

COUNTRYSIDE PARTNERSHIPS

LAND AT BROOK FARM, DAWS HEATH

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

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1. PRELIMINARIES

- 1.1 This Landscape Management and Maintenance Plan shall be read in conjunction with all other Contract Documents; including all Drawings and Standard Forms of Tender. Any queries arising in respect of this document, are to be referred to the Landscape Architect.

References:

- a. All references to the "Management Company (MC)" within this document shall mean the organisation (private or otherwise) to which overall responsibility for the site is devolved upon satisfactory completion of the site works by the Housing Developer.
- b. All references to the, "LPA" within this document shall mean the Local Planning Authority. This is Maidstone Borough Council.
- c. All references to the "Housing Developer" within this document shall mean Countryside Partnerships.
- d. All references to the "Specialist subcontractor/sub consultant/maintenance contractor" within this document shall mean the organisation/s employed by the MC to undertake works within the development on their behalf.
- e. All references to the "Architect" within this document shall mean the leader of the professional team who is responsible to the Client under the terms of the contract.
- f. All references to the "Engineer" within this document shall mean the engineers employed by the client to take overall responsibility for engineering concerns, including the setting of site levels and drainage matters.
- g. All references to the "Landscape Architect" within this document shall mean David Jarvis Associates Ltd or their representatives.
- h. All references to the "development/site/envelop" within this document shall mean the Brook Farm development scheme as set out in the approved planning documentation.
- i. All references to, "existing trees" or "existing tree stock" within this document shall mean those identified as being onsite prior to the commencement of site work which are to be retained as set out in the approved planning documentation.
- j. All references to "hardscape" within this document shall mean all hard surfaces, boundary treatments, walls and enclosures.
- k. All references to "RR" within this document shall mean the Risk Register which shall form part of the Health and Safety file and/or folders for the site within which the site and play area inspection and audit sheets shall be stored. This will detail all individual site items and elements, their general condition, together with [any] remedial action required. Items not requiring immediate attention, will be submitted 2 weeks prior to, but for, discussion at the AMMR.
- l. All references to the, "AMMR" within this document shall mean the Annual Management and Maintenance Review, which shall include as a format for discussion the Risk Register (RR), out of which will derive the AMP.
- m. All references to the, "AMP" within this document shall mean the Annual Maintenance Plan. This shall be informed by the RR, but decided at the AMMR, unless matters of an urgent nature require an immediately actionable response. For example, site items or elements man made or natural that put site users at an unacceptable level of risk arising from their use or presence on site require an immediately actionable response.

- n. All references to the “Public Realm” within this document shall mean those areas that are ‘accessible to all’ within this private development that do not constitute ‘trespass’ onto another proprietor’s private property. Examples include, but may not be limited to, access corridors (roads & footpaths) into, and out of, the development, multiple-use car parking courts and amenity style planting for enjoyment by all.
- o. All references to the “Private Realm” within this document shall mean those areas where access is typically (but not always) restricted to use by the proprietor alone, and where uninvited access, may constitute, ‘an Act of Trespass’. Examples may include a private garden space and/or private parking at the front of a property whereby use is for the obvious and explicit use by the proprietor of the property, usually differentiated by some form of boundary demarcation and/or signage separating it from use by multiple users.
- p. All references to “multiple-use parking courts” within this document shall mean all parking courts accessible to all where access would not necessarily constitute an, ‘Act of Trespass’ and where, *‘car park facilities are made available for use by multiple users [of that particular unit/block of flats etc.] often differentiated by white lining alone’*.

1.2 The Main Contractor shall note that David Jarvis Associates Ltd Landscape Management and Maintenance Plan, together with any associated drawings and specifications, are composite drawings based on information, drawings and correspondence from (but not necessarily limited to) the following:

- a. Countryside Partnerships. (Client)
- b. Phase 2 Planning (Planning Consultant)
- c. DAP Architect (Architects)
- d. Ardent (Engineers)
- e. SES Ltd. (Ecologist)
- f. Ruskins (Arboriculturalist)

here-in-after referred to as the Design Team.

Responsibilities

1.3 *Compliance*; all workmanship shall be strictly in accordance with the Clauses of this document. All specified works are to be in accordance with DJA drawings and compliant with what follows.

1.4 *Health & Safety*; the Contractor is deemed to be conversant with his obligations applicable under all relevant health and safety legislation at the time of the works on site and shall be fully compliant with them.

1.5 *British Standards*; all work is to be carried out in accordance with the latest edition of the following:

- a. BS 1722 - Fences. (All relevant parts).
- b. BS 3882: 2015 - Specification for topsoil and requirements for use.
- c. BS 3936-1: 1992 - Nursery stock. Specification for trees and shrubs.
- d. BS 3936-7: 1989 - Nursery stock. Specification for bedding plants.
- e. BS 3936-10: 1990 - Nursery stock. Specification for ground cover plants.
- f. BS 3998: 2010 - Tree work. Recommendations.
- g. BS 4043:1989 - Recommendations for transplanting root-balled trees.
- h. BS 4428: 1989 - Code of practice for general landscape operations (excluding hard surfaces).

- i. BS 5709: 2018 - Gaps, gates and stiles. Specification.
- j. BS 5837: 2012 - Trees in relation to design, demolition and construction. Recommendations.
- k. BS 7370-1: 1991 - Grounds maintenance. Recommendations for establishing and managing grounds maintenance organizations and for design considerations related to maintenance.
- l. BS 7370-2: 1994 - Grounds maintenance. Recommendations for the maintenance of hard areas (excluding sports surfaces).
- m. BS 7370-4: 1993 - Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).
- n. BS 7533 - Pavements constructed with clay, natural stone or concrete pavers. (All relevant parts).
- o. BS 8545 – Trees: from nursery to independence in the landscape – Recommendations.

together with the latest amendments of all these and all other relevant British Standards.

- 1.6 *Biosecurity / Pests and Diseases*; take necessary precautions to prevent the introduction and spread of plant pests and diseases by following the latest biosecurity policies and guidance. This applies to site hygiene, plant sourcing and necessary plant passports, plant handling and storage, identification and notifications where applicable.
- 1.7 All work requiring the use of herbicides in or near water bodies shall require consent from the Environment Agency (EA) using form and guidance note AqHerb01 'Agreement To Use Herbicides In Or Near Water'. The contractor should also be NPTC certified and understand the correct health and safety requirements and take all precautions to protect wildlife, people, animals, protected plants and the aquatic environment.
- 1.8 The Contract Administrator (CA) reserves the right to condemn any work which appears unsatisfactory; due to poor workmanship or, non-compliance with this documentation. The sub-contractor shall, at his own expense, make good any defects or liabilities to the satisfaction of the CA, and shall be responsible for all the consequential costs resulting from his failure to comply with this documentation."
- 1.9 *Responsibility*; Non-approval or non-acceptance shall not relieve the Contractor of his responsibilities under the contract for the quality of materials and standard of workmanship in the works.

2. INTRODUCTION

Planning Context

- 2.1 David Jarvis Associates Ltd. has prepared this document as part of the landscape planning submission for infrastructure and strategic landscape as part of the Brook Farm development. This landscape management and maintenance plan (LMMP) details the landscape management intent and maintenance operations for the public open space and provides a prescription for the management operations within.

