requirements for the whole of the landscape works. During this period, the landscape contractor should be responsible for all horticultural maintenance operations, including replacing planting which has failed to flourish.

At the end of the 12 months aftercare maintenance period, part of the contract works defects period, any defects in soft landscape materials due to materials or workmanship should be rectified before responsibility is handed over to the occupiers of the development and their grounds team / appointed long-term landscape maintenance contractor.

2.2. Access

The landscape contractor shall liaise developer &/or contractor regarding site access.

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 contractor shall liaise with the developer and the contractor directly regarding working hours, 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 Trees (new/proposed)

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

2.5.2 Native and ornamental planting

- ensure that good horticultural practice is employed to encourage long term health and vitality of all trees, shrubs, hedges and whip planted areas
- planting to be thinned / re-spaced in order that they have sufficient room to develop
- review opportunities for introducing native shrubs and those with particular wildlife value into planted areas.
- maintain a clean and safe environment.
- ensure cultivating techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

3. Programming of Maintenance and Management Operations

3.1. Monitoring

To protect the investment in the quality of soft landscape works, the occupiers of the development and their grounds team / appointed long-term landscape 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 awarding the long-term maintenance contract following the end of the 12-month aftercare maintenance works defects period and from thereafter on a regular three-year basis.

This management plan is intended to provide a basic performance specification to enable the occupiers of the development and their grounds team / appointed long-term landscape maintenance contractor to submit for agreement a detailed three-year programme of work which shall include scheduled dates for planting review and refurbishment.

The following is an indicative annual schedule of maintenance visits applicable for the first five 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 occupiers of the development and their grounds team / appointed long-term landscape maintenance contractor are required to construct a schedule of maintenance operations and frequency using their 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 Landscape Management and Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

3.2. Soft Landscape Maintenance Schedules

Trees (new/proposed)

Maintenance Operation	FREQUENCY												Subsequent Years	Special Comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Check for Stability / Damage / Disease and check stakes and loosen ties			1						1				Continue	Stakes to be attached to trees no higher than 1/3 of the clear height of stem. Plants loosened by the effects of wind, frost heave, etc shall be set upright and re-firmed.
Prune damaged, diseased or dead wood			1						1				Continue	Remove clippings etc. from site
Maintain 1m diameter circle around each tree weed-free by hand			1			1			1				Continue	Care must be taken to avoid damage to the new planting, to avoid mixing mulching material with topsoil, and to avoid disturbing root system.
Top up mulch to specified 50-75mm depth			1										Continue	Use originally specified mulch material.
Apply liquid manure lightly worked into surface of mulch			1										Discontinue	Approved alternative slow release fertiliser at manufacturer's recommended rates
Watering – Year 1 & 2				2	2	3	4	3	2	2				Watering – 25 litres per standard. Allow for watering by hose and fine rose sprinkler as necessary in times of drought**. Watering should be carried out during the early morning or early evening
Watering Year 3 to 5				As required (see comments)										Drought conditions exist when there are 14 consecutive days or more without rain. In times of water restrictions 2 nd class water may be used

General notes:

Where any new plantings fail to establish, measures will be taken to resolve any underlying problems. Any plant material which dies, or is not in a thriving condition, whether due to the effects of weather, lack of water, poor pruning technique, lack of maintenance, herbicide damage, or any other cause shall be replaced.

A programme of leaf clearance will be required near the buildings and in the car park areas.

Native Hedges

Maintenance Operation	FREQUENCY												Years 2 to 5	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Remove weeds and fork over bare soil - 5 years / or until establishment			1	1	1	1	1	1	1				Discontinue once full cover has been achieved	Do not disturb root system
Apply 50-75mm depth of mulch			1										Discontinue once full cover is achieved	Shredded bark suitable for mulch
Check for pest and disease and replant as necessary											1		Continue	
Apply liquid feed / slow release fertiliser				1									Discontinue	
Pruning Year 1 (Formative prune on planting) Lightly trim whip sides to encourage bushing out						1								Remove all clippings
Pruning Year 2 February – formative pruning cut back growth by half September - cut sides only		1							1					Remove all clippings
Pruning Years 3-5 and Subsequent Years Trim top and sides, tapering towards the top to maintain desired height and width		1							1					Remove all clippings
Check / replace rabbit guards									1				Remove rabbit guards from site after Year 2	
Watering Year 1 & 2				2	2	3	4	3	2	2			Watering to be undertaken weekly during drought conditions. Watering should be carried out during the early morning or early evening	
Watering Year 3 to 5				As required (see comments)									Drought conditions exist when there are 14 consecutive days or more without rain. In times of water restrictions 2 nd class water may be used	

General notes:

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Ornamental Shrubs and Groundcovers

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Remove weeds and fork over bare soil			1	1	1	1	1	1	1				Discontinue once full cover has been achieved	Do not disturb root system
Apply 50-75mm depth of mulch			1										Discontinue once full cover has been achieved	Shredded bark suitable for mulch
Prune shrubs to desired shape and height and remove deadwood at appropriate timing for species					1						1		Continue	Remove clippings
Check for pest and disease and replant as necessary											1		Continue	
Apply liquid feed / slow release fertiliser				1									Continue	
Prune back any trailing or protruding vegetation from kerb lines and footpaths			1	1	1	1	1	1	1				Continue	
Watering Year 1 & 2				2	2	3	4	3	2	2			Watering to be undertaken weekly during drought conditions. Watering should be carried out during the early morning or early evening – 5 litres per linear metre of hedging	
Watering Year 3 to 5				As required (see comments)									Drought conditions exist when there are 14 consecutive days or more without rain. In times of water restrictions 2 nd class water may be used	

