



Chocolate Factory

Landscape Management Plan

On behalf of **Workspace**

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For and on behalf of Stantec UK Limited			

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Contents

- 1.0 Introduction
- 2.0 Landscape Inventory
- 3.0 Workmanship
- 4.0 Landscape Management Type Performance Requirements and Prescriptions
- 5.0 Programme
- 6.0 Maintenance Responsibilities, Monitoring and Review

1.0 INTRODUCTION

- 1.1 This Landscape Management Plan (LMP) has been prepared by Stantec UK to support the design, delivery and aftercare of the development proposals at The Chocolate Factory. The development comprises office space and associated external realm hard and soft landscape, access requirements, amenity and tree planting.
- 1.2 The LMP sets out the recommended management and maintenance requirements for the landscape features described on the application drawings, to achieve and maintain the landscape objectives for the landscape scheme. It demonstrates the commitment to a comprehensive and sensitive approach to the management of retained existing features as well as the successful establishment of the proposed planting and general maintenance of the site in a clean, tidy and safe condition. It should be read in conjunction and cross referenced with the landscape proposals as shown on Stantec UK Landscape Proposals drawings.

Scope, Vision and Objectives

- 1.3 The LMP provides an approach to the overall management of the landscape features associated with the development, as well as more detailed objectives.
- 1.4 The delivery of the LMP can be expressed by a clear and simple vision, which has been set out below:

To ensure the long-term management and enhancement of the existing and proposed landscape components of the site. To maximise the landscape amenity of the site and its contribution to ecological value.

- 1.5 To realise this vision, the key overarching objectives of the LMP are set out below:
- Enhancing the character of the landscape by the management of a robust landscape infrastructure complementing the existing site context;
 - Maintain a high quality, attractive and functional landscape setting for the development providing a variety of ecological opportunities;
 - The management of proposed landscape planting to ensure their successful establishment and biodiversity benefits in the long term; and

- Maintenance of soft and hard landscape features to ensure the site retains high visual amenity and is function and safe for users.

1.6 These objectives will be realised through a sensitive management approach, which protects, manages and enhances the site for the benefit of landscape quality, character and biodiversity.

Management Type Definition

1.7 Critical to the management process is the identification and delineation of Management Types. These are landscape features with defined characteristics and qualities for which there are related user, functional and ecological requirements and which require distinct management guidance.

1.8 The landscape and public realm areas have been divided into Landscape Management Types that display specific characteristics which require individual management strategies. To achieve the overarching objectives for the LMP, management objectives have been identified for each Management Type. These are identified on the application drawings.

Methodology

1.9 Section 2.0 describes the existing and proposed landscape components of the application area. Section 3.0 provides details of workmanship requirements with regards to landscape work. Section 4.0 provides details of landscape management performance requirements and prescriptions. Section 5.0 provides information on the landscape implementation and maintenance programme. Section 6.0 outlines the management responsibilities and recommended framework for monitoring and review of the LMP.

2.0 LANDSCAPE INVENTORY

Retained Landscape Features.

- 2.1 The site is set within an urban context and is under development. The site itself consists of little existing soft landscape and is laid to hard surfacing and parking for the operational requirements and vehicle circulation. There are some existing street trees on Western Road along the western boundary of the site. There are some mature London Plane trees on the opposite side of Western Road.

In the wider context of the Chocolate Factory site there are isolated large trees (mostly London Plane) and perimeter buffer planting along plot edges. There is also green infrastructure and park space to the west in the form of scrub land alongside the railway line embankment. To the north-Wood Green Common and Barratt Gardens are open green spaces with tree planting. Further west on the other side of the railway line are The Thames Treatment works with the body of water that contains and Alexandra Palace and its extensive open green space.

There is potential for the design proposals to reinforce a green infrastructure connection to these wider assets.

Proposed Landscape Features

- 2.2 Full details of the proposed landscape features can be found on the application drawings and in the Design and Access Statement prepared to accompany the Planning Application. In summary the key elements of the proposals are:
- Additional Tree Planting - Comprising a diverse range of species including those species of value to birds and invertebrates.
 - Amenity Planting - Comprising a range of native and ornamental species including those flowering species listed as valuable to pollinators, birds and invertebrates.
 - Biodiversity and habitat creation through the above. Interconnection of soft landscape infrastructure where it can be achieved within the urban realm.

