

LANDSCAPE ELEMENTS

MANAGEMENT & MAINTENANCE

1.0 Introduction

This report outlines the landscape maintenance strategy for Weybridge Business Park.

1.1. Landscape Strategy for Weybridge Business Park

The planning application is to be submitted in April 2022 and proposes Demolition of existing buildings and the development of three employment units within Classes E(g) ii, E(g)iii, B2 and B8, with ancillary office accommodation, new vehicular access, associated external yard areas, HGV and car parking, servicing, external lighting, hard and soft landscaping, infrastructure and all associated works.

The design brief for the site imagined:

- Making effective use of a disused business park.
- Delivering much needed warehousing and office provision.
- Achieving a well-designed development through high quality buildings and a well-designed landscape which responds and enhances the location.
- Establishing a strong sense of place using a variety of character areas, spaces, and materials to create attractive and welcoming places to work.
- Creating a development which was safe, inclusive, and accessible.
- Conserving and enhancing the natural environment surrounding the site especially to the East along the River Wey through the creation of an enhanced ecological corridor.
- Developing a new high quality public realm within the site and its periphery.

- Incorporating a new sustainable urban drainage system within the site.
- Promoting connectivity with surrounding routes, by enhancing the permissive path along the east so that circular recreational routes are promoted along the River Wey and further afield.

The current scheme that this maintenance management plan relates, draws upon that submission, whilst also updating proposals to reflect operational needs.

The main features of the proposed development include:

1.1.1. Ham Moor Lane / Addlestone Road Frontage

The frontage of the business park is important to announce arrival for workers and visitors alike. A unified palette of tall evergreen and deciduous trees provide structure to the frontage complementing the existing office buildings, with colourful woodland understorey planting providing seasonal interest. Biodiverse attenuation basins complement this frontage

1.1.2. The Woodland Shelter Belts

Woodland Shelter belts provide visual screening to the northern site. Predominantly native trees and shrubs provide a buffer between the busy Weybridge Road and the existing office building. Drainage ditches and the Bourne weave through this woodland. Additional native trees are planted throughout to additionally screen and enhance the

sites ecological connectivity to surrounding sites. Riparian planting will complement the existing wetland planting along the drainage ditches and the Bourne.

1.1.3. River Corridor

The improved river corridor provides a key permissive pedestrian link along the western side of the River Wey. It helps to open the site as part of the local recreation network and reconnect it with its surroundings. The existing river path will be retained and resurfaced with bound gravel and new access gates provided. A series of linked clusters of trees, hedging, woodland understorey and riparian planting will ensure a green corridor is retained.

A breakout space is located halfway along this facade close to the sub-station, providing space for outdoor working, seating and socialisation, with long distance views down the River Wey towards Coxes Locks. The informal character of the river is reflected in a pared down and naturalistic materials palette comprising bound gravel paths and concrete flag paving. The richness and variety of this space will be reflected in the planting and furnishings.

1.1.4. Internal Roads and Parking Areas

Internal block paved roads provide access to asphalt surfaced parking areas. Warehouse loading is segregated from parking areas ensuring ease of access and operational

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requirements. Native evergreen and deciduous trees provide structure to the internal roads and parking, with colourful threshold understorey planting providing seasonal interest. All trees planted within internal streets and parking areas will receive underground root cells to ensure suitable rooting volume is maintained. Tree and understorey planting will maintain and enhance the green character of the river Wey. The unique character of each space will be derived from the planting, using a variety of species with signature plants that combine bold sensory design with seasonality.

1.1.5. Planting

Planting on site is designed to create a beautiful, biodiverse, and cohesive green structure that supports the differing functions of the public and private realm, whilst also supporting a comfortable microclimate, creating ecological value, and providing visual screening and amenity. The landscape structure provides strong linking elements throughout the development, drawing on the river character and providing high biodiversity values.

A signature palette of woodland understorey planting has been used throughout the scheme, reflecting the woodlands that surround the site and providing a low maintenance and visually interesting green background. All the public spaces (Frontages) have their own signature species, creating unique but linked spaces with changing seasonal characters. The public realm and car parking areas will be enhanced by more ornamental and flowering species, interspersed within the woodland palette.