Scope and Purpose

- 2.2 The aim of the LMMP is to provide a set of aims and objectives for the management of the existing and proposed features on site. These determine the appropriate management prescriptions required, which is accompanied by a work schedule to provide an overall long-term management strategy.
- 2.3 The management strategy is to ensure the long-term viability of both existing and proposed habitats and planting and to achieve the overall design intent of the scheme. It should ensure planning conditions are met, as a minimum, and exceeded if at all possible, to create a balanced and well managed site, that enhances the existing biodiversity where possible, that is attractive, safe and secure; both for the people who live there and for visitors to the site.
- 2.4 The LMMP is divided into three main sections to consider the existing and proposed components separately and include:

Section 4 – Management of Existing Habitat Components

Section 5 – Management of Proposed Soft Landscape Components

Section 7 – Management of Proposed Hard Landscape Treatments

3. EXISTING SITE AND PROPOSED DEVELOPMENT

Site Background and Existing Features

- 3.1 The site is situated in a small pocket of farmland bounded by the urban areas of Hadleigh to the south, Daws Heath to the North and woodland associated with Belfairs Nature Reserve to the south east.
- 3.2 The Site comprises a series of small equestrian paddocks, totalling 18.9ha. The paddocks are generally well-defined by established hedgerows, some of which are substantial with standard trees. The site boundary to the north comprises a line of mature oaks with an inconsistent range of fencing and vegetation. Other boundaries are more substantially vegetated.
- 3.3 The highest point of the site is around 69m AOD at a point approximately central to the northern boundary of the site (at the boundary with 44, Fairmead Avenue). The land falls away from this point to the east, south and west towards Prittle Brook with the lowest point found in the south-eastern most part of the site at around 50m AOD.
- 3.4 There are no public rights of way within the site, the nearest being public bridleway BENF_80.

Proposed Development

- 3.5 The site comprises a mixture of landscape elements; including existing tree and hedgerow planting, alongside the proposed structural and ornamental planting, proposed tree planting, amenity greenspace and additional species rich grassland together with hardscape material detailing.
- 3.6 The design has sensitively incorporated the existing habitats as much as possible within the requirements of a publically accessible recreational open space.

Overall Management Aims and Objectives

- 3.7 Aims and Objectives:
 - a. To provide and maintain an attractive/visually appealing and robust landscape setting to the development, particularly along the main access roads and frontages.
 - b. To maintain a secure and decorative physical enclosure to the site and parts thereof.
 - c. To help partially screen the new development, provide privacy and define plot boundaries in order to create a visually interesting development cell.
 - d. Provide recreational opportunities for the nearby residents within the framework of the existing and proposed habitats.
 - e. To maintain and enhance existing biodiversity and green ecological corridors throughout the site. Manage and enhance the habitat types and ensure their future longevity.
 - f. To maintain health and safety requirements to all publicly accessible areas of public open space for all residents and visitors.
 - g. To be compliant with current biosecurity policy and encourage the use of locally sourced and grown planting stock. Any replacement planting shall be native and include seeds and plants from local sources of provenance. All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

4. MANAGEMENT OF EXISTING HABITAT COMPONENTS

General Management Aims and Objectives

4.1 Aims and Objectives;

- a. To maintain and enhance existing biodiversity and green ecological corridors throughout the site.
- b. Manage and enhance a mosaic of habitat types that will ensure future longevity.
- c. To maintain health and safety requirements to all publicly accessible existing habitats.
- d. Any replacement planting shall be native and include seeds and plants from local sources of provenance.
- e. Prevent the spread of invasive species.
- f. Keep the site litter free.

Existing Trees and Field Hedgerows

Management Prescriptions

- 4.2 Undertake preliminary remedial work for each specific retained tree as detailed in the Tree Survey Schedule. This includes, but may not be limited to, the following:
 - a. Removing deadwood
 - b. Crown cleaning
 - c. Cut and remove ivy
 - d. Pruning basal tree growth
 - e. Target pruning
- 4.3 Further remedial work such as pruning / tree surgery, removal of dead, dying or diseased wood shall be carried out following the annual review.
- 4.4 The management of trees will generally be non-intervention unless for reasons of health and safety, in which case arboricultural advice will be sought and followed.
- 4.5 Protect retained trees and hedgerows and their root protection areas from disturbance during construction and aftercare works in accordance with the site Arboricultural Statement and BS5837.
- 4.6 The future management of the hedgerows shall encourage thickening, planting up gaps and generating an uneven and broad min. 2m margin in order to create a range of microhabitats for various species.
- 4.7 The existing hedgerows shall be trimmed on a 3-5 year rotation, which will always leave areas to fruit and flower thereby providing a foraging source. Avoid trimming all hedges in the same year, cutting no more than a third of the hedgerow height in any year. The hedgerow should be allowed to grow up to and maintained at 2.4-3.6m tall. Hedgerow junctions shall only be trimmed very occasionally in order to provide an alternative habitat.
- 4.8 Pruning of hedgerows should encourage the development of tall "A" shaped, full hedgerows with a dense base cover.

- 4.9 A strip of uncut vegetation shall be left at the base of the hedge as rough grassland to further enhance the hedgerow. This shall be managed as rough grass margin.
- 4.10 A review of the hedgerows shall take place to determine if there are any sections that are deteriorating with gaps (of 1m or more), hollow bottoms and die back. Plant gaps 1m or wider within existing hedgerows to improve their function as a corridor feature, using locally native 60-80cm whips and transplants. Plant in a double staggered row at 400mm centres with 350mm between rows. Supply each plant with a 500x500mm mulch mat pegged into place and a 50mmØ x 600mm Tubex Easy Wrap (or equal & approved) secured and caned in place. The soil should be improved with well-rotted manure prior to planting. The existing plants on either side of the gap shall be coppiced to provide room and light for the new plant. If livestock are to be kept within the fields adjacent to the hedgerow then a stock fence should be provided a minimum of 1m from the hedgerow to prevent grazing damage.
- 4.11 If the hedgerow requires regenerating or to prevent the hedgerows turning into a line of trees then hedge laying/ trimming/ coppicing followed by further gapping up could be undertaken following consultation with the Arboriculturalist / Ecologist.
- 4.12 The hedge shall be re-laid after a further 10-25 years in light of the monitoring programme.

Existing Waterbodies

Management Prescriptions

- 4.13 Undertake an annual maintenance visit in July/August to monitor vegetation and remove undesirable weeds by hand.
- 4.14 The presence of invasive alien species should be monitored and managed with the aim of eradication if found to be present.
- 4.15 Provide regular maintenance such as removal of litter and unwanted objects.
- 4.16 Undertake monitoring e.g. on a monthly basis of inlets, outlets and overflows for blockages. Clear where possible.
- 4.17 Ongoing management to the bankside should be 'light touch' to maximise any vegetation present.
- 4.18 Bank vegetation should be managed through cutting back vegetation on a 3 year rotation with arisings removed to control any vigorous plants present. Cutting should be undertaken at a time to avoid disturbance to wildlife, with an optimal time period between September-November.
- 4.19 Any algae present such as blanket weed will be thinned to leave a 1/3 coverage as required. Care should be taken when clearing out algae that this does not disturb wildlife inhabiting or breeding within the plant mass. Algae can be removed by hand or using a pitchfork and should be left on the bank edge for 48 hours to allow any animals to re-colonise the water, before it is taken away for disposal.
- 4.20 Following consultation with an Ecologist and Engineer, every three years or when otherwise required excessive silt debris should be removed on a rotational basis either by mechanical or manual means prior to new annual growth. All debris should be removed and used to create habitat piles close to the water body. Where this is not possible, arisings should be removed in accordance with licensing regulations.
- 4.21 Undertake remedial actions such as repair erosion or other damage by re-seeding or re-turfing, removing the build-up of sediment etc. as required.

- 4.22 No fertilisers or herbicides should be used within this area, with the exception of the treatment of invasive species.

Existing Scrub Planting

Management Prescriptions

- 4.23 The scrub shall be managed with a program of selective coppicing of small groups of tree / shrub plants on a 7 year cycle.
- 4.24 Large areas of bramble growth shall be managed to prevent encroachment into the areas of mixed scrub growth and smothering of scrub regeneration. Bramble patches can be divided into small coupes and cut on a shorter rotation on a 2-3 year cycle with no more than half the area cut in one year, with the arisings removed. If required, the brambles can be cut regularly in the summer to prevent further encroachment. Any unwanted seedlings or re-growth shall be treated with herbicide by weed wiping if cutting is not sufficient control.
- 4.25 The scrub edge buffer will be cut or strimmed annually each autumn in order to create and maintain a mosaic of long (semi-rank) and short (>15cm) grassland areas and scrub. One third of the area will be strimmed each year, so that the entire buffer will receive a cut once in a three year period.
- 4.26 Strimming and scrub removal will be completed during winter (mid September – February) to avoid the active season for birds, reptiles and hedgehogs and allow plants to fruit, thereby providing foraging opportunities for many species including badgers.
- 4.27 Generally, manage to promote biodiversity. A variety of scrub and tree species and age structures are therefore required. This will likely involve selective thinning / removal of trees / seedlings from scrub to prevent complete succession to woodland, coppicing to promote age structure diversity, with limited vegetation (scrub and tree) succession to maturity.

