

# UNIT 140

## TRINITY TRADING ESTATE

### PROPOSED SOFT LANDSCAPE: LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

Batut Property Unit Trust

Ref:	2235-21-RP01	RP01 C
Author:	MAB	MH
Checked:		MAB
Date	14/02/22	22/06/23



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## **1.0 MAINTENANCE AND MANAGEMENT STATEMENT**

- 1.1 The establishment and future success of any soft landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. A maintenance and management regime will therefore be adopted for the site throughout the development period and thereafter drawing on the principles set out below.
- 1.2 It is intended that the overall management objective for the development will build on the landscape design principles to achieve a robust landscape that successfully assimilates into the local area and is of high ecological interest.
- 1.3 This document deals with the maintenance and management of the proposed landscape elements of the project.
- 1.4 The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter maintenance contracts will be organised by a facilities management company (set up by the developer) on an annual basis. The landscape will be implemented at the first available planting season following completion of the plot.
- 1.5 The maintenance and management matrix (Appendix A) provides information on 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 (e.g. tree disease).
- 1.6 The above approach will ensure that the quality of the landscape created can be maintained for the benefit of building occupiers and visitors to the site as well as providing significant nature conservation.

## **2.0 MANAGEMENT AIMS AND OBJECTIVES**

### **Aims**

- 2.1 The principle aims of the Landscape Management and Maintenance Plan are to achieve a coherent strategic and integrated approach to the management of the landscape components and to ensure the successful overall integration into the surrounding area.

### **Objectives**

- 2.2 The main objectives associated with the management of the landscape are as follows:
  - To ensure the successful establishment and continued growth through to maturity of the soft landscape scheme as shown on Barry Chinn Associates drawings (or any subsequent revision thereof);
  - To enhance the biodiversity of the site through careful management of native hedges, shrub and grass areas;

- To ensure that the landscape develops in a manner commensurate with the original design intentions;
- To secure a long term future for the new green infrastructure, including trees and shrub planting areas with particular emphasis upon maximising ecological potential, biodiversity, nature conservation and visual amenity
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements
- To manage the landscape in a manner commensurate with the safety of site users by maintaining visibility splays, maintaining good surveillance, the removing of dead, dying or diseased branches, etc.
- Upkeep and maintenance of all footpaths (hard surfaced)
- Upkeep and maintenance of all boundary fences

### **3.0 IMPLEMENTATION, MONITORING AND REVIEW**

- 3.1 The new landscape will, for the initial 1 year period 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.
- 3.2 Thereafter contracts will be organised by the persons responsible for estate facilities management on an annual basis. The maintenance and management operations envisaged over the first 10 year period are set out as a matrix in Appendix A.
- 3.3 The maintenance and management works will be monitored and reviewed on a regular basis with advice provided as required by professional landscape design, ecological and arboricultural consultants to ensure the aims and objectives are being achieved. Adjustments will be made to the maintenance regimes as necessary to respond to natural or manmade changes in the environment which affect the landscape components (e.g. prevailing weather conditions, tree disease, vandalism, etc.)

## **APPENDIX A**

### **Maintenance Schedule Matrix for initial 10 year period**

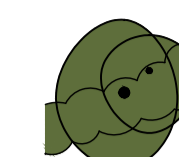
**APPENDIX B**

**Site Layout Drawings**

2235/21-04L

Detailed Planting Plan

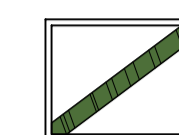
**KEY**



EXISTING HEDGEROW AND TREES

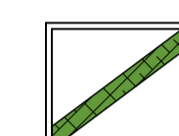


EXISTING TREES TO BE REMOVED



**MIXED SPECIES NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
450mm centres, double staggered row 500mm apart

%	Common Name	Latin Name	Root/Pot	
15	Dogwood	Cornus sanguinea	600-800mm 1+1	OG
15	Cotoneaster franchetti		600-800mm 1+1	OG
10	Hawthorn	Crataegus monogyna	600-800mm 1+1	OG
10	Spindle	Euonymus europaeus	600-800mm 1+1	OG
15	Privet	Ligustrum vulgare	600-800mm 0/2	OG
10	Laurel	Prunus Rotundifolia	600-800mm 1+1	OG
10	Elder	Sambucus nigra	600-800mm 1+1	OG
15	Guelder Rose	Viburnum opulus	600-800mm 1+2	OG



**FORMAL NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
450mm centres, double staggered row 500mm apart

%	Common Name	Root/Pot
100	Escallonia 'Red Hedger'	600-800mm 15L



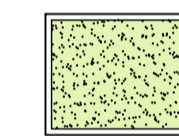
**LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is below 1m.