3.0 WORKMANSHIP

3.1 All materials and workmanship are to be:

- (i) Suitable for the purposes of the stated objectives;
- (ii) In accordance with the landscape specification, good horticultural practice and the current British Standard with particular reference to:
 - BS 3998: Recommendations for tree work
 - BS 4428: Code of practice for general landscape operations
 - BS 7370: Grounds maintenance
 - BS8545:2014 Trees – Nursery to Independence
 - EN 1176: Playground equipment and surfacing. General safety requirements and test methods
 - EN 1177: Impact attenuating playground surfacing. Determination of critical fall height

3.2 The use of herbicides should be kept to a minimum. If essential, herbicide application is to only be carried out by a suitably trained person, in periods of low winds, and with careful directional application to ensure no spray/drift onto adjacent planting. Only suitable herbicide products under current regulations will be used in strict accordance with the Control of Pesticide Regulations and other related Acts and Regulations. Where work is near water/swales it must comply with the EA Guidance notes 'AqHerb01: Agreement to use herbicides in or near water'. All precautions recommended by the manufacturer must be observed and containers removed from site immediately they have been emptied or are no longer required.

3.3 All landscape work will take place with due regard for health and safety. Landscape implementation and maintenance operations shall only be carried out with due consideration to the welfare of landscape operatives, other construction site workers and members of the public. The contractor shall refer to the Health and Safety File and ensure it is adhered to and all required safety procedures and equipment are followed and used as necessary. In addition, the contractor shall carry out his own risk assessment to assess actual conditions present at the time of operation.

3.4 The landscape maintenance works will be undertaken in a way that will minimise any adverse effect on the environment. Guiding principles will include:

- Minimise the use of energy in buildings, vehicles and equipment;
- Utilise electric vehicles, maintain all vehicles to a high standard and adopt a sensible driving style to reduce noise levels and omissions;
- Use materials from sustainable sources;
- Compost green waste and recycle waste and/or ensure its proper disposal.
- Comply with all relevant environmental legislation;
- Reduce the use of chemicals/hazardous material and ensure all guidelines for use, storage and disposal are followed.

4.0 LANDSCAPE MANAGEMENT TYPE PERFORMANCE REQUIREMENTS & PRESCRIPTIONS

Overview

- 4.1 As part of establishing an effective Landscape Management Plan, a series of interlinked landscape management types have been identified based on the approved landscape proposals.
- 4.2 Aims and objectives outlined within this section define what is to be achieved for the identified landscape management types across the site. These in turn inform detailed prescriptions which enable the anticipated outcomes to be achieved. A typical landscape maintenance programme is provided in section 5 of this document.
- 4.3 The landscape management types have been identified as follows:
- 1) Newly planted trees
 - 2) Amenity planting
 - 3) Hard Surfacing
 - 4) Site Furniture
 - 5) Litter removal

TYPE 1: NEWLY PLANTED TREES

Performance requirement

- 4.4 Newly planted trees at Year 3 will have an established single leader or multi-stemmed habit where intended. They will be maintained to develop and retain a well-balanced crown, shape and character typical of the species. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

Prescription

- 4.5 Establishment Period – Approximately Years 1 to 5 Following Planting:

Operation/Prescription	Typical Frequency
<u>Inspect trees</u> Annually (and after significant storm events) to monitor the health of trees.	Annually
Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist).	Immediately
All tree work must be undertaken by a suitably qualified arboriculturalist in accordance with BS 3998:2010.	
<u>Ecologist Inspections</u> 'Any trees to be pruned or removed, which have been identified as being suitable for use by roosting bats or nesting birds should be subject to further pre-commencement checks nesting prior to all tree work being undertaken.	
<u>Legal compliance</u> 'In England, legislative protection for species is provided under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Protection of Badgers Act 1992. Of relevance to this site, all species of breeding bird, their nests and eggs are protected whilst nesting, with certain species also protected from disturbance whilst nesting.	
<u>Checks</u> Regular health checks during periods of drought.	Weekly