Existing Habitat Monitoring

- 4.28 General monitoring of the existing habitats and management actions will fall under the Annual Management and Maintenance Review (AMMR) with the findings informing any changes to the management strategy. The management plan shall be adjusted accordingly with any subsequent remedial works to be defined by the Arboriculturalist / Ecologist and agreed with the LPA and adjacent building occupiers/owners before works commence on site.
- 4.29 Monitoring shall also incorporate an annual tree safety survey on existing trees close to public paths and woodland boundaries, trees fronting public roads and paths to identify any structural defects, including dead or broken branches, cracks, decay, and root decay that may require remedial works for safety reasons. Additional surveys may be required after major storms.

All Tree and Hedgerow Work and Surveys

- 4.30 All tree work (including work to dead, dying and diseased trees) shall be carried out by an Arboricultural Association approved contractor (arboricultural contractor or arborist) to latest version of BS 3998: Recommendations for Tree Work (at the time of writing: 2010); whom, unless by agreement to the contrary, shall be responsible for obtaining all necessary felling licenses pertaining to the work.
- 4.31 Contractors should be aware of the legal protection afforded to breeding birds/nests, amphibians and bats/bat roosts. The bird nesting season is generally (although not restricted to) March - August inclusive. Under no circumstances shall trees be removed and or disturbed during this time if there are bird's nests present. Should works be required within this period the vegetation must first be

inspected by an ecologist who will advise on any restrictions necessary to protect nesting birds. Cutting in February allows the fruit to remain on the trees for the longest period to feed the birds. Overtime, changes to the tree such as ivy on trees or the development of splits or holes may make them more suitable as a bat roost. Prior to any works taking place at any time of year the trees shall be assessed for the suitability for roosting bats by an Ecologist and appropriate mitigation and/or licencing will be undertaken as required.

5. MANAGEMENT OF PROPOSED SOFT LANDSCAPE COMPONENTS

- 5.1 This incorporates all 'publicly accessible' soft landscape and boundary treatments (where applicable) including tree planting, shrub and herbaceous beds, scrub planting, screen planting, hedge planting and grassland.
- 5.2 The management requirements for new planting will need to change as the planting establishes and begins to mature. Three phases are identified as below. However, as these definitions are not mutually exclusive (of one another) a programme of monitoring will be necessary to ensure the LMMP aims and objectives are effectively realised.

Proposed Planting Management Phases

- 5.3 *Short Term (1-3yrs)*; the initial establishment period will require more frequent maintenance operations to ensure planting thrives without competition and planting sundries are maintained. Cosmetic and/or functional pruning operations may be carried out during this timeframe to ensure the overall aims and objectives are met and to ease the maintenance burden over medium to long term timeframe. Management examples may include removal of crossing/rubbing branches to maintain general tree health, removal of tree supports once wind firm, crown reduction to maintain appearance, or removal of branches to manage conflicts both 'on' and 'off' site.
- 5.4 *Medium Term (3-10yrs)*; as the development establishes and matures, the management regime will shift to ensure longevity. Pruning and/or other operations may be required. Precise timing will be dependent on a programme of monitoring to ensure effective maintenance is carried out at the appropriate time.
- 5.5 *Long Term (10-25+yrs)*; as the development moves towards maturity, continual periodic monitoring will ensure that effective maintenance is carried out at the appropriate time in order to maintain site health and safety.

Proposed Woodland or Proposed Woodland, Tree and Shrub Mix and Coppice Mix PlantingManagement Aims and Objectives

5.6 The following shall be observed:

- a. Ensure the establishment and continuing health of the new woodland planting.
- b. Promote a diverse woodland mix and structure through managing the woodland and woodland edge respectively, including a rough grass woodland margin and scrub edge.
- c. Limit the spread of invasive growth into surrounding habitats.
- d. Maintain a mosaic of scrub and open spaces for greater wildlife value.
- e. Promote natural regeneration of scrub where habitat expansion is required.
- f. To maintain health and safety requirements to all publicly accessible areas of woodland for all visitors.
- g. Retain the wildlife value of the trees with any remedial works taken under advice from a suitable qualified ecologist.

Management Prescriptions*Short Term Management*

- 5.7 Refer to section 6 for general maintenance operations.
- 5.8 In late autumn of each year the site will be inspected and a programme of work for the next twelve months agreed. Actions required might include practices such as formative pruning and replacement of stock.
- 5.9 Plants shall also be monitored for damage from grazing deer. If significant damage occurs a review by a suitably qualified Ecologist will be required to determine an appropriate deer management scheme which gives consideration to the need for continued public access to the woodland area.

Medium Term Management

- 5.10 Protection – Remove (remnants of) tree guards before they start to restrict growth. Stakes will be removed following a test on sample trees. To test whether trees are root-firm, sample trees within a group (say 10%) shall be untied in spring and monitored over the next growing season. When firmness is proven, remove all remaining stakes and ties, fill in resulting post holes and remove surplus materials. Where stakes and ties are still necessary, further inspections will be required to adjust and maintain them in good order, ensuring that stems are not being damaged.
- 5.11 Once good establishment of the planting areas has been achieved, the density of the planting can be reduced by selective thinning. Thinning should aim to promote the growth of a good field layer and prevent the growth of tall and spindly trees or where adjacent branches are touching or overshadowing each other. The felled timber or cuttings will be left within the woodland areas as directed by the ecologist.
- 5.12 For coppice planting areas, 25% of the planting shall be coppiced on a two to three year rotation. Avoid coppicing in large groups, instead select individual plants to coppice to avoid large gaps in the planting.
- 5.13 Continue to weed seasonally.

Long Term Management – Small Planting Areas

- 5.14 The woodland shall be managed by felling and replanting in order to gradually generate a mixed age woodland. This includes a program of selective felling and replanting with locally native species, of small groups of mature or over-mature trees on a 10-year cycle. Where possible, the management of naturally regenerated seedlings should be used to provide replacement trees rather than replanting. Replanting should aim to give a varied structure including some dense and open areas.
- 5.15 Some trees with splitting bark, fallen limbs and cavities developing shall be retained as potential habitats and bat roosts unless the tree becomes dangerous when in proximity to areas available to public access. Such trees would not be removed unless hazardous.
- 5.16 Selective thinning within the graded edges will be required on a 5 yearly cycle to open up and diversify the age and structure. The scrub margin can be cut every 2-5 years.
- 5.17 Continue to coppice the planting as per the medium term management above.
- 5.18 Seasonal weeding around new planting growth will be required to prevent smothering as above. Dense stands of bracken or bramble may be treated with herbicides as per the general maintenance operation guidelines.

Proposed Street Trees and Specimen Trees

Management Aims and Objectives

- 5.19 The following shall be observed:
- The aftercare of the trees should be tailored to their size requirements and ensure a safe and healthy development whilst promoting their wildlife value.
 - To maintain health and safety requirements to all publicly accessible areas of public open space for all residents and visitors.
 - Maintain bark mulch and weed control.
 - To control the spread of pests and diseases.

Management Prescriptions

Short Term Management

- 5.20 Refer to section 6 for general maintenance operations.
- 5.21 In late autumn of each year the site will be inspected and a programme of work for the next twelve months agreed. Actions required might include practices such as formative pruning and replacement of stock.
- 5.22 Box headed trees – Clip to maintain the box shape with shears / secateurs twice during the growing season. Firstly, at the beginning of the season in mid May - mid June and secondly in late August before the flush of new bud growth. Take care not to clip any new bud growth which will form next year's first leaf growth.

Medium to Long Term Management

- 5.23 Continue to monitor and act upon findings to ensure the aims and objectives continue to be met. Follow the tree work guidelines given in section 4.
- 5.24 Box headed trees – Continue to clip twice a year as above to maintain the box shape.

