

SOFT LANDSCAPE WORKS MAINTENANCE AND MANAGEMENT PROPOSALS

**JACOB DOUWE EGBERTS, RUSCOTE AVENUE
BANBURY – SITE 3**

Prepared on behalf of

PALOMA CAPITAL



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Checked:	MB

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DRAWING TITLE	SCALE	DRAWING NO.	REV
LANDSCAPE CONCEPT PLAN	1:250	1953-19-07	K

MAINTENANCE AND MANAGEMENT STATEMENT

(REFER TO APPENDIX C FOR BCA DRAWING 1953-19-07)

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- a. To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing no. 1953-19-07 - Landscape Concept Plan.
- b. To ensure the successful establishment and retention of effective landscape buffer planting, particularly along the Ruscote Avenue.
- c. To secure a long term future for the existing trees and new tree and thicket planting with particular emphasis upon achieving enhancement of ecological potential, conservation and visual amenity.
- d. To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- e. To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- f. To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.
- g. To ensure the successful establishment and continual enhancement of the soft landscape areas in accordance with ecological principles to increase the overall bio-diversity of the site.

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

The maintenance and management matrix (Appendix B) provides information the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (eg. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of visitors to Banbury – Site 3 as well as providing a benefit to persons who live near and pass by the boundaries. In addition it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

YEAR 1 MAINTENANCE SCHEDULE

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	Frequency
	DESCRIPTION	
	During the initial twelve month period after Practical Completion.	
	Note: Allow for twenty-two maintenance visits (18 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	EXISTING TREES	
B.1	Selective pruning and any other required arboricultural works to be carried out on any dead and dangerous trees / branches, particularly within falling distance of buildings and footpaths as necessary. (If achievable works to be targeted outside of the bird nesting season (March – September inclusive) Arising's to be relocated locally to a suitable location and formed into deadwood piles for use by species living on dead and decaying wood. Excessive arising's to be removed from the site.	As necessary
C	TREE PLANTING	
C.1	To extra heavy standard trees: Check, adjust and replace stakes and ties as necessary. Prune, water and feed where required. Target removal of stakes and ties after year 5, subject to review	As necessary
C.2	Check spiral guards and replace when required.	Four times
C.3	Any vandalised, unhealthy and dead trees and shrubs will be replaced each year at the next available planting season and any underlying causes remedied. Where possible dead trees to be cut up and retained in neat piles to provide dead wood resource. Subject to health and safety concerns.	
	Continued on Page 6	

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE (CONTINUED)	Frequency
D	SHRUB PLANTED AREAS	
D.1	Water ornamental shrub beds to maintain healthy growth.	As necessary
D.2	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	As necessary
D.3	Prune dead, dying or diseased wood from plant material.	As necessary
D.4	Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.	12 times
D.5	Apply a slow release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m2 (timing to be agreed with Contract Administrator).	Once only
D.6	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Repeat at each maintenance visit.	At each visit
D.7	Lightly cultivate all shrub beds, breaking up soil evenly. Once only. Timing to be agreed with the Contract Administrator.	Once only
E	MAINTENANCE OF GRASS AREAS (close mown)	
E.1	Grass will be mown as required . Litter will be collected immediately prior to mowing. Note: at each cut excessive arisings shall be removed from site.	12-18 times/year dependent on location & season
E.2	Fertilizer will be applied.	As necessary
E.3	PROVISIONAL Supply and apply a selective herbicide in accordance with manufacturer's recommendations.	As necessary
E.4	Water grass as necessary to achieve establishment and maintain healthy growth.	As necessary
E.5	Shape grass edge with half moon spade. Timing to be agreed with Contract Administrator.	Two times
E.6	Worn areas will be re-seeded.	May or September

APPENDIX B

MAINTENANCE SCHEDULE MATRIX FOR 5 YEAR PERIOD

5 YEAR PERIOD LANDSCAPE MANAGEMENT SCHEDULE OF WORK MATRIX					
ITEM OF WORK	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 ONWARDS

ITEM OF WORK	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5 ONWARDS
GENERAL					
Tidy up areas removing rubbish, litter, etc, from planted and grass areas	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓		
Check plant material is firmly planted and firm in where required.	✓	✓	✓		
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓

EXISTING TREES

Selective pruning and any other required arboricultural works to be carried out on any dead and dangerous trees / branches, particularly within falling distance of buildings and footpaths as necessary. (If achievable works to be targeted outside of the bird nesting season (March – September inclusive)	✓	✓	✓	✓	✓
Arising's to be relocated locally to a suitable location and formed into deadwood piles for use by species living on dead and decaying wood. Excessive arising's to be removed from the site.					