All trees have been selected to create a strong, cohesive, and distinctive character, referencing the site's location along the RiverWey. Species have also been selected for their suitability in terms microclimate, aspect and pollutants. Native river species have been chosen to weave through the public realm enhancing the species currently growing along the River Wey

Betula ermanii, *Betula Nigra* and *Pinus Sylvestris* have been selected as the primary public street trees, located along the length of Ham Moor Lane and Addlestone Road. *Salix Alba* and *Alnus glutinosa* are chosen for the eastern edges along the River Wey to provide a typical native wetland typology complementing the existing, as well as The Bourne and drainage ditches on the northern site. Within the woodland areas and the parking areas the species have been chosen to provide year-round interest.

All trees within paving and courtyards are irrigated and have aeration pipes due to confined rooting areas to promote healthy growth for their respective lifetime.

1.2. Management Strategy

The landscape surrounding the development will be managed in the long term by a management company. Maintenance works will be tendered by the management company to experienced and suitably qualified landscape contractors with the necessary resources to carry out the work.

Once the hard and soft landscape works have been completed, the Management Company will appoint a nominated contractor to maintain the hard and soft landscaping, in the areas outside of the building demises. This is likely to be the contractor who undertakes the initial works, so warranties are not affected.

The contractor will be passed this Landscape Management Plan and asked to provide an annual cost for undertaking the specified works to maintain the hard and soft landscaping. Once agreed, the contractor will be instructed formally to perform these tasks on a pre agreed basis and the Management Company will refer to the Landscape Management Plan on a regular basis to determine that the correct works are being undertaken to the specified levels.

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2.0 Management Objectives

The planting of trees, shrubs, climbers and groundcovers around the site will be designed to create visual and spatial structure, enhance biodiversity and seasonal interest, and give distinct character to different parts of the site. The strategy indicates groups of different tree species linking the different spaces. The planting will use strong lines and groups of new trees to create structure, frame views, subdivide space, create shade, assist with wayfinding and create distinctiveness in different parts of the site.

Shrubs, climbers, herbaceous and green wall planting will be introduced as a visual amenity, to soften and subdivide spaces. Overall, the planting will provide habitat with a high degree of ecological connectivity both within the site itself and to other habitat adjacent to the site.

For each landscape type, the objectives are as follows:

Shrub Planting: To maintain shrub planting to cover as much as possible of the border area, and allow the shrubs to develop as nearly as possible their natural form. The borders shall be maintained weed-free, and the plants pruned to avoid blocking pathways and views. Planters to be irrigated.

Herbaceous Planting: Maintain the planting in an attractive and free-flowering state, with the plants supported as necessary to achieve their full flowering form, and kept free of weeds, dead flowers or damaged shoots.

Climber: Climbers to be trained to good horticultural standards and are to establish a dense covering over or up the supporting structure. Once the form and cover has been established, plants shall be pruned back where required to encourage even growth over the whole climbing structure and avoid congested and tangled growth.

Hedges: To regularly clip the hedges to maintain a uniform and tidy appearance and a well-developed cover of vegetation over the whole hedge.

Trees: To establish a stable, safe and healthily growing tree with a well-shaped framework for future growth. To carry out formative pruning to encourage the trees to take on their natural shape with a clearly defined leader.

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Appendix A: Maintenance Specification

Note: This performance specification will form the basis of the tenders to maintenance contractors. Detailed work programmes and method statements that conform to this performance specification will be requested from the contractors at tender stage.

1.0 MAINTENANCE – GENERAL

1.1 Pesticide: All pesticides shall be approved by the Management Company before use. Slug pellets or powder etc shall be approved wildlife friendly.

1.2 Fencing: The Maintenance Team shall be responsible for carrying out all minor repairs to all fencing as required to maintain a secure and tidy site.

1.3 Litter: The Maintenance Team shall collect and remove all extraneous rubbish, which is detrimental to the appearance of the site. This is to include all stones, bricks, debris, paper, confectionery and other wrappings, bottles, cans and plastic containers. This is to include litter from any part of the site.

1.4 Fallen Leaves, Twigs and Branches: At every maintenance visit during the autumn and at any time of the year because of storms, the Contractor will remove all fallen leaves, twigs and branches from external areas and remove from site.

1.5 Arisings: All grass clippings, timber and other plant material is to be removed from site for composting or chipping. All other plastics, metal, rubber, paper or other rubbish is to be removed from site.

1.6 Replacement Planting: Once a year in the autumn, The Maintenance Team shall carry out a defect's inspection with Management Company, noting significant plant losses or requirements for extra planting. A schedule of replacement planting will be drawn up by the Management Company for pricing by The Maintenance Team, and approval by the Management Company.

1.7 Weather: Chemical spraying shall only be carried out in still, dry conditions. Grass cutting shall only be carried out when ground conditions are suitable. Any damage caused by maintenance when ground conditions are not suitable shall be made good at The Maintenance Team's expense.