Proposed Fruit Trees (Orchards)

Management Aims and Objectives

5.25 The following shall be observed:

- a. The management of fruit trees should be tailored to the individual tree and species growth habit and ultimate shape.
- b. The aftercare should ensure a safe and healthy development whilst promoting their wildlife value.
- c. To maintain health and safety requirements to all publicly accessible areas of public open space for all residents and visitors.
- d. Maintain bark mulch and weed control.
- e. To control the spread of pests and diseases.

Management Prescriptions

General

- 5.26 For apple and pear species carry out pruning during the winter months November – March. Late winter is preferable before new growth appears. Avoid heavy frosts and unseasonably warm weather.
- 5.27 For stone fruit species (Plum, Damson, Cherry and Gage) carry out pruning during midsummer for maintenance and early spring for formative pruning in order to avoid Silver Leaf disease risk.

Short Term Management

- 5.28 Refer to section 6 for general maintenance operations.
- 5.29 The first 3-5 years the tree management should focus on formative pruning with the following objectives:
- a. To develop a clear stem/ trunk as a standard or half-standard tree.
 - b. The aim is to generally create an open centred tree (goblet-shaped) for most trees or an open tree with a central leader for plums and damson species.
 - c. To develop an evenly spaced and strong open branch framework above the height of maintenance machinery.
 - d. To create a framework that allows air flow and light into the tree crown.
 - e. To remove crossing, badly placed, inward growing branches and damaged wood.
 - f. To remove any dead, dying or diseased wood.
 - g. To remove suckers or other unwanted growth.
 - h. Prune to just above an outward facing bud.

8.1 Apple and Pear - For maiden whips carry out formative pruning as below:

To create a clear stem height (For maiden whips)

- a. Leave the central leader unpruned until the desired stem height has been reached.
- b. 1st Year - Cut back any side shoots to leave snags with 2-3 buds (50-75mm long).

- c. 2nd Year and beyond – Cut back new side shoots to leave snags with 2-3 buds (50-75mm long). Remove previous year's cut side shoots. Progressively remove the side shoots from the ground up to the desired stem height.

8.2 Apple and Pear - Bush and half standard orchard trees will be two years old and will have had some formative pruning at the nursery. Further formative pruning shall be as follows for all trees:

To create the branch framework

- a. 2nd Year – If not already done, create the clear stem height by removing any side-branches below 0.5m as these are too low to be usable. (bush and half standards)
- b. 2nd Year – If not done already by the nursery cut back the central leader to approx. 75cm on bush form trees (leaving 3-4 strong laterals below).
- c. 2nd Year – Select the strongest 3-5 evenly spaced secondary leaders to form the first framework of branches and cut back by half. Cut back remaining laterals to 4/5 buds. The aim is to create a framework of evenly spaced main branches radiating from the trunk.
- d. 3rd Year and beyond – Continue to prune the leader of each main branch by a quarter of the season's growth in order to encourage new branches and spurs and to maintain a good shape. Prune young laterals (side shoots) to 4-6 buds unless it is weak in which case prune back to 2-3 buds to promote growth. Remove any crossing or overcrowded shoots. To create an open centred bush tree (goblet shaped) remove any strong central leaders that grow higher than the first tier with several main branches below.

5.30 For stone fruit trees:

- a. Half standards - To avoid excessive growth cut off the leader shoot when the tree is 2m tall.
- b. Bush forms – if not already done, cut back the main stem to approx. 90cm.
- c. All - Shorten the ends of spreading branches to keep the desired shape.

Medium to Long Term Management

5.31 Follow the tree work guidelines given in section 4.

5.32 Maintenance pruning shall have the following objectives:

- a. Once the tree has reached its optimum height annual pruning shall be needed to control the size of the tree and maintain a balanced shape.
- b. To maintain a balance between vegetation growth and fruit production.
- c. To create a strong framework of branches that allows air flow and light into the tree crown.
- d. To remove weak, crossing, badly placed and inward growing branches and damaged wood.
- e. To remove any dead, dying or diseased wood.
- f. To remove suckers or other unwanted growth.
- g. Prune to just above an outward facing bud.

Apple and Pear Maintenance Pruning

- a. Prune branch leaders by a third of season's growth, but don't prune very vigorous growth.

- b. Prune laterals over 15cm long to 6 buds. If over 30cm remove completely.
- c. Remove overcrowded spur systems thinning out the spurs on the underside of the branches.
- d. On older trees large sections in the centre can be removed to keep the crown open. Smaller branches with fruiting spurs can remain.
- e. Any pruning should aim for space of approx. 45cm between the tips of the branch leaders.
- f. Prune no more than 20% of the crown in a year.

Stone Fruit Trees

- a. For bush forms the aim is to create an open-centred tree but with pruning kept to a minimum.
- b. Remove any buds developing on the lower trunk and any suckers arising from the rootstock.
- c. Limit pruning to removing crossing, weak, vertical and diseased branches / shoots.

Mulberry Trees

- a. Keep pruning to a minimum only removing the leader on young trees and congested, crossing, damaged branches and over dominant side shoots on older trees.

Proposed Ornamental Hedgerow Planting

Management Aims and Objectives

- 5.33 The following shall be observed:
- a. Maintain the hedgerow to encourage healthy establishment and a good, neat shape.
 - b. Prevent the spread of undesirable species.
 - c. Avoid ingress onto public paths.
 - d. Keep hedgerow base litter free.

Management Prescriptions

Short Term Management

- 5.34 Refer to section 6 for general maintenance operations.
- 5.35 Pruning - Pruning the hedgerow shall have the following objectives:
- a. To remove any dead, dying or diseased wood.
 - b. To remove suckers or other unwanted growth.
 - c. To achieve a regular height of 1.2m with trimmed edges and top.
 - d. Formal hedgerow along site boundaries - to a maximum height of 200mm above the adjoining fence with trimmed edges and top.
 - e. Formal Buxus hedgerow - to a 400 x 400mm box with trimmed edges and top.
- 5.36 Carry out formative pruning in the first two years to promote dense hedge growth as below:
- a. Deciduous hedgerows with dominant leader (apical dominance) e.g. *Carpinus* spp., *Fagus sylvatica* etc.: usually exhibit two growth spurts during the year - one main flush during spring and a second, smaller flush in late summer. The leader should therefore be left to achieve

desired height (1.2m) before 'topping' the hedge. In order to keep the hedge tidy, side branches can be trimmed to achieve desired shape (box) after first (Spring) & second flush (during September) but before the leaves change colour and fall. This process is then repeated until the desired shape, form & size (1.2m tall x 0.5m wide) is achieved.

- b. Deciduous /semi-evergreen hedgerows with bushy habit (decurrent, weak apical dominance) e.g. Ligustrum spp.: trim top & sides at regular periods throughout the spring & summer growth period to maintain a neat tidy appearance.
- c. Small evergreen hedgerows (e.g. Buxus spp.): lightly prune to achieve desired shape, form & size (0.5m tall x 0.5m wide).
- d. Evergreen hedgerows (e.g. Prunus, Cotoneaster, Pyracantha spp.) Lightly prune to achieve desired shape, form & size (1.2m tall x 0.5m wide), preferably at the end of winter but before the first buds appear; alternatively, prune after flowering to avoid compromising the spring flowers.

Medium to Long Term Management

5.37 Continue to weed seasonally.

5.38 Maintenance pruning shall include:

- a. Deciduous hedgerows (stocky, bushy at the base of plant e.g. Carpinus, Corylus, Fagus) – Trim annually in June and again in August to a shape that tapers at the top.
- b. Evergreen hedgerows (upright plants e.g. Buxus, Lonicera, Escallonia) – annually trim the top and sides to maintain the desired shape and height through the summer (May to September).
- c. Evergreen hedgerows (conifers and other evergreens e.g. Prunus, Cotoneaster, Pyracantha) – annually trim the hedge and leading shoot to the desired shape and height through the summer until August. Avoid hard pruning to expose old wood.

5.39 Protection – Remove (remnants of) tree and shrub guards before they start to restrict growth.

5.40 Once good establishment of the hedgerow planting areas has been achieved, the density of the planting can be reduced if required by selective thinning to prevent encroachment onto adjacent pathways.

