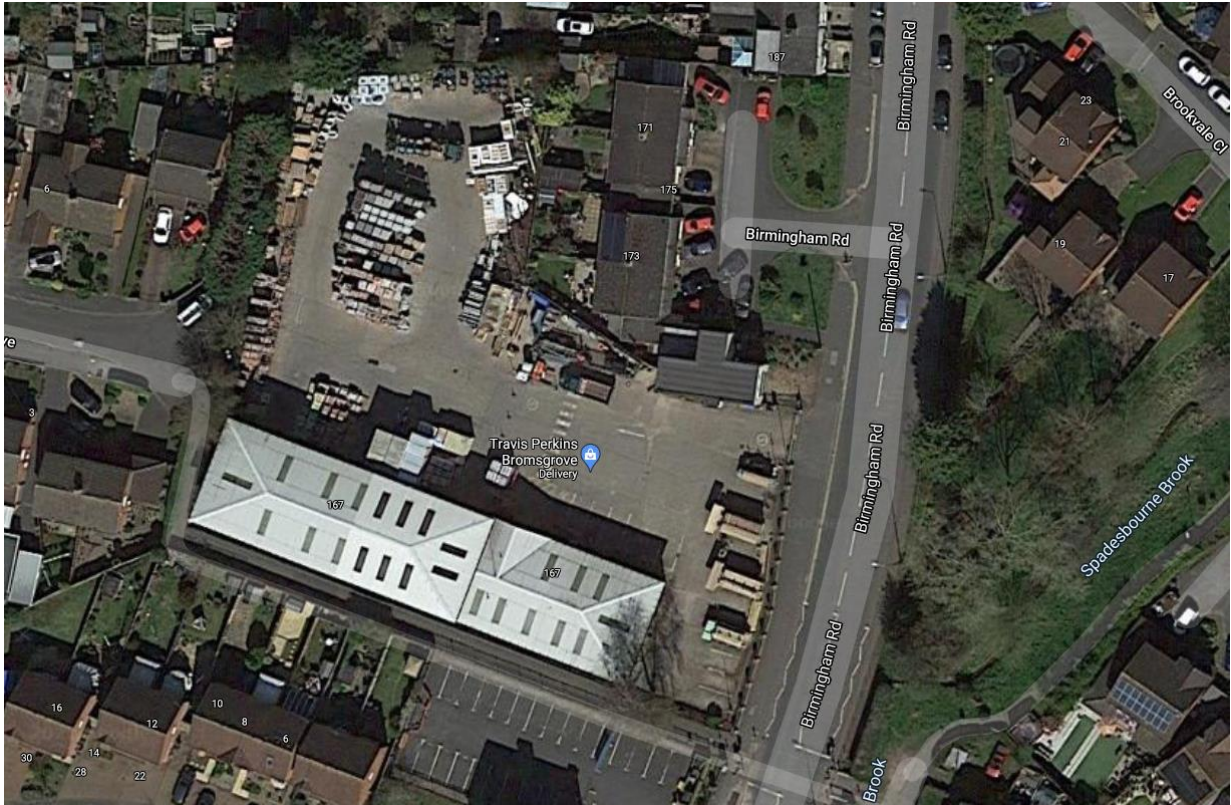


Landscape Maintenance Plan - Condition 5



Travis Perkins, 167 Birmingham Road, Bromsgrove, Worcestershire,
B61 0DZ

July 2021

Prepared by



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Contents

Executive Summary.....	4
1 Introduction	5
2 Landscape Management Objectives	6
3 Components with Specific Management Objectives	8
4 Maintenance Specification.....	9
5 Programming of Maintenance and Management Operations.....	12
6 British Standards	15
7 Proposed Site Plan	16

Executive Summary

This Landscape Maintenance Plan has been produced with regards to a S73 application to vary three conditions at the existing Travis Perkins store at 167 Birmingham Road, Bromsgrove.