General notes:

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Native Copse / Woodland Edge Mix

Maintenance Operation	FREQUENCY												Years 2 to 5	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Remove weeds and fork over bare soil – 5 years or until establishment			1	1	1	1	1	1	1				Discontinue once full cover has been achieved	Do not disturb root system
Apply 50mm depth of mulch			1										Discontinue once full cover has been achieved	Shredded bark suitable for mulch
Check for pest and disease and replant as necessary											1		Continue	
Apply liquid feed / slow release fertiliser				1									Discontinue	
Pruning Year 1 (Formative prune on planting) Lightly trim whip sides to encourage bushing out, check and refix spiral guards						1								Remove all clippings to agreed composting area
Pruning Year 2 February – formative pruning cut back growth by half, remove spiral guards		1							1					Remove all clippings to agreed composting area
Pruning Years 3-5 Trim back any growth encroaching on footpaths and kerb lines		1							1				Continue	Remove all clippings to agreed composting area
Watering Year 1 & 2				2	2	3	4	3	2	2			Watering to be undertaken weekly during drought conditions. Watering should be carried out during the early morning or early evening	
Watering Year 3 to 5				As required (see comments)									Drought conditions exist when there are 14 consecutive days or more without rain. In times of water restrictions 2 nd class water may be used	

General notes:

Where any new plantings fail to establish, measures will be taken to resolve any underlying problems. Any plant material which dies, or is not in a thriving condition, whether due to the effects of weather, lack of water, poor pruning technique, lack of maintenance, herbicide damage, or any other cause shall be replaced.

Woodland Edge Groundcover

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Remove weeds and fork over bare soil			1	1	1	1	1	1	1				Discontinue once full cover has been achieved	Do not disturb root system
Apply 50-75mm depth of mulch			1										Discontinue once full cover has been achieved	Shredded bark suitable for mulch
Prune shrubs to desired shape / height and remove deadwood at appropriate timing for species					1						1		Continue	Remove clipping agreed composting area
Check for pest and disease and replant as necessary											1		Continue	
Apply liquid feed / slow release fertiliser				1									Discontinue	
Prune back any trailing or protruding vegetation from kerb lines and footpaths			1	1	1	1	1	1	1				Continue	
Watering Year 1 & 2				2	2	3	4	3	2	2			Watering to be undertaken weekly during drought conditions. Watering should be carried out during the early morning or early evening – 5 litres per linear metre of hedging	
Watering Year 3 to 5				As required (see comments)									Drought conditions exist when there are 14 consecutive days or more without rain. In times of water restrictions 2 nd class water may be used	

General notes:

Where any new plantings fail to establish, measures will be taken to resolve any underlying problems. Any plant material which dies, or is not in a thriving condition, whether due to the effects of weather, lack of water, poor pruning technique, lack of maintenance, herbicide damage, or any other cause shall be replaced.

Conservation Grass – Emorsgate EH1 hedgerow seed mix

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Year 1: Cut height to 7-10cm							1	3	3	1				After sowing there will be a flush of annual weeds, these weeds can look unsightly, but they offer shelter to the sown seedlings and will die before the year is out. So, resist cutting the annual weeds until mid-summer. Then cut, remove, and compost. This will reveal the young meadow, which can then be kept short to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Year 2-5: Cut height to 5cm								1	1	1			Continue	Hedgerow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a petrol strimmer to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed

For further details on establishment, maintenance and management of Emorsgate Seed Mixes visit www.wildseed.co.uk

Amenity Grass – Emorsgate EL1 Species Rich Flowering Lawn seed mix

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Year 1: Cut height to 4-6cm				2	3	4	3	3	2	1				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. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Dig out any residual perennial weeds such as docks.
Year 2-5: Cut height to 3-5cm				2	3	3		2	2	2			Continue	Mow regularly as a lawn but not too short (3-5cm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.
'Lawn' areas associated with buildings and closely mown margins around car park edges, - circa 2m wide			1	2	3	4	3	3	2	1				Mowing margin between kerb and conservation sward / hedge to be maintained as amenity grass

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Conservation / Meadow Grassland – Emorsgate EM1 seed mix

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Year 1: Cut height to 7-10cm							1	3	3	1				After sowing there will be a flush of annual weeds, these weeds can look unsightly, but they offer shelter to the sown seedlings and will die before the year is out. So, resist cutting the annual weeds until mid-summer. Then cut, remove, and compost. This will reveal the young meadow, which can then be kept short to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Year 2-5: Cut height to 5cm			1				1	3	2	1			Continue	Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a petrol strimmer to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

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General Purpose Wear and Tear Grass – Germinal A24 Wear & Tear seed mix

Maintenance Operation	FREQUENCY												Subsequent Years	Special comments
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Year 1: Cut height to 4-6cm collect & remove clippings			2	3	4	4	4	4	3	2				Mow newly sown 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. Dig out any residual perennial weeds such as docks
Year 2-5: Cut to 5cm, collect & remove clippings			2	3	4	4	4	4	3	2			continue	Remove perennial weeds e.g. docks. Arisings to be boxed off or mulched
Mowing Strips - Spray off all weeds in mowing strips, fence lines, and obstacles in grass areas				1		1		1						
'Lawn' areas associated with buildings and closely mown margins around car park edges, - circa 2m wide			1	2	3	4	3	3	2	1				Mowing margin between kerb and conservation sward / hedge to be maintained as amenity grass