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓

SHRUB PLANTED AREAS

Keep ornamental shrub areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓
Slow release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓		
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓			
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓

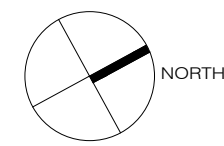
CLOSE MOWN GRASS AREAS

Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area: Up to 18no. cuts per year	✓	✓	✓	✓	✓
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓
Application of fertilizer and selective weed killer as appropriate	✓	✓	✓	✓	✓
Re-seeding of worn areas	✓	✓	✓	✓	✓

APPENDIX C

DRAWINGS

DRAWING TITLE	SCALE	DRAWING NO.	REV
LANDSCAPE CONCEPT PLAN	1:250	1953-19-07	K



KEY

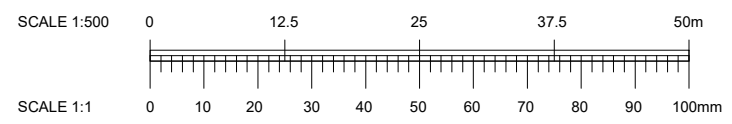
- EXISTING TREES AND HEDGEROWS TO BE RETAINED
REFER TO THE BB TREES LTD PRE DEVELOPMENT TREE SURVEY FOR DETAIL (BCA Drawing 1953/19/02)
- ROOT PROTECTION ZONE: Area of hatching around protected trees indicates the minimum Root Protection Area required in accordance with the Tree and Woodland Consultancy Pre Development Tree Survey dated July 2021.
- EXTRA HEAVY STANDARD TREES
18-20cm stem girth
4.5-6.5m height
1.8-2.1m clear stem
Rootballed
Double staked
- Bp Betula pendula
Tp Tilia platyphyllos
- PROPOSED SPECIMEN SHRUBS
(300mm depth of topsoil)

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L
Mahonia x media 'Winter sun'	900-1200mm	15L

- PROPOSED ORNAMENTAL GROUND COVER SHRUB PLANTING
(300mm depth of topsoil)
Ultimate plant height is below 1m.

Species	Supply Size	Pot Size	Spacing
Ceanothus thyrsiflorus repens	300-400mm	3L	500mm c/s
Deschampsia cespitosa	Clump	3L	450mm c/s
Escallonia 'Red dream'	400-600mm	3L	500mm c/s
Hedera helix 'Hibernica'	400-600mm	2L	400mm c/s
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm c/s
Lonicera nitida 'Maygreen'	300-400mm	2L	600mm c/s
Lilrope muscari 'Royal Purple'	Clump	2L	400mm c/s
Luzula sylvatica	Clump	2L	450mm c/s
Persicaria affinis 'Darjeeling Red'	150-200mm	2L	450mm c/s
Potentilla dahurica 'Abbotswood'	200-300mm	3L	500mm c/s
Prunus laurocerasus 'Cherry Brandy'	300-400mm	3L	500mm c/s
Parthenocissus tricuspidata 'Veitchii'	600-600mm	3L	600mm cts
Rosa 'Kent'	300-400mm	3L	450mm c/s
Spiraea japonica 'Candlelight'	200-300mm	3L	500mm c/s

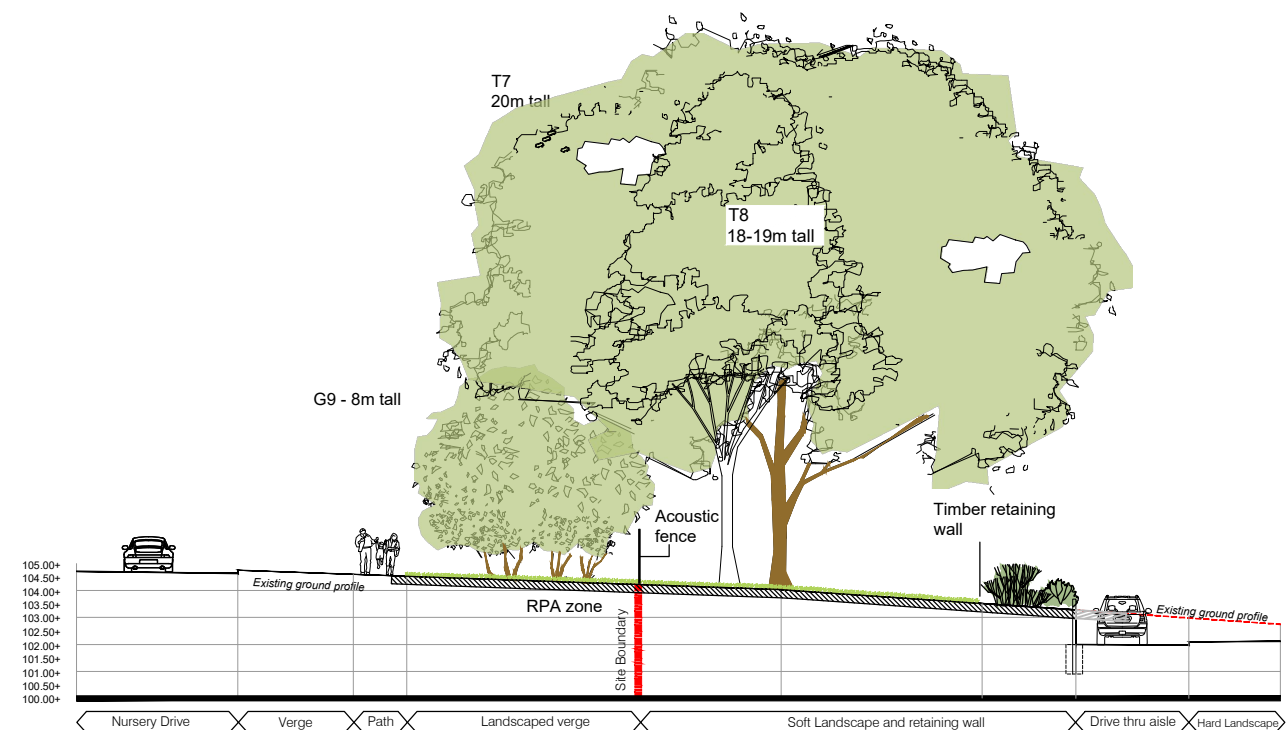
- PROPOSED AMENITY GRASS AREAS
(150mm depth of topsoil)
Promaster 120 Slowgrowth
Supplied by DLF Trifolium Seeds Ltd
Sowing rate: 35-50g/m²
- PROPOSED RETAINING WALL
Refer to T.R. Collier & Associates's Engineers's Drawing no.4094/50
- RED LINE BOUNDARY
- SECTION LOCATION