Condition 5 states:

“The existing trees/hedges/shrubs on the site shall be retained and shall not be felled, lopped or topped, or otherwise removed without the previous written consent of the local planning authority. Any trees/hedges/shrubs removed without consent or dying or being severely damaged or becoming seriously diseased shall be replaced with trees/hedges/shrubs of such size a species as may be agreed in writing with the local planning authority.”

This document corresponds directly to the approved Planning Doc EX.0-3 Proposed Site Plan appended to this document.

The approved development includes the refurbishment of the existing store and re-configuration of the builders’ merchants’ yard and customer car parking. The S73 application seeks to include external storage up to 4.0m high rather than 2.0m within 4.0m of the boundary and 3.6m elsewhere.

In order to mitigate the increased height, the retention of the existing vegetation around the site perimeter and the establishment of additional trees and shrubs is essential.

The landscaping scheme includes the retention of the existing tree planting around the perimeter of the site and new planting along the Birmingham Road frontage within a 1.0m strip and a new 4.0m planting buffer on the eastern boundary between the builders’ yard and the rear gardens of 171-173 Birmingham Road.

The aim of this report is to provide appropriate prescriptive management and recommendations to maintain the landscaping in order to achieve the objective of screening the visual impact of the site whilst meeting the needs of the surrounding neighbours in terms of preventing over shadowing of their external amenity space.

This includes management actions and an annual work schedule to be rolled over in perpetuity to ensure the site is appropriately maintained.

1 Introduction

1.1 This Landscape Maintenance Plan has been produced with regards to a S73 application to vary three conditions at the existing Travis Perkins store at 167 Birmingham Road, Bromsgrove.

1.2 This Maintenance Plan ('Plan') corresponds directly to the approved Planning Doc EX.0-3 Proposed Site Plan appended to this document.

1.3 Principles of the Plan

This plan sets out the principles and quality standards required for the retention and installation of trees, shrubs and hedges for the long term management operations.

1.4 Long Term Landscape Design Objective

The design intention for the landscape at the site is to appropriately manage the existing trees, shrubs and hedges at a height which achieves screening of the visual impact of the site whilst meeting the needs of the surrounding neighbours in terms of preventing over shadowing of their external amenity space.

1.5 Aims of the Landscape Proposals

New planting along the Birmingham Road frontage within a 1.0m strip and a new 4.0m planting buffer on the eastern boundary between the builders' yard and the rear gardens of 171-173 Birmingham Road is included to further improve the visual screening of the site and the storage yard. For the purposes of maintenance of the existing and new landscaping there are two main areas:

- 1) Management of Existing Vegetation
- 2) Establishment and Management of New Vegetation

2 Landscape Management Objectives

2.1 The Maintenance Period & Responsibility

Maintenance is to be undertaken for the initial 12 months defects liability period which should be built into the implementation contract to cover post-installation maintenance requirements for the whole of the landscape works. During this period the contractor is responsible for all horticultural maintenance operations, including the replacing of 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 person responsible for grounds maintenance at the site thereafter, to be fully financed by the landowner. The Plan should then be adopted in perpetuity at the site to ensure appropriate management is continued. Any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others, of similar size and species.

2.2 Access

For landscape maintenance purposes, vehicular access will be from Birmingham Road via the main entrance to the car park with access to the planting areas from within the site. Maintenance work associated with pruning of trees and shrubs is to be carried out outside of the bird nesting season which lasts approximately March to September. No trees shall be lopped, topped or removed without prior permission from the Local Planning Authority.

2.3 Facilities

The grounds maintenance contractor shall liaise with the site management directly regarding permissions for parking, storage, use of water and any other resources.

2.4 Maintenance Objectives for Soft Landscape

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants and trees
- ensure consistent control of invasive weeds
- ensure development of optimum plant form, shape, and planting density
- provide protection against pests and diseases

- 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

3 Components with Specific Management Objectives

3.1 New Tree & Shrub Planting: Planted in a buffers along site boundaries

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape
- Remove rubber ties and supporting stakes once the trees area well established enough to support themselves
- Monitoring of pests and diseases, particularly those that may appear suddenly and have implications for public health.