5.41 Contractors should be aware of the legal protection afforded to breeding birds/nests, amphibians and bats/bat roosts. Some formal hedgerow maintenance pruning will be required during the bird nesting season (March-August inclusive). If completed regularly these operations should not be invasive or directly affect nesting birds or wildlife. However, the hedgerows should be inspected prior to any works being carried out to ensure that nesting birds aren't present or will not be disturbed. If birds are present the pruning should be left until the young have fledged the nest.

Proposed Ornamental Shrubs, Groundcover, Herbaceous, Grasses and FernsManagement Aims and Objectives

5.42 The following shall be observed:

- a. Ornamental planting should be managed to promote the healthy growth and development of decorative features such as flowers, foliage and stems.
- b. Allow plants to flower and fruit / set seed
- c. Prevent the spread of undesirable species.
- d. Avoid encroachment onto public paths and play areas.
- e. Keep shrub beds litter free.

Management Prescriptions*Short Term Management*

5.43 Refer to section 6 for general maintenance operations.

5.44 In late autumn of each year the site will be inspected and a programme of work for the next twelve months agreed. Actions required might include practices such as thinning, coppicing, and/or replacement.

5.45 Any losses or damage to shrubs are to be noted and replaced for five years from scheme completion for planning compliance. Thereafter plant and replace to ensure continuity of cover. Continual failure of a species at a particular locality may suggest general unsuitability for the location.

5.46 Carry out formative pruning in the first two years to promote bushy growth as below:

- a. Specimen shrubs - only requires light trimming and shaping in the first few years.
- b. Young shrub planting - only requires light trimming and shaping in the first few years.
- c. Evergreen planting - in mid-spring before growth starts.
- d. Deciduous early flowering shrub planting – trim after flowering.
- e. Deciduous mid-summer flowering shrub planting – trim in early to mid-spring.
- f. Winter flowering shrubs – trim in spring.
- g. Species with coloured stems/large foliage (e.g. Cornus) - In the second or third spring coppice plant in Feb-March to 7.5cm from the ground and thin outside shoots.
- h. Lavandula - prune annually to keep a compact shape after flowering in late summer.
- i. Herbaceous – Dead head to prolong flowering (e.g Monarda, Rudbeckia, Salvia, Stachys). Annually cut down after flowering ceases.
- j. Herb planting – Cut back Allium sp. down to ground after flowering. Lightly trim Thymus after flowering.
- k. Ornamental Grasses (Deciduous) – Trim to ground level before growth starts in early spring (except Pennisetum which grows later and therefore needs cutting in April).
- l. Ornamental Grasses and Sedges (Evergreen and Semi Evergreen) – Annually trim and comb through spent flower stalks, unsightly scorched foliage or diseased leaves individually in Spring, taking care not to cut any new season's growth.
- m. Ferns – Remove any dead or unsightly fronds before the new unrolling leaf tips appear.

Medium to Long Term Management

- 5.47 Continue to monitor and act upon findings to ensure the aims and objectives continue to be met. The annual review will determine future management operations; this may include selective thinning, additional planting/replacements and further dividing.
- 5.48 Carry out maintenance pruning as below:
- a. Specimen shrubs – only require light trimming to maintain shape and prevent leggy growth. Remove branches that overhang adjacent paths / drives. Prune as per deciduous early flowering shrubs below.
 - b. Evergreen shrubs – large and slow growing shrubs will require little pruning except the removal of unhealthy, dead, diseased or damaged shoots and unsightly/badly positioned shoots. Formal clipped evergreen planting (e.g. *Lonicera nitida*) shall require shaping and trimming to maintain the desired form and size. Prune in mid-spring just before new growth begins, or until flowering has finished (winter/early spring flowering).
 - c. Deciduous early flowering shrub planting – prune after flowering and remove some stems to ground level to avoid becoming too bushy. Remove spindly and twiggy growth right back. Remove at least 20% of old stems to the base.
 - d. Deciduous mid-summer/autumn flowering shrub planting – prune in early to mid-spring the previous year's flowering stems to within 1-2 buds of old wood.
 - e. Winter flowering shrubs – prune in spring.
 - f. Species with coloured stems/large foliage (e.g. *Cornus*) - cut back every 2-3 years in Feb - March to the previous coppice stubs. Fertilise each spring to support new growth.
 - g. *Lavandula* planting – prune established plants after flowering in late summer to remove flower stalks and 2.5cm of the current year's growth maintaining some green growth. If plants become old and woody they should be replaced.
 - h. Herbaceous - continue to deadhead flowers and annually cut after flowering ceases. Divide perennials to control their spread. If space in the bed they can be replanted.
 - i. Herb planting – cut back or trim. Regularly divide or thin the *Mentha* sp. to prevent the plant becoming invasive.
 - j. Ornamental Grasses and Sedges (Deciduous and Evergreen) – cut back or trim as per formative pruning above. Divide plants to control their spread and outgrown their space. Replant if an alternative space is available in the bed.
 - k. Ferns – continue to remove any dead or unsightly fronds before the new unrolling leaf tips appear. Divide plants in early spring when they become too large.
- 5.49 Advise client when thinning of groundcover planting may be necessary and await instruction before carrying out this work so as to maintain ornamental shrub areas.
- 5.50 Continue to weed seasonally.
- 5.51 Contractors should be aware of the legal protection afforded to breeding birds/nests, amphibians and bats/bat roosts. Some larger shrub maintenance pruning will be required during the bird nesting season (March-August inclusive). If completed regularly these operations should not be invasive or directly affect nesting birds or wildlife. However, larger shrubs should be inspected prior to any works being carried out to ensure that nesting birds aren't present or will not be disturbed. If birds are present the pruning should be left until the young have fledged the nest.

Proposed Bulb PlantingManagement Aims and Objectives

- 5.52 Bulb planting should be managed to promote the healthy growth and development of flowers.

Management Prescriptions*Short to Long Term Management*

- 5.53 Divide clumps of bulbs as necessary six weeks after flowering. Remove any faded flowers to extend the season and improve the vigour of the bulbs. Deadhead bulbs but allow leaves to die down before removing or cutting back to ground level.
- 5.54 Watering - water as necessary to maintain moist soil conditions during the growing season.
- 5.55 Fertilizer - no feeding should be necessary during the first year. For subsequent years, one or two applications of high potash fertilizer annually will encourage large bulbs to form/promote flower production.
- 5.56 Overcrowded clumps - after the foliage and flowers have died down, lift the bulbs with their leaves on when the soil is moist, using a border or hand fork. Divide clumps of bulbs by hand, trying to avoid damaging the roots. Ideally replant singly, with adequate spacing. Water in thoroughly to settle the roots.
- 5.57 Check regularly for damage or infection and remove as necessary.

Proposed Pond Aquatic and Marginal PlantingManagement Aims and Objectives

- 5.58 Where the ground is only occasionally or seasonally wet refer to the pond edge meadow grassland maintenance requirements.
- 5.59 Otherwise the pond edge sowings or coir mat/ roll planting shall be managed to provide a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. This shall be managed by cutting back on rotation.
- 5.60 Cleaning of water inlets and outlets should be undertaken as required to prevent blockages.

General Management Prescriptions*Short Term Management*

- 5.61 Undertake an annual maintenance visit in July/August to monitor vegetation and remove undesirable weeds by hand.
- 5.62 Replacements - Any dead or dying plants will be replaced with equivalent stock and planted during the next planting season.

Medium – Long Term Management

- 5.63 During the third year of the management period the process of colonisation of the permanently wet areas by the proposed emergent planting shall be reviewed when a more predictable seasonal pattern of water levels will be known. If at this stage it was considered appropriate, suitable native plant material from existing thriving water bodies could be introduced to the area to aid colonisation.

- 5.64 Every third year sections of emergent/ marginal should be cleared between September and November, where necessary, and by hand (or mechanical means) and vegetation should be left to re-grow naturally to promote species diversity and a variation in structure.
- 5.65 Annually, during winter months, clear a third of the permanent open water area. This is to ensure the water body and its margins do not become choked with accumulating plant debris and emergent vegetation. No more than one third of the surface area of the permanent water area will be cleared during a single operation.
- 5.66 Following consultation with an Ecologist and Engineer, every three years or when otherwise required excessive silt debris should be removed on a rotational basis either by mechanical or manual means prior to new annual growth. All debris should be removed and used to create habitat piles close to the water body. Where this is not possible, arisings should be removed in accordance with licensing regulations.

