

Landscape Management Plan

Discharge of Condition 7 for application 23/00247/FUL

Date 23/04/2024

Planning Approval

Address: 45 Westwood Road, Southampton, SO17 1DH
Description: Conversion of part of the ground floor and basement to 3 flats (2 x one bed 1 x two bed) and associated works



Note: To be read in conjunction with the external landscaping plan

Introduction

Clydesdale Group have prepared a landscape management plan and material schedule in support of the planning permission 23/00247/FUL for 45 Westwood Road in Southampton.

The site is located along Westwood Road in Southampton and has been used as a commercial space for many years with the existing frontage already being landscaped and the rear units having always been residential. The site slopes downwards towards the highway and there are no watercourses close to or crossing the site.

Management Aims

The landscape setting of 45 Westwood Road will largely aim to maintain and enhance the existing landscaping as our aim is to change very little versus what is already in place and being maintained.

The success of the landscape scheme requires attention to detail by the maintenance team, to ensure the development looks as good as it can in the long-term.

The quality and performance of the maintenance work will be monitored to ensure high standards are maintained appropriate for this urban development.

Management Aims:

Landscape:

- *Maintain a neat and tidy appearance appropriate to the setting*
- *Ensure successful long-term enhancement of the landscape*

Visual quality:

- *Enhance the landscape setting of the site*
- *Encourage the establishment of new planting,*
- *Retain and protect the existing boundary trees*

Conservation and Ecology:

- *Ensure good habitat management to increase ecological value and encourage maximum diversity of flora and fauna*
- *Bolster biodiversity*
- *Allow for hedgehog movement into and across the site*

Our plan for the site is given its already planted with mature shrubbery and hedging, existing trees that are healthy and has an existing management scheme in place is to maintain this throughout the build and onwards once first occupation takes place via the existing management scheme that is in place.

Specification

General Operations

All materials and workmanship to the highest standards in accordance with the relevant B.S. Standards and good practice. Operatives shall be appropriately skilled and experienced for the type and quality of work. Work must only be carried out when the soil and weather conditions are suitable. Only machinery and tools suitable for the site conditions and work involved may be used. Hand tools must be used around/ under existing trees and in confined spaces. All horticultural arisings are to be tipped in an agreed location on site (designated composting area. Collect litter from all hard & soft landscape areas and dispose of off site.

Manufacturers recommendations

Handle, store, prepare and apply each product in accordance with manufacturers recommendations. Inform the landscape architect if these conflict with any other requirements.

Products:

Where specified artificial fertilizers, composts and lawn dressings shall be good proprietary products. Samples to be supplied and approved by landscape architect. They shall be applied at the rate specified and evenly distributed by appropriate means over the area to be treated. The contractor shall be responsible for making good any damage resulting from negligence in the application of fertilizers, composts etc.

Watering:

Watering shall be undertaken when dry weather conditions prevail for more than 14 days. When instructed areas to be watered thoroughly with min. of 40L per tree and until first 12" of soil wet. Particular attention given to watering new trees.

Replacement of failures:

The contractor shall replace any failed or damaged trees, shrubs, climbers, areas of mown or wildflower grass or other plants with matching species and sizes in the first planting season following failure.

Herbicides:

All herbicides used on site shall be good propriety products to the Landscape Architect's approval. They shall not be toxic to human, birds or animals under normal use. Herbicides shall be mixed and applied in accordance with the manufacturer's instructions. All containers used for the product must be disposed of

safely off site. No herbicides shall be stored on site. The contractor shall be responsible for making good any damage that results from negligence in the application of herbicides. Works to be carried out only when soil and weather conditions are suitable.

Damage:

The contractor shall make good any damage arising during the course of the maintenance work.

Responsibility

The site already has existing leasehold flats and therefore currently has an existing management company in place who employ a contractor to attend monthly between November - February, and bi-weekly between March - October to maintain the existing planting and surfacing.

The plan is to maintain this, even for the duration of the building works with the only change to this being that the contractor will also maintain the areas that are deemed to be private space to the relevant units that remain empty for the duration of the build.

Once the units become occupied, the responsibility of their own private outside spaces will become the occupiers and no longer a block responsibility. Costs will be recovered via the service charge and overseen by the existing block managing agents, Park Lane Block Management.

Currently, the ongoing contract is with a company called Scotts Contract Services Limited working to the following specification:

PART A – MARCH TO OCTOBER (SUMMER VISITS)

FORTNIGHTLY.

1.
 - 1.1 Clear all litter from grassed areas and remove from site.
 - 1.2 Cut all grassed areas to a length suitable to ground conditions at the time of visit.
 - 1.3 All grass cuttings to be removed from site and disposed of by contractor.
 - 1.4 All grass edges to paths, borders, beds and at building line to be strimmed at least every other visit
 - 1.5 Report any over infestation of animal fouling to Agents

2. SHRUB BEDS AND BORDERS
 - 2.1 Remove all litter from beds and in between shrubs and clear away from site
 - 2.2 Edge off borders to maintain a neat definition
 - 2.3 As appropriate apply proprietary weed killer in accordance with manufacturer's instructions to retard weed growth.
 - 2.4 Remove dead weeds from previous weed killer application.

3. HEDGES
 - 3.1 Remove any litter in the hedges and remove from site

4. PATHS, ROADWAYS, PARKING AREAS, BIN AREAS
 - 4.1 Pick up litter and clear from site
 - 4.2 Sweep bin areas/stores reporting bulky items along with a cost for removal and disposal
 - 4.3 Sweep paths etc. by hand or by machine vacuum / blower as is appropriate at the time of visit.
 - 4.4 Apply proprietary weed killer to weeds in slabs etc. Apply moss killer to all hard surfaces as required. All operatives suitably qualified with pa1 & pa6 certification
 - 4.5 Remove dead weeds previously treated

5. PERIODIC WORKS AS REQUIRED
 - 5.1 Trim new growth to hedges to maintain a neat line and definition
 - 5.2 Clear up and cart away trimming

PART B. – NOVEMBER TO FEBRUARY (WINTER VISIT)

ONCE MONTHLY

- 1.1 Clear any litter from grassed areas.
 - 1.2 No other regular attention required during this period unless growth is vigorous in which case a cut may be done at extra charge
 - 1.3 Report any over infestation of animal fouling to Agents
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- SHRUB BEDS AND BORDERS
- 2.1 Remove all litter from beds and in between shrubs and clear away from site
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- HEDGES—PERIODIC AS REQUIRED
- 3.1 Remove any litter in the hedges and remove from site
 - 3.2 Trim hedges as required to maintain a neat line and definition
 - 3.3 Clear up and cart away trimmings
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- PATHS, ROADWAYS, PARKING AREAS, BIN AREAS
- 4.1 Pick up litter and remove from site
 - 4.2 Sweep bin areas/stores reporting bulky items along with a cost for removal and disposal
 - 4.3 Sweep paths etc. by hand or by machine vacuum / blower as is appropriate at the time of visit.
 - 4.4 Apply proprietary weed killer to weeds in slabs etc. All operatives suitably qualified with pa1 & pa6 certification
 - 4.5 Remove dead weeds previously treated.
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- LEAF FALL
- 5.1 Allow for sweeping, machine blowing etc of all leaf fall, collect and remove from site