1.8 Cleanliness: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly onto grass or paths. Leave the works area in a clean, tidy condition at completion of any maintenance operations.

2.0 SHRUB PLANTING

2.1 Pruning generally: Pruning to be carried out in accordance with good horticultural practice. Do not damage or tear the stems when pruning branches. Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from outward facing healthy buds, angled so that water does not collect on the cut area. Trim off ragged edges of bark or wood with a sharp knife. Do not use growth retardants, fungicide or sealants unless authorised.

2.2 Pruning Shrubs: The Maintenance Team shall prune the shrubs as much as necessary in the appropriate season for the species involved to achieve their natural features. Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Remove suckers by cutting back level with the source stem or root. Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires. Any dead or diseased parts of plants shall be cut out and burnt. Remove arisings from site.

2.3 Pruning Flowering Species of Shrubs: Time of year:

- Winter flowering shrubs: Spring.
- Shrubs flowering between March and July: Immediately after the flowering period.
- Shrubs flowering between July and October: Back to old wood in winter.

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2.4 Removal of Dead Plant Material: At the end of the growing season, the Maintenance Team shall check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

2.5 Pruning Climbers: Climbers shall be pruned to remove lateral growth in the appropriate season for the species involved. Remove diseased, dead or damaged wood, and any congested, twiggy growth. Cut back stems that have grown beyond the plant's allotted space to maintain the shape of the climber and to control excessive growth. Ensure that signs, light fittings, doors and windows are kept clear at all times. Climbers shall be fixed to climber wires as they grow with jute string (not metal or plastic ties). Check and repair climbing structures, wires etc as necessary. Attach insecure growth to supporting wires or structures using green horticultural twine. Check and repair supporting structures as necessary. All arisings shall be removed off site.

2.6 Pruning Groundcover: Trim and tidy plants in the winter and remove all dead leaves and arisings.

2.7 Thinning: The Maintenance Team shall remove intermediate plants that are restricting the natural growth of their neighbours, or as directed. Select plants for retention with a strong healthy habit and replant elsewhere. Refill holes with topsoil to leave an even graded surface. Make good any damage to adjacent plants immediately. Maintain mulch as original specification.

2.8 Reinstatement of Shrub Areas: Remove all dead and damaged plants. Carefully move mulch to one side and dig over the soil, leaving it fit for replanting. Do not disturb roots of adjacent plants. Use pits and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Dress with slow-release fertilizer as original specification.

2.9 Bulbs: Spring bulbs within shrub beds shall be left uncut until at least a minimum of 6 weeks after flowering has ceased, and not until the leaves have died down. The vegetation shall be cut down to ground level and the arisings removed.

2.10 Weeding: Maintain the soil surface free of weeds by applying an annual dressing of an approved residual herbicide in the winter months, or spot treating emergent weeds with an approved translocating herbicide during the growing season. Planting less than two years old shall be hand-weeded or hoed.

2.11 Winter Leaf Removal: Collect accumulations of drifted leaves from the vicinity and from planting beds. Remove arisings to recycling facility.

2.12 Soil Aeration: Compacted soil surfaces to be pricked up to aerate the soil of root areas. Break surface crust, reduce sizes of lumps to crumb and level off. Do not damage plants and their roots. Relieve severe compaction using injected compressed air and use soil inoculants as

necessary.

2.13 Mulch: Shrub beds shall be mulched using well-rotted leaf mould or chipped bark or composted timber generated on site, max 25mm diameter. Minimum depth of mulch 50mm. Remove any mulch spill onto adjacent areas.

2.14 Compost: The Maintenance Team shall cultivate site-generated or other compost into the top 150mm of the soil around shrubs during the winter months.

2.15 Edging: All shrub beds within grass areas shall be neatly edged using a spade and edging shears.

2.16 Watering: Shrub borders shall be watered as necessary for the continued thriving of all planting and if plants are indicating signs of stress and desiccation. Water when top 100mm of soil is dry, or if rain has not fallen within 10 days in the summer. Soak soil to 450mm depth and ensure planting receives a minimum of 24L per square metre every 7-10 days.

2.17 Pests and Diseases: The Maintenance Team shall inspect all shrub borders on a regular basis for signs of pests and disease and treat as necessary with an approved pesticide. Any dead or dying diseased plants shall be removed and burnt.