Grassland Generally

Grass Maintenance Operations Generally

- 5.67 Maintenance of grass areas will be as described in BS 7370: Part 3, 1991 in suitable weather conditions and shall have the following objectives:
- a. Any shrinkage and/or depressions, bare patches and other failed areas will be rectified in accordance BS 7370-3; if returfing: Clause 12.2, if reseeding: Clause 12.6.
 - b. Humps, bumps and hollows will be rectified in accordance with BS 7370-3, clauses 12.4 and 12.5, quality and appearance to match the existing.
 - c. Prior to any grass cutting operations commencing, all litter and obstructive debris shall be removed.
 - d. Fertiliser – Spring and autumn application granular fertiliser shall be applied only as required to help establish a healthy sward. (In March of each year apply a 9/7/7 fertiliser at 35g/m². In September of each year, apply a 3/12/12 fertiliser at 35g/m²). All fertilisers are to be stored and applied in accordance with the manufacturer's instructions. Depending on the vigour and health of the plant, fertiliser applications may be suspended as part of the regular inspection programme. Fertiliser should not be applied to areas of species rich grassland.
 - e. No burning, shredding or chipping on site will be allowed.
 - f. Generally, allow naturally colonizing species to emerge where appropriate e.g. in low maintenance grass / species rich grassland, but remove invasive 'weed' species.
 - g. Within amenity and close mown grass areas prevent the encroachment of large herbaceous or scrub species, keeping amenity grassland areas free of flower stalks and weed species.
 - h. Any damage caused during cutting such as trampling, rutting, abrasion or scalping should be repaired at the earliest opportunity to maintain an attractive sward.
 - i. Litter and excessive fallen leaves should be removed regularly to maintain a neat appearance.
 - j. DO NOT USE mowing machinery or nylon filament rotary cutters closer than 100mm to tree stems. For operations close to stems, use hand tools. N.B. USE OF HAND TOOLS WILL GENERALLY NOT BE REQUIRED IF TREES ARE MULCHED IN ACCORDANCE WITH THE SPECIFICATION AND THIS DEPTH IS MAINTAINED OVER and BEYOND THE RECTIFICATION PERIOD.

- k. Soft edges to seeded areas adjacent to shrub planting beds and HS+ trees are to be cut back to clean straight lines and/or smooth curves as directed by the planting plan geometry. Soil is to be drawn back and mulch topped up as required in compliance with the specification.
- l. Grass should be removed from all hard surfaced areas, paths, pavements and gravel/mowing strips to prevent the build-up of moss/lichen/slippery surfaces/nutrient enrichment.
- m. If standing water occurs, aeration with a spiked roller or other approved implement having tines which penetrate 50-100mm into the soil surface shall be carried out once per month between September and April inclusive on all areas.

5.68 Time of first cut - Mar/Apr after Autumn sowing or Jun/Jul after Spring sowing.

5.69 Monitor grass erosion annually and reinstate damaged or worn areas. Resow failed areas of grassland with original specification seed mix. Protect with temporary fencing until sufficiently established for intended use and water as necessary.

5.70 For bulb planting swathes in grass the frequency of grass cutting is to be adjusted so that the grass can be left to grow longer around the bulbs and is cut a minimum of 6 weeks after the season flowering has finished. Therefore after winter and spring flowering the grass shall be cut from June and after summer flowering from September.

Amenity Grassland

Management Aims and Objectives

5.71 The following shall be observed:

- a. Amenity grassland forms the majority of the grassland area and shall be managed more intensively in order to provide more formal recreational space.
- b. Maintain a safe useable surface for public use.
- c. Standard grassland refers to the majority of the amenity grassland.
- d. Close Mown refers to the mown paths shown on the proposals plan.

Management Prescriptions – Standard

Short to Long Term Management

5.72 Grass areas will be maintained in suitable weather conditions as Category E grass in accordance with the Tables 1, 2 and 6 of BS7370: Part 3 1991, but mown monthly to 50mm between April and November with a maximum allowable height of growth of 100mm, but with cuttings removed.

5.73 The standards to be achieved for short amenity grass shall be as follows, abstracted from Table 6 of BS7370: Part 3 1991:

- a. Total ground cover (by area) to be at least 75%.
- b. No stones or hard litter at the surface with a diameter greater than 25mm.

Management Prescriptions – Close Mown

Short to Long Term Management

- 5.74 Grass areas will be maintained in suitable weather conditions as Category D grass in accordance with the Tables 1, 2 and 6 of BS7370: Part 3 1991, i.e. mown weekly or fortnightly to 25mm between April and November with a maximum allowable height of growth of 50mm, but with cuttings removed.
- 5.75 The standards to be achieved for short amenity grass shall be as follows, abstracted from Table 6 of BS7370: Part 3 1991:
- a. Total ground cover (by area) to be at least 80%.
 - b. No stones or hard litter at the surface with a diameter greater than 25mm.

Turf grassland

- 5.76 Turf grass shall be cut to 25mm and watered immediately after installation. Continue to water the grass to ensure establishment during the first growing season.
- 5.77 Once established maintain the grassland as per amenity grass above.
- 5.78 Apply a spring lawn fertiliser in the second growing season.

Species Rich / Meadow / Wet Grassland

Management Aims and Objectives

- 5.79 The following shall be observed:
- a. Species rich grassland shall be managed less intensively in order to provide a more diverse sward with greater biodiversity value.
 - b. Prevent the spread of undesirable species
 - c. Prevent soil enrichment by removing mowing arisings.
 - d. Provide a visual distinction between the areas for recreation (amenity grassland) and areas for wildlife value.
 - e. Create and manage areas for the benefit of *inter alia* great crested newts, reptiles and invertebrates.

Management Prescriptions

Short Term Management

- 5.80 Once sown, the site will require good weed management. Regular mowing/ topping in the first year will generally control the annual weed growth and can be cut to a height of 50mm. However, treat residual perennial weeds with a selective herbicide or glyphosate by either spot spraying or by weed wiping with a wick applicator.
- 5.81 Following an autumn sowing the grass shall not be cut in spring or early summer in order to allow any sown annuals such as yellow rattle to flower. Instead the first cut shall take place in midsummer before the annual flowers can die back and set seed and the arisings removed. Mowing / topping regularly can then continue.
- 5.82 Grass areas will be maintained in suitable weather conditions as Category H grass in accordance with the tables 1, 2 and 6 of BS7370: Part 3 1991, i.e. mown once OR twice a year with no maximum allowable height of growth once established (i.e. the first flowering season shall be sacrificed to prevent the more vigorous grasses outcompeting the less vigorous wild flowers).
- 5.83 The standards to be achieved for the sward stated above shall be as follows, abstracted from Table 6 of BS7370: Part 3 1991:

- a. Total ground cover (by area) to be at least 40%.
- b. No stones or hard litter at the surface with a diameter greater than 75mm.

5.84 Oversow with the same seed mix as necessary.

First growing season

- a. Time of first cut: Midsummer
- b. Height of first cut: to 50 mm.
- c. Frequency of subsequent cutting (minimum): Every 2 weeks or as required to cut to a height of 50mm, until September/October
- d. Mowing regularly will control the annual weed growth.
- e. Remove cuttings to avoid smothering the sward.

Second growing season

- a. Time of cut: Single cut in September after flowering.
- b. Height of cut: to 75 mm.
- c. Cut arisings to be left on the ground for 2 days to allow seed heads to dry and fall to ground for re-establishment, then removed from site.
- d. Control invasive weed species by further cutting if required. Problem perennial weeds in established grassland can be controlled by carefully targeted applications of a suitable herbicide, this will take the form of either spot spraying or by weed wiping with a wick applicator. Carry out in winter or early spring when weeds are easier to identify.