<u>Stakes/Guys/Guards</u> Check rabbit guards and adjust tree ties and staking/guying systems as required to ensure adequate support and protection is provided to the tree without damaging the tree or restricting growth;	Monthly check
<u>Mulch</u> Maintain 1m mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch annually;	Edge at each grass cut. Annually top up mulch
<u>Watering</u> Water to field capacity via the tree pit watering pipe as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions. Watering 3-5 years as required to maintain establishment, but not over dependence on irrigation.	As required. Minimum monthly. Weekly during dry weather
<u>Pruning</u> Prune annually, if necessary, outside of the bird nesting season to ensure appropriate habit/ form, remove obstructions to footpaths/ cycle paths/ roads/ gardens, and remove dead/disease/damaged wood. Ensure canopies do not conflict with buildings.	Annually After annual inspection and report to determine extent of works.
<u>Replacement Planting</u> Replace any plants which have been removed, uprooted or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.	Annually. After annual inspection and report to determine extent of works.
Remove tree guards, stakes and ties once the trees are fully established (approximately year 5 after planting);	5 th year
Remove litter at each visit.	Weekly

4.6 Post-Establishment and Mature Phase – From Approximately Year 6:

Operation/Prescription	Typical Frequency
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<u>Inspect trees</u> Annually (and after significant storm events) to monitor the health of trees. Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints. Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist). All tree work must be undertaken by a suitably qualified arboriculturalist in accordance with BS 3998:2010.	Annually Immediately
<u>Ecologist Inspections</u> 'Any trees to be pruned or removed, which have been identified as being suitable for use by roosting bats or nesting birds should be subject to further pre-commencement checks nesting prior to all tree work being undertaken.	As required
<u>Pruning</u> Prune where essential to remove obstructions from roads and paths. Pruning should ensure natural/ sympathetic habit/form is retained. Remove dead/disease/damaged wood. Ensure canopies do not conflict with buildings.	As required
<u>Replacement Planting</u> Replace any plants which have been removed, uprooted or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.	Annually. After annual inspection and report to determine extent of works.
<u>Legal compliance</u> 'In England, legislative protection for species is provided under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Protection of Badgers Act 1992. Of relevance to this site, all species of breeding bird, their nests and eggs are protected whilst nesting, with certain species also protected from disturbance whilst nesting.	

TYPE 2: AMENITY PLANTING

Performance requirement

- 4.7 Ornamental shrubs, grasses and groundcover plants to cover 100% of the relevant area at Year 3 and maintained at this level of coverage thereafter. The plants shall attain growth rates and form

typical of the species. Planting will not encroach or overhang footpaths or carriageways. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

Prescription

4.8 Establishment Period - Years 1 to 5 Following Planting:

Operation/Prescription	Typical Frequency
<u>Mulch/Weeding</u> Maintain the full depth of mulch until canopies close. Top up mulch annually.	Annually
Maintain planting beds in a weed free condition through combined techniques of cultivation, hand weeding, and mulching until canopies are closed.	Monthly
<u>Edging</u> Maintain neat edges to grass areas and sweep up any mulch encroaching onto adjacent hard or soft surfaces	Monthly
<u>Pruning</u> Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.	Monthly during growing season
Remove any growth obstructing paths, carriageways, lighting or sightlines. All pruning shall maintain natural growth and habit of the relevant species and promote flowering.	Immediately
<u>Watering</u> Water to field capacity via the tree pit watering pipe as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions. Watering 3-5 years as required to maintain establishment, but not over dependence on irrigation.	Watering as required. Minimum monthly. Weekly during dry weather.