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3.0 HERBACEOUS PLANTING

3.1 Autumn Operations: Where applicable, cut down and remove all dead shoots as soon as possible after the first frosts, and lightly break up the top 150mm of the soil surface. Dig, divide and replant in accordance with good horticultural practice, to maintain a full cover of plants throughout the planting, or as directed. Remove all fallen leaves from beds.

3.2 Fertilising: In the late spring apply an appropriate granular fertiliser to the surface of the soil, and lightly work it into the soil by hoeing. A winter application of well rotted leaf mould may also be added.

3.3 Weeding: Regularly hoe the soil surface to keep it free of weeds. A careful application of herbicide, applied by spot treating infested areas may be carried out to eliminate pernicious weeds.

3.4 Support: Regularly stake and tie or support growing plants using pea sticks or canes (to be approved), so that plants and flower heads are sufficiently stable in wind and rain.

3.5 Pruning: Remove unsightly dead flower heads within two weeks of petal fall.

3.6 Reinstatement of Herbaceous Planting: Remove all diseased, dead and damaged plants. Carefully move mulch to one side and dig over the soil, leaving it fit for replanting.

Do not disturb roots of adjacent plants. Use pits and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Dress with slow-release fertilizer as original specification.

3.7 Watering: Planting shall be watered during dry spells, or if plants are indicating signs of stress and desiccation.

3.8 Pests and Diseases: The Maintenance Team shall inspect all planting on a regular basis for signs of pests and disease and treat as necessary with an approved pesticide. Any dead or dying diseased plants shall be removed and burnt.

4.0 MAINTENANCE OF HEDGES

4.1 Cutting: Clip the top and sides of the hedges to maintain true and even levels, using suitable mechanical cutters. Remove any cuttings lodged in the surface and rake up and remove all arisings. Timing and frequency of cuts to suit species of hedge and good horticultural practice.

4.2 Trimming Rapidly Establishing Hedges: Allow to hedge to reach planned height as rapidly as possible. Trim back lateral branches moderately.

4.3 Trimming Slowly Establishing Hedges: Cut back hard in June and September to encourage bushy growth down to ground level. Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

4.4 Weeds: Maintain the base of all hedges in a weed-free state, and trim grass neatly to the edge of the hedge.

4.5 Gapping-Up: Any gaps occurring in the hedges are to be filled by The Maintenance Team using plants of an appropriate size and species.

4.6 Fertilising: Apply two feeds of a balanced fertiliser at a rate of 60g/m² during the growing season.

4.7 Weeding: Maintain the soil surface free of weeds by spot treating emergent weeds with an approved translocating herbicide during the growing season. Hedges less than two years old shall be hand-weeded or hoed.

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4.8 Mulch: Hedges shall be mulched using well-rotted leaf mould or chipped bark, max 25mm diameter. Minimum depth of mulch 50mm. Remove any mulch spill onto adjacent areas.

4.9 Edging: All hedges within grass areas shall be neatly edged using a spade and edging shears.

4.10 Watering: Hedges shall be watered during dry spells, or if plants are indicating signs of stress and desiccation. Water when top 100mm of soil is dry, or if rain has not fallen within 10 days in the summer. Soak soil to 450mm depth and ensure planting receives a minimum of 24L per square metre every 7-10 days.

4.11 Pests and Diseases: The Maintenance Team shall inspect all hedges on a regular basis for signs of pests and disease and treat as necessary with an approved pesticide. Any dead or dying diseased plants shall be removed and burnt.

5.0 MAINTENANCE OF TREES

5.1 Weeding: The Maintenance Team shall maintain a 1-metre diameter circle of plantfree soil around the base of the trees by hoeing and the application of a 50mm thick layer of bark mulch. Cut back any tall vegetation that is threatening to shade or smother the young tree.

5.2 Watering: Water all trees throughout the summer months during periods of dry weather, applying sufficient water to thoroughly moisten the soil around the tree roots. Water recently planted trees during the first 5 years when top 100mm of soil is dry, or if rain has not fallen within 10 days in the summer. Soak soil to 450-600mm depth and ensure trees receive a minimum of 20-30L per tree every 7-10 days.

5.3 Tree Guys: Check tree guys for firmness and support and adjust as necessary.

5.4 Firming-Up: Firm the soil around tree roots to ensure that the plant is securely planted, and the tree is upright.

5.5 Compaction: Compacted soil surfaces around trees are to be pricked up to aerate the soil of root areas. Break surface crust, reduce sizes of lumps to crumb and level off. Do not damage plants and their roots. Relieve severe compaction using injected compressed air and use soil inoculants as necessary.