Medium to Long Term Management

5.85 Continue the mowing regime as detailed above to develop vigorous wildflower grassland. Oversow with the same seed mix as necessary.

Proposed SUDs Basin / Swale

Management Aims and Objectives

- 5.86 The following shall be observed:
- a. The basin grassland shall be managed less intensively in order to provide a more diverse sward with greater biodiversity value and habitat potential.
 - b. The management shall be reviewed and amended as necessary if the conditions become variable generating areas that are either only seasonally wet or areas that are permanently waterlogged or boggy.
 - c. Prevent the spread of undesirable species
 - d. Prevent soil enrichment by removing mowing arisings.
 - e. Undertake an annual maintenance visit in July/August to monitor vegetation and remove undesirable weeds by hand.
 - f. Keep area litter free and remove excessive fallen leaves regularly.

- g. Where installed, cleaning of water inlets and outlets should be undertaken as required to prevent blockages.

General Management Prescriptions

a. Short to Long Term Management – Seasonally Wet

- 5.87 Where the ground is only occasionally or seasonally wet the basin grassland shall follow the management of the species rich grassland above.

Short to Long Term Management – Permanently Wet / Waterlogged Soils

- 5.88 During the first year the management of the basin grassland will be the same as for the seasonally wet areas above, as much as is practical depending on the conditions. The aim is to control and cut the annual weed growth by regular cutting.
- 5.89 In the following years the aim will be to create a varied structure of grassland planting to generate a wetland edge habitat. This will include clearing by hand (or mechanical means) and removing sections of planting on a 2-3 year rotation. Any dense stands of single species that colonise can also be selectively thinned as required.
- 5.90 Any vegetation removal shall take place between September and November to minimise disturbance to wildlife. Any aquatic vegetation removed will be left on the ground near to the pond for at least two days to enable any wildlife present to return to the water prior to its removal and disposal.
- 5.91 During the third year of the management period the process of colonisation of any permanently wet areas shall be reviewed when a more predictable seasonal pattern of water levels will be known. If at this stage it was considered appropriate, suitable native plant material could be introduced to the area to aid colonisation.

a. Additional Management – Permanent Open Water Areas

- 5.92 If the attenuation basin becomes permanently wet with open water the following additional management prescriptions will become necessary.
- 5.93 Annually, during winter months, clear a third of the permanent open water area. This is to ensure the water body and its margins do not become choked with accumulating plant debris and emergent vegetation. No more than one third of the surface area of the permanent water area will be cleared during a single operation. Any aquatic vegetation removed will be left on the ground near to the pond for at least two days to enable any wildlife present to return to the water prior to its removal and disposal.
- 5.94 Following consultation with an Ecologist and Engineer, every three years or when otherwise required excessive silt debris should be removed on a rotational basis either by mechanical or manual means prior to new annual growth. All debris should be removed and used to create habitat piles close to the water body. Where this is not possible, arisings should be removed in accordance with licensing regulations.

6. GENERAL SOFT LANDSCAPE MAINTENANCE OPERATIONS

- 6.1 The following describes (but may not be limited to) the type of operations the maintenance contractor may reasonably be expected to undertake during the course of his duties on site. Additional works may be as instructed by the MC at their specific request.

General Maintenance Operations

General Pruning Operations – Existing and Proposed Planting

- 6.2 Pruning operations for trees and shrubs shall have the following objectives:
- To remove any dead, dying or diseased wood, rubbing/crossing/broken branches and stems, and/or potentially weak or tight forks.
 - To maintain clearances above and within footpaths, seating/car parking/grassed areas and building lines to a height of 2.5m.
 - To achieve satisfactory shape and extent of growth: trees, well balanced head suitable to form of tree whether ex-current or de-current; shrubs, healthy bushy growth that promotes ornamental features such as flowers, fruit, autumn/stem colour, etc.
 - To remove suckers or other unwanted growth.
 - As the trees mature, lifting and thinning of crowns may become necessary.
- 6.3 Prune in accordance with good horticultural and arboricultural practice at the appropriate time of year having regard to the species taking care to observe the following objectives:
- When removing branches do not damage or tear the stem or bark.
 - Keep wounds as small as possible and cut cleanly back to sound wood.
 - Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Prune larger branches neither flush, nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide in accordance with BS 3998: 2010, Section 7, taking care to remove in small sections and lower to ground with ropes and slings.
 - Formatively prune by means of thinning, trimming and carefully shaping each specimen appropriately to species, location, season, and stage of growth, in order to leave a well-balanced natural appearance.
 - Use clean sharp secateurs, hand saws or other approved tools and trim off ragged edges of bark or wood with a sharp knife.
 - Do not prune: young trees during the late winter/early spring sap flow period; woodland whips or feathered trees, leave to attain full height; hedge plants possessing a leading shoot best left to obtain their planned height (e.g.) *Fagus sylvatica*, *Carpinus betulus*, *Taxus baccata* *Thuja* spp., most columnar conifers and *Ilex* spp. However, lateral branches of these species should be cut back moderately to ensure a dense habit.
 - Prune *Prunus* species trees in summer (May-July) whilst tree sap is rising to help prevent the tree from getting silver leaf disease. Prune *Betula* species in late summer / autumn (Sept-Oct) as can bleed sap if pruned in late winter.

General Landscape Softworks Maintenance Operations – Proposed Planting

6.4 All newly planted landscapes and plant materials therein, shall be managed in accordance with the prescriptions identified below:

- a. *Replacements* – At the end of the growing season, check all plants and remove all dead foliage, dead wood and broken or damaged branches and stems.
- b. Any dead or dying plants will be replaced with equivalent stock and planted during the next planting season replaced for five years from scheme completion for planning compliance. Continual failures of a particular species at a particular locality may suggest general unsuitability for the location. Thereafter plant and replace to ensure continuity of cover. All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.
- c. *Plant Support Systems and Protection* – Stakes, ties and guards will be checked regularly and adjusted, repaired or replaced and removed upon successful establishment. Stakes will be removed following a test on sample trees. To test whether trees are root-firm, sample trees within a group (say 10%) shall be untied in spring and monitored over the next growing season. When firmness is proven, remove all remaining stakes and ties, and fill in resulting post holes and remove surplus materials. Where stakes and ties are still necessary, further inspections will be required to adjust and maintain them in good order, ensuring that stems are not damaged.
- d. *Pest and disease* - Treat as necessary/appropriate. Monitor and act up on findings. Where planting shows signs of stress (chlorosis, etc.), identify any underlying problems or signs of stress, disease or damage and take appropriate remedial action. In some instances, it may be necessary to use alternative species better suited to the local conditions.
- e. *Watering* – The Contractor shall ensure that there is no delay in the execution of watering by obtaining all necessary licences and permissions from water companies for the efficient execution of watering. The Contractor shall water all planting undertaken under the Contract, at the frequency necessary to ensure establishment and survival, until all planting works are completed. Plant materials shall be watered immediately after planting. Carry out regular feeding and watering throughout the growing season to promote healthy growth, taking care not to over water or over feed using a fine hose or sprinkler until full depth of topsoil is saturated. Extra Heavy standard/semi mature trees are to be watered weekly from the beginning of the growing season (April/May) and throughout the summer, during the first year of establishment. This can be adjusted depending on the weather. During the establishment period all trees are to be monitored by the management team for signs of die back and dehydration. The CA shall be informed of any apparent signs of overdue stress. Additional watering may be required in periods of drought/dry weather to ensure plant survival. After 10 continuous days without rain during the growing season the trees shall be watered twice a week as above.
- f. *Re-firming* – Ensure that the plant materials remain firmly bedded after strong winds, frost heave and other disturbances. Re-firm by treading around base.
- g. *Weeding* – General: Remove weeds entirely, including roots with minimum quantity of soil and disturbance to plants. Trees: Weed 1m diameter around each plant. Maintain as required to achieve an 80% weed free area to the base of each tree for a period of 5 years, to ensure the trees satisfactory establishment and development. Shrubs and hedges: Base of plant materials to be kept clear of all pernicious weeds and invasive species by hand weeding/spraying/cultivation on a monthly basis. Ensure mulch mats are replaced or repaired as necessary. Remove weeds encroaching mulch mats or coming through planting split/hole. Remove weeds entirely, including roots with minimum quantity of soil and disturbance to plants.