3.2 Existing Trees & Shrubs: Located around the perimeter of the site

- Maintain all trees and hedges located adjacent to the boundary of neighbouring gardens at a minimum height of 5.0m
- Regularly maintain the existing conifer hedge to prevent it from becoming overgrown and causing a nuisance to the site and the neighbouring property



- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape
- Monitoring of pests and diseases, particularly those that may appear suddenly and have implications for public health.

4 Maintenance Specification

4.1 Maintenance Details

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 programmes of work.

4.2 Maintenance to accord with requirements of BS 7370:1991

- Duration: Carry out the operations in the following clauses from completion of planting and continue in perpetuity (unless otherwise agreed by the Local Planning Authority)
- Frequency of maintenance visits: Monthly during growing season and as per schedule in clause 5.3

4.3 New Tree & Shrub Planting:

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)

Weed control:

- A 500mm diameter around all new planting in the buffer zone to be kept clear of unwanted weed growth for the first 3 growing seasons to enable tree establishment
- Achieve by hand-weeding/hoeing. Herbicide applications should not be used
- Ensure that the methods used will cause a minimum of damage to tree and shrubs stems
- After 3 years, a herb layer can be allowed to return
- All other areas within the native buffer zone should not be weeded and the ground flora seeding should be allowed to naturally establish

Re-firming, check/tidy:

- Trees and shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly, particularly after strong winds, frost heave and other disturbances
- Report any significant failures

Tree stakes and ties:

- 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 once tree has established sufficiently to support itself or after 2 years establishment whichever is the sooner.

Pruning:

- Carried out in accordance with BS 7370.4, clauses 3.6.3 to 3.6.5
- Before starting work, agree which trees and shrubs are to be pruned
- Trim individual plant appropriate to species, location and season to leave a well balanced natural shape
- All cutting to be done with appropriate clean sharp tools with clean cuts back to sound wood. Do not use growth retardants, fungicides or sealant
- Pruning should be done outside of the nesting bird season which generally lasts between March 1 and August 31
- Long term pruning of the buffer zone should ensure vigorous growth is encouraged whilst pruning back of lower growing species is carried out in a controlled manner to prevent encroachment into the car parking spaces or footpath whilst the canopies of taller trees should be allowed to overhang as shown in the cross sections below:

Timing:

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

Reinstatement:

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting during the dormant season. Permission must be granted by the Local Planning Authority prior to removal of any planting.

Maintaining a safe, clean and secure environment:

- Litter and waste to be collected as necessary to maintain a clean, litter-free environment
- Report fly tipping

4.4 Existing Trees & Shrubs:**Weed control:**

- Achieve by hand-weeding/hoeing. Herbicide applications should not be used.
- Ensure that the methods used will cause a minimum of damage to tree and shrubs stems
- A herb layer is allowed and should not be removed

Pruning:

- Carried out in accordance with BS 7370.4, clauses 3.6.3 to 3.6.5
- Before starting work, agree which trees and shrubs are to be pruned
- Trim individual plant appropriate to species, location and season to leave a well balanced natural shape
- All cutting to be done with appropriate clean sharp tools with clean cuts back to sound wood. Do not use growth retardants, fungicides or sealant
- Pruning should be done outside of the nesting bird season which generally lasts between March 1 and August 31
- Long term pruning should ensure vigorous growth is encouraged whilst pruning back of lower growing species is carried out in a controlled manner to prevent encroachment into the storage yard whilst the canopies of taller trees should be allowed to overhang but crowns lifted where there is potential for conflict below.
- Trees on the boundary to be maintained at a minimum height of 5.0m to ensure they provide screening but do not cause a nuisance to the neighbours.