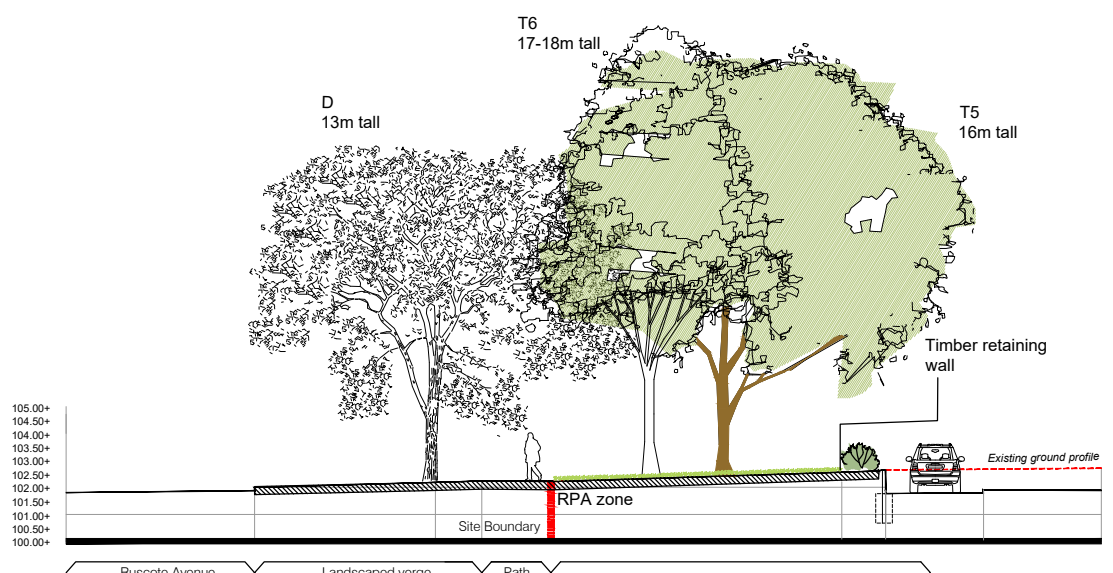
REV	NOTE	DATE	AUTH
K	Plan updated - Retaining wall revised, tall shrubs omitted	11/11/21	JG
J	Plan updated - Retaining wall revised	09/11/21	JG
I	Updates as requested by client	03/11/21	JG
H	Red line amended	15/09/21	JG
G	Revised to suit Architects latest site 3 layout, tree survey update	28/07/21	JG
F	Soil depths to Wildflower and amenity grass updated	30/10/19	JG
E	Layout updated to correspond with latest Architects plan.	22/10/19	JG
D	Starbucks layout updated to correspond with latest Architects plan.	07/10/19	JG
C	Layout updated to correspond with latest Architects layout.	03/10/19	JG
B	Ornamental planting by cycle stands added, key revised, planting to the rear of units 2, 3 omitted, layout updated.	09/09/19	JG
A	Architect's latest layout updated 'Proposed layout_Option 2'	12/08/19	S.K

BCA BARRY CHINN
associates
Landscape Architects

CLIENT PALOMA CAPITAL	
PROJECT JACOB DOUWE EGBERTS, RUSCOTE AVENUE, BANBURY	
DRAWING LANDSCAPE CONCEPT LAYOUT - SITE 3	
CONTRACT 1953/19	DRG NO.
DATE 26/07/19	DRAWN JG,SK
ISSUE Planning	CHECKED MB
SCALE 1:500	ORIG SHEET A2
CAD FILE 1953/19-07 Site 3 Landscape Concept.dwg	REV K



SECTION A-A 1:200



SECTION B-B 1:200