<u>Replacement Planting</u> Replace any plants which have been removed, uprooted or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.	Annually. After annual inspection and report to determine extent of works.
Remove litter at each visit	

4.9 Post-Establishment and Mature Phase – From Approximately Year 6

Operation/Prescription	Typical Frequency
<u>Weeding</u> Maintain planting beds in a weed free condition.	Monthly
<u>Edging</u> Maintain neat edges to grass areas and hard landscape.	Monthly
<u>Pruning</u> Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.	Monthly
Remove any growth obstructing paths, carriageways, lighting or sightlines.	As required
All pruning shall maintain natural growth and habit of the relevant species and promote flowering.	
<u>Watering</u> Watering post establishment as required to maintain establishment, but not over dependence on irrigation.	
<u>Thinning</u> Thin out selected species, where for example more vigorous species are taking over others.	Annually

<u>Replacement Planting</u> Replace any plants which have been removed, uprooted or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.	Annually. After annual inspection and report to determine extent of works.
Remove litter at each visit	

TYPE 3: HARD SURFACING

Performance requirement

- 4.10 To provide clean, safe, attractive and functional routes for pedestrians and cycle movement as appropriate. Ensure hard surfaces remain clear, well defined, safe and suitable for public access. Ensure hard landscape features continue to provide the function in which they are intended, free from damage and not providing a visual detractor. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.
- 4.11 Maintain geo-cellular storage attenuation crates beneath paved surfaces via inspection covers/chambers and outfalls, to provide efficient drainage attenuation for surface water. Undertake routine inspection, monitoring and clearance as required to ensure appropriate functioning of the attenuation system;

Prescription

- 4.12 Ongoing Maintenance:

Operation/Prescription	Typical Frequency
Keep surfaces reasonably weed and moss free at all times using integrated physical/mechanical measures	Annually
Sweep black bituminous and concrete surfaces at regular intervals (at least 2 times per annum) to avoid the build-up of grit and other debris.	At least 2 times annually

Monitor road surfaces and associated drainage for damage and blockages. Clear/repair as required.	Monthly
Regrade and redistribute loose, compacted aggregate surfaces. Rake/sweep as required to maintain levels and avoid ponding and maintain integrity of surface. Remove any self-set weeds or vegetation that impedes the function of the area.	As required. Annually
Check the functioning of the porous paved surfaces. Report any ponding or standing surface water. Review annually and check attenuation system is functioning as designed.	Annually
Gully pots, grilles, gratings. Keep free from build-up of leaf matter/grit/detritus and ensure functioning as designed. Additional monthly checks during Autumn leaf drop.	Annually
Removal all litter at each visit	

TYPE 4: SITE FURNITURE

Performance requirement:

- 4.13 To maintain site furniture, including lighting, in good working condition, good appearance and free of hazards to public use. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

Management Objectives:

- 4.14 The overall management aim can be broken down into the following objectives:

- (i) Keep furniture clean and in good repair according to the original design/specification;
- (ii) Repairs must not invalidate specific manufactures guarantees.

Maintenance Operations

Ongoing Maintenance:

- 4.15 Site furniture should be visually inspected as part of all routine maintenance visits, with additional visits if required to undertake remedial work, comprising the following operations:

Operation/Prescription	Typical Frequency
Inspect for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary	Weekly
Undertake suppliers recommended inspections and maintenance operations as per the suppliers instructions	At least annually, as required.
Remove any excess dirt or graffiti at the earliest opportunity.	At least four times annually.

TYPE 5: LITTER REMOVAL

Performance requirement

- 4.16 Keep the site reasonably free from litter.

Prescription

- 4.17 Ongoing Maintenance

Operation/Prescription	Typical Frequency
Scavenge for and removal litter from all hard and soft areas at regular intervals. Remove from site to an approved tip	Minimum Fortnightly.
After each litter control visit all hard and soft landscape areas will be completely litter free	
Ensure any bins are emptied regularly to ensure litter does not overflow bin (frequency can be adjusted depending on actual use of bin, but likely to be twice weekly in key activity areas, with increased frequency in school holiday periods)	Fortnightly

Remove any litter/deposits in the vicinity of the bins to keep area in a clean and tidy condition	Minimum fortnightly
Frequency of litter control works to be programmed fortnightly and adjusted as required subject to litter levels occurring on site, with the scope to increase regularity in high litter areas and decrease in low litter areas	Fortnightly

5.0 PROGRAMME

Planting Seasons

5.1 All landscape implementation work, including any remedial maintenance operations will take place within the appropriate planting season as follows:

- Deciduous trees and shrubs: Late October to late March (outside periods of frosty or waterlogged conditions).
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- All container grown plants: At any time if ground and weather conditions are favourable, with additional maintenance operations (such as watering and weeding) as appropriate for the season and growing conditions.