5 Programming of Maintenance and Management Operations

5.1 Schedule of Maintenance

The following is an indicative annual schedule of maintenance visits. 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 incorporated into the subsequent years' programme.

5.2 Schedule of annual maintenance operations

The following schedules list the timings for key annual operations for the soft landscape areas as shown on the proposed landscaping plan:

Schedule 1: General Maintenance

Month	Litter pick	Remove leaf fall
January	1 visit	1 visit
February	1 visit	
March	1 visit	
April	1 visit	
May	1 visit	
June	1 visit	
July	1 visit	
August	1 visit	
September	1 visit	
October	1 visit	1 visit
November	1 visit	
December	1 visit	1 visit

Schedule 2: Existing Trees and Vegetation

Month	Tree inspection	Weed control	Inspection/ treatment for invasive species	Pruning
January				
February				
March				
April		1 visit	1 visit	
May				
June				
July	1 visit	1 visit	1 visit	
August				
September				
October		1 visit	1 visit	
November	1 visit			
December				1 visit

Schedule 3: New Tree & Shrub Planting

Month	Tree inspection	Replace dead	Weed control	Watering
January				
February				
March				
April			1 visit	2 visits
May				2 visits
June				2 visits
July	1 visit		1 visit	2 visits
August				2 visits
September				2 visits
October			1 visit	2 visits
November				
December		1 visit		

6 British Standards

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

Topsoil handling, stripping and storage:

- BS ISO 15799:2003 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:2015 Specification for topsoil
- BS 8601:2013 Specification for subsoil
- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces) AMD 6784
- BS 3882:1994 specification for topsoil and AMD 9938

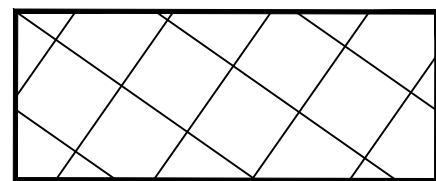
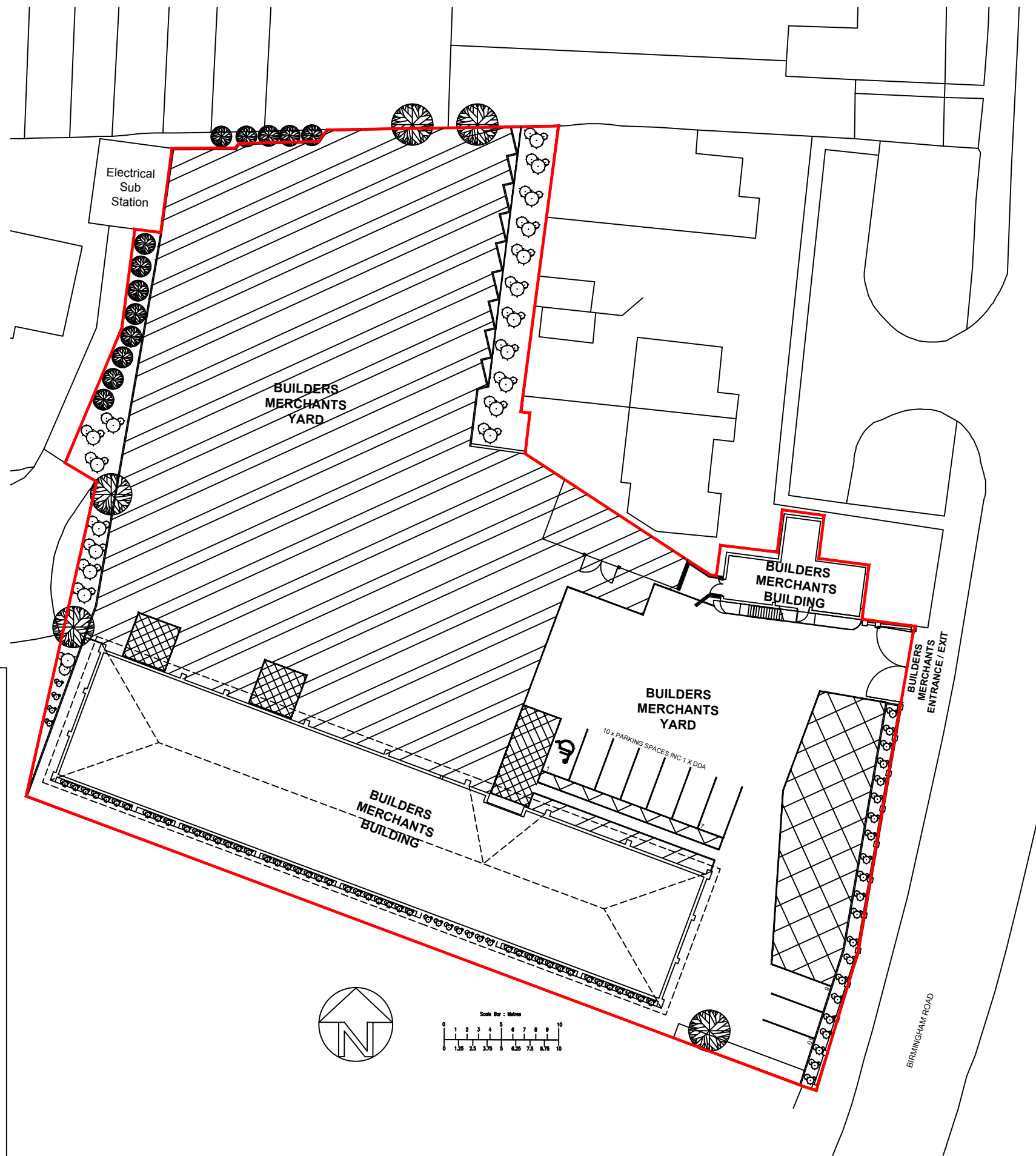
Quality of Trees and Shrubs:

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-10:1990 nursery stock specification for ground cover plants
- BS 3998:1989 recommendations for tree work and AMD 6549
- BS 8545:2014 Trees from nursery to independence in the landscape

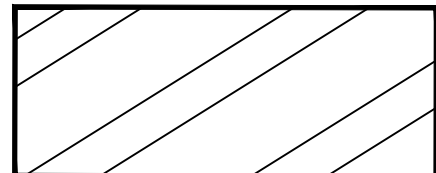
Horticulture:

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

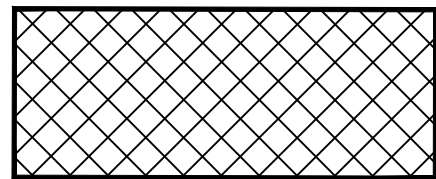
7 Proposed Site Plan



EXTERNAL STORAGE
UPTO 3.0M



EXTERNAL STORAGE &
UNLOADING UPTO 4.0M



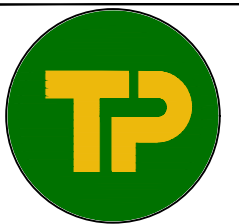
KEEP CLEAR ZONES

PLANNING DOC

History			
V	Date	Description	By
1.0.0	23/10/17	Proposed Planning Drawings Created	SR

Site Info	
Site Total Acres	0.97
Building GEA SQFT	7,254
Building GIA SQFT	6,795
Yard Total SQFT	29,266
Shop SQFT	2,302
Shed SQFT	4,091

Branch No - 0842
Address
 167 Birmingham Road,
 Bromsgrove,
 Worcestershire,
 B61 0DZ
Concept
 -



Travis Perkins

Space Planning
 Divisional Support Centre
 Lakeside
 Northampton
 NN4 7HD

Scale	Drawn by	Date Created
1:400@A3	SR	11/09/20

Drawing Title: BROMSGROVE TP PROPOSED SITE PLAN	EX.0-3
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