5.6 Pruning Generally: Pruning to be carried out in accordance with good horticultural practice. Do not damage or tear the stems when pruning branches. Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from outward facing healthy buds, angled so that water does not collect on the cut area. Trim off ragged edges of bark or wood with a sharp knife. Do not use growth retardants, fungicide or sealants unless authorised. Do not prune young trees during the late winter/early spring sap flow period. Particular attention should be given to pruning to the trees within the pocket parks, between the blocks, to ensure the 'globe' form to the crown is maintained.

5.7 Formative Pruning: Prune the trees to remove any dead, diseased or damaged shoots, and create a balanced form with single strong leader for future growth. Remove duplicated branches and potentially weak or tight forks. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. In each case cut back to live wood.

5.8 Tree Surgery: Carry out regular safety inspections and report any concerns to the Management Company. All tree works are to be carried out by an Arboricultural Association approved contractor and to BS 3998 and Forestry and Arboricultural Training and Safety Council Safety Guides. Operatives must hold a Certificate of Competence to operate chainsaws.

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6.0 MAINTENANCE OF HARD LANDSCAPE

6.1 Sweeping: Sweep all paved areas at regular intervals and remove all arisings from site. Particular attention should be given to sweeping gravel off areas of stone paving. Leaves are to be collected and transported off site for composting.

6.2 Litter bins: Empty litter bins as required to ensure continual capacity. Clean bins on a regular basis and check for damage. Carry out repairs as necessary.

6.3 Bound Gravel Paths: Maintain paths free of weeds and litter and ensure any mulch or soil from adjacent plant beds is removed.

6.4 Paved Surfaces: Pressure wash paved surfaces at regular intervals to remove dirt, stains, and tyre marks. Remove chewing gum and graffiti. Make good, damaged slabs and setts and re-lay areas where subsidence has occurred. Compact and top up sub-bases as necessary and relay/replace to match original specification.

6.5 Weeds: Control all annual weed growth in paved areas and footpaths by hand weeding or the application of an approved herbicide. Allow recommended period for herbicide to take effect before clearing arisings.

6.6 Gulleys: The Maintenance Team is to clear silt and extraneous matter from all drainage gulleys and traps, including lifting and replacing the drain cover. The Maintenance Team shall inspect the gulley and clear any leaves or other litter from the drain gulley covers.

6.7 Repairs: The Maintenance Team will carry out a six-monthly review of buildings, fences, gates, structures and paving with Management Company, and agree any necessary repairs and actions. All paving and hard landscape repairs to be carried out in accordance with the original specification for materials and workmanship. All metalwork is to be re-painted at minimum of 8-yearly intervals to the original specification.

6.8 Fences: Inspect and repair as necessary to maintain the integrity of the boundary.

6.9 Snow and Ice: The Maintenance Team shall be responsible for clearing snow from all tarmac-based footpaths, using a tractor-mounted snow-plough or by hand as appropriate. When using salt for gritting, The Maintenance Team is to ensure that no salt is allowed to contaminate areas of planting. Salt is to be stored in a weatherproof concrete bunker. The Maintenance Team is to ensure that during snow clearance operations care is taken not to damage the gravel surface-dressing to roads or paths.

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Appendix B: Sample Maintenance Schedules

Typical Frequency of Maintenance Operations

TREES

Pruning

Once per annum or as required.

Anchors

Check four times per annum (minimum) and after strong winds.

SHRUBS

Pruning

According to season and species.

Winter flowering shrubs in spring.

Spring and early summer flowering shrubs immediately after flowering.

Summer and early autumn flowering shrubs pruned in winter as per good horticultural practice.

Fertilising

Spring to autumn.

Weed Control (Chemical)

As required to maintain beds in a weed free condition.

Weed Control (Hand)

As required to maintain beds weed-free.

Disease Control

As required

Mulch

Top up in February

Replacements

At first available opportunity within appropriate planting season.

HEDGES

Pruning

Prune twice annually to maintain shape and to promote growth.

Hawthorn and mixed native hedges between February and March.

Replacements

At first available opportunity within appropriate planting season.

CLIMBERS

Check four times per annum.

HERBACEOUS PLANTS

End of season.

WATERING

As required to keep all plants and trees well-watered.

PATHS AND PAVED AREAS

Weed Control

As necessary

Litter (including leaves)

When on site only.

Snow and Frost Clearance – if instructed

As required to maintain clear and safe footpaths.

Weed Control of all Paths

As necessary to maintain always weed

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