Species	Supply Size	Pot	Spacing
Cotoneaster dammeri 'Coral Beauty'	400-600mm	3L	500mm cts
Escallonia 'Red Dream'	300-400mm	3L	500mm cts
Hebe pinguifolia 'Sutherlandii'	200-300mm	3L	500mm cts
Hedera helix 'Hibernica'	200-300mm	3L	400mm cts
Lonicera nitida 'Maygreen'	300-400mm	2L	500mm cts
Potentilla dahurica 'Abbotswood'	300-400mm	3L	500mm cts
Prunus laurocerasus 'Cherry Brandy'	300-400mm	3L	500mm cts
Rosa 'Kent'	300-400mm	3L	450mm cts

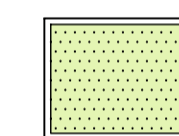


**TALL ORNAMENTAL SHRUB PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is above 1m.

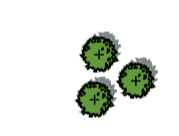
Species	Supply Size	Pot	Spacing
Cytisus-xpraecox 'Gold Spear'	400-600mm	2L	500mm cts
Cornus alba 'Sibirica'	600-800mm	3L	600mm cts



**SEEDED GRASSLAND AREAS**  
(150mm depth of topsoil + minimum 150mm depth subsoil)  
To be sown with DLF PM 120 'Slowgrowth' or similar approved  
Sown at a rate of 35-50g/m<sup>2</sup>

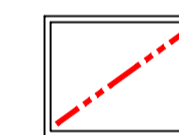


**AMENITY LAWN AREAS**  
(150mm depth of topsoil + minimum 150mm depth subsoil)



**PROPOSED SPECIMEN SHRUBS**  
(300mm depth of topsoil)

Species	Supply Size	Pot Size
Amelanchier canadensis	900-1200mm	15L
Mahonia x media 'Charity'	800-1000mm	15L



**SITE BOUNDARY**



CLIENT  
**BATUT PROPERTY UNIT TRUST**

PROJECT  
**TRINITY TRADING ESTATE**

DRAWING TITLE  
**UNIT 140 DETAILED PLANTING PLAN**

CONTRACT NUMBER: 2235-21 DATE: 14/02/2022

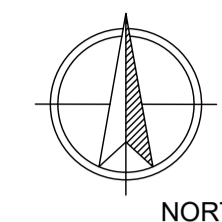
DRAWING STATUS: PLANNING CAD REFERENCE: 2235-21-04

DRAWN BY: MH CHECKED BY: MB

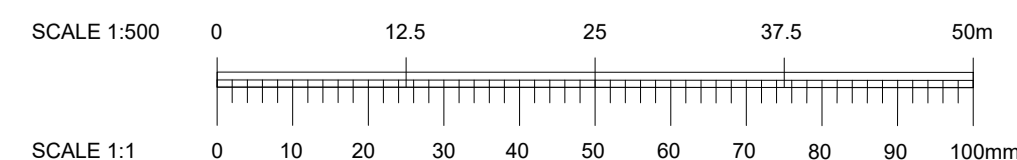
SCALE: 1:500 ORIGINAL SHEET: A2

PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
TTE	BCA	ELS	XX	DR	L	2235-21-04	S5 L

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NORTH



REV	DESCRIPTION	BY	CKD	DATE
L	Future development phase added	MB		09/11/23
K	Planting proposals updated due to services	MB		23/10/23
J	Planting proposals updated due to services	MB		02/10/23
I	Planting proposals revised to fit with cable rights.	MB		16/08/23
H	Planting proposals revised to fit with cable rights.	GH	GH	27/07/23
G	Lime tree replaced with specimen shrub due to cable rights.	GH	GH	21/07/23
F	Updated following DT comments	MB		27/06/23
E	Updated to latest architects base	MB		22/06/23
D	Scale bar added to plan	MB		13/06/22
C	Title block updated	MB		19/05/22
B	Amended to align with new architects base plan	MB		17/05/22
A	Amended to align with new architects base plan	MH	MB	14/04/22
REV	DESCRIPTION	BY	CKD	DATE