Landscape Implementation Programme

5.2 Landscape implementation and planting will be in accordance with approved Site wide phasing plan.

Maintenance Operation Programme

5.3 A typical programme of landscape maintenance operations as prescribed in section 4 of this document is provided below:

LANDSCAPE MAINTENANCE OPERATIONS		MONTHS (JAN -DEC)											
NO	ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
1	TYPE 1 – NEWLY PLANTED TREES												
1.	Inspect trees annually and after significant storm events												
2.	Check/adjust/repair/replace tree ties/stakes/guying/fencing (during establishment period, until removed)												
3.	Maintain 1m dia. weed free circle												
4.	Top up mulch												
5.	Watering												
6.	Prune to ensure appropriate habit and form and remove dead, dying or diseased wood. Ensure canopies do not conflict with buildings.												
7.	Carry out any works required to remove immediate hazards to public safety as soon as identified												
8.	Remove stakes when no longer required	As soon as identified											
9.	Replace any plants which have been removed, uprooted or destroyed within 2-5 years (or the period agreed with the LPA) after planting in the first planting season following the loss.												
10.	Remove litter at each visit												
2	TYPE 2 – AMENITY PLANTING												
1.	Maintain mulch until canopies close												
2.	Weed control												
3.	Selective pruning as required by species												
4.	Edging												
5.	Watering as required to maintain establishment (but not over dependence)												
6.	Replace any plants which have been removed, uprooted or destroyed within 2-5 years after planting (or as determined by the LPA) in the next available planting season following the loss.												
7.	Remove litter at each visit												
8.	Maintain mulch until canopies close												
3	TYPE 3 - HARD SURFACING												
1.	Keep surfaces weed and moss free (Annually)												
2.	Sweep black bituminous & concrete surfaces regularly (min. 4 times a year)												
3.	Increase cleaning for seasonal leaf drop, berries and fruits in Autumn												
4.	Re-grade loose and bound aggregate surfaces (annually – check each visit as required)												
5.	Inspect and repair roads and pavements and associated drainage (min. 4 times a year)												
6.	Remove litter at each visit												
4	TYPE 4– SITE FURNITURE												
1.	Visually inspect at all routine visits												
2.	Undertake remedial works as required												
3.	Undertake regular maintenance operations as per suppliers instructions												
5	TYPE 5 - LITTER REMOVAL												
1.	Collect and remove litter from site, including emptying bins												
KEY:	Shaded boxes= Window in which operations should take place												

6.0 MAINTENANCE RESPONSIBILITIES, MONITORING AND REVIEW

Maintenance Responsibilities:

- 6.1 The responsibility for funding and delivering the implementation and management of the LMP before, during and immediately after the construction period for each phase of development, will be with the Applicant or via a contracted management company. The Applicant/management company will be assisted by landscaping, arboricultural and ecological specialists as required.
- 6.2 The responsibility for funding and carrying out the long-term management functions of this LMP will be the responsibility of a private management company, to be appointed by the Applicant.

Long Term Monitoring and Review

- 6.3 The LMP is a dynamic document that will be reviewed regularly and developed or amended as circumstances change and the site evolves.
- 6.4 If any issues are raised then further study will be undertaken to correct any problems and provide future solutions for continuous management. This will inform any amendments to the landscape management and maintenance to fulfil a number of functions:
- to evaluate the condition of habitats;
 - to ensure that the site continues to be managed in accordance with the approved management strategy;
 - to assess the progress made toward desired objectives; and
 - to identify the requirement for any modifications to the current management regime.
- 6.5 A LMP review should be carried out after five years of the commencement of the maintenance and aftercare scheme. Reviews will be initiated by the site management team, in consultation with the ecological, landscape design consultants and the developers, as necessary. This will:
- determine the current status of the habitats and species occurring on the site;
 - ensure that management objectives stated in this document continue to be pertinent;

- determine whether management prescriptions have been, and will continue to be, effective in achieving these objectives; and
- determine whether the habitats provided are achieving both their ecological and recreational functions.

6.6 Reviews will be informed by ecological monitoring work, maintenance records and site experience.