- h. *Mulching* – remove all weeds and maintain mulch to 75mm, by topping up twice a year until superfluous: 1m diameter to tree planting; retained within planting bed for ornamental shrubs and hedging. Rake to a neat, clean condition.
- i. *Fertiliser* – Fertiliser shall not be used where there is pasture grazing. For all other planting areas apply late winter/spring granular fertiliser (a 20:10:10 spring fertiliser at 30g/m²) to ornamental plant stock [only as required] to help establish healthy plant stock. All fertilisers are to be stored and applied in accordance with the manufacturer's instructions. Depending on the vigour and health of the plant, fertiliser applications may be suspended as part of the regular inspection programme.
- j. *Weeds and Herbicide Application* - Herbicide shall not be used where grass is intended for pasture grazing. For all other grasslands, spot removal of perennial weeds or cutting of annual weeds and invasive species will be carried out by cutting, hoeing or hand pulling, with the use of chemicals kept to a bare minimum. If significant patches of persistent weed species (including coarse grasses such as couch or False Oat Grass) occur, an approved folia-acting systemic translocated herbicide or lawn herbicide as appropriate can be used. A selective herbicide (for general application) or non-selective herbicide (for spot treatment) shall be applied in accordance with the manufacturer's instructions taking care not to damage surrounding plants and grass from spray drift. Refer to 1.7 for herbicide use in or near waterbodies. Comply with all current COSHH and Control of Pesticides Regulations guidelines and/or requirements.
- k. *Burning of arisings* - not permitted on site at any time.
- l. *Mammalian pest control* - to be completed by a specialist firm with suitable experience in dealing with the particular pest.
- m. *Removal of arisings* – any infected (diseased or pest) prunings or timber arisings shall be removed off site immediately after cutting and burned or buried at a depth of no less than 2.0m in a location to be approved in writing by the Overseeing Organisation, except diseased arisings affected by diseases described in Arboriculture Research Notes or Arboriculture Research and Information notes issued by the Arboricultural Advisory and Information Service, which shall be dealt with in accordance with the advice published in these notes. Healthy arisings shall be removed from site to a suitable composting facility, or utilised as windrowed brash / creation of reptile hibernacula at the specific direction of the Project Ecologist.
- n. *Litter clearance* - The contractor shall maintain the site to a clean and litter free standard by removing all litter at intervals highlighted within the Schedule.
- o. *Cleanliness* - The site is to be maintained in a clean and tidy manner after any maintenance operations. All arisings are to be removed from hard surfaces so as to avoid any potential slip hazard. Collect accumulations of drifted leaves from the vicinity and from planting beds.

Health and Safety

- 6.5 All works shall be carried out in accordance with the Authority's and the Contractor's own Health and Safety Policy and in accordance with all current Statutory Obligations.
- 6.6 All landscape maintenance operations shall be subject to the preparation and approval of a project specific Risk Assessment and Method Statement prior to commencing any works on site. Copies of these shall be made readily available to each team vehicle attending the Premises. A full copy shall be forwarded [and approved by] the MC, prior to visiting the site.
- 6.7 The contractor shall exercise all reasonable care and consideration towards visiting members of the public in order to provide protection against hazards caused by the required maintenance operations. Examples include [but may not be limited to]:

- a. Appropriate signage used to warn members of the public of the operations taking place.
 - b. Appropriate barriers/method of cordoning off the work site to prevent access by the public may be required for certain maintenance operations.
 - c. Special care and attention shall be exercised by the contractor when working near parked cars.
- 6.8 COSHH assessments shall be completed for all substances hazardous to human health that are to be used on site. These may include [but not necessarily be limited to]: herbicides, pesticides, fertilisers and fuel. Copies shall again be forwarded to the MC for approval prior to commencing works on site.
- 6.9 The Contractor shall also note the following whilst on site:
- a. All personnel are to check in and out of the compound upon arrival/departure.
 - b. The correct PPE appropriate to the maintenance operation to be carried out is to be worn at all times when on site. High visibility waistcoats shall be worn at all times.
 - c. Vehicles and trailers shall be parked in locations so as not to cause parking issues for residents / visiting members of the public.
 - d. No machinery shall be left unattended at any time. All machinery shall be in a serviceable condition and be fit for its purpose.
 - e. Smoking on site shall be allowed in designated areas only.
 - f. No audible music to be played whilst on site.
 - g. No alcohol to be consumed whilst on site.
 - h. All defective and vandalised areas shall be reported with photographic evidence supplied immediately. Areas that may cause harm shall be cordoned off and made safe.
 - i. All contractor's workwear and vehicles shall bear their employer's name upon them.
 - j. Contractors will be allowed access to on site comfort facilities.
 - k. Contractors are required to supply a periodic work schedule for the duration of the rectification period and landscape maintenance period to the Site Duty Manager.
 - l. Contractors must make contact with the MC (Site Duty Manager) in advance of pending visits/attendances.
 - m. Any incidents arising as a result of the contractor carrying out his duties under contract must be reported to the Site Duty Manager with immediate effect.

7. MANAGEMENT OF PROPOSED HARD LANDSCAPE TREATMENTS

- 7.1 This incorporates all 'publicly accessible/accessible to all' hard surfacing and boundary treatments (where applicable) including paving, street furniture and other publicly accessible structures and / or features.

General Management Aims and Objectives

- 7.2 The following shall be observed:
- a. To provide and maintain an attractive/visually appealing and robust landscape setting to the development all year round.
 - b. To maintain furniture in a safe and good condition.
 - c. To maintain health and safety requirements to all publicly accessible areas of public open space for all residents and visitors. Maintaining surfaced paths in a safe condition.
 - d. Create a litter free environment.
 - e. The contractor should maintain the visual appearance and safety of play structures, play hard surfaces and play elements in accordance with original design intention.

Surfacing

General Management Prescriptions

- 7.3 Standards of maintenance and procedures shall be generally in accordance with BS7370 Part 2: 1994 "Recommendations for the Maintenance of Hard Areas (excluding sports surfaces)" category C.
- a. Weekly inspections to determine the need for maintenance operations.
 - b. Sweeping and litter collection – every 7-14 days.
 - c. Stain removal – complete within 7-14 days.
 - d. Remove leaves from paths, hard surfaces and play areas upon leaf fall.
 - e. Weed and moss growth control – so that it doesn't exceed 3% of paved area and 10% of the length of joints within it. Spot spray weeds with non-residual herbicide to remove pernicious weeds. Use strictly in accordance with manufacturer's instructions and comply with all current COSHH and Control of Pesticides Regulations guidelines or requirements.

Kerbs and Edge Restraints

- 7.4 Maintenance of all the hard surfaces shall include making good the kerb or edge restraint. If any such units are loose, broken or out of line or level by 6mm or more, the restraint shall be lifted and reset to the original alignment replacing units as necessary.

Block, Cobble, Sett and Flag Paving

- 7.5 The block paving should be identified as 'Setts and Cobbles' and the flag paving as 'Precast Concrete Slab Paving' within Table A1 inspection and maintenance checklist.
- 7.6 If the paving becomes loose, fill gaps to original specification of either sharp sand or mortar and reset.
- 7.7 If any repair is required as a result of damage or settlement or units are loose, broken or no longer true to line, form and level by 6mm or more, the paving slabs/paviours/hard surfacing shall be made good by resetting to the original alignment in accordance with the original detail specification and

where relevant BS 6717: Part 3: 1989 – Precast concrete paving blocks: Code of Practice for Laying. Broken units to be replaced on a like-for-like basis.

- 7.8 For flexible paving - brush over annually with kiln dried jointing sand until superfluous and joints become effectively sealed.
- 7.9 For permeable paving – brush over annually with 2-6.3mm grit in accordance with (the latest version of) BS EN 13242 until superfluous and joints become effectively stabilised and sealed.

Bitmac Paving

- 7.10 The bitmac should be identified as 'bituminous surfacing' within Table A1 inspection and maintenance checklist.
- 7.11 The weeds should be removed by the application of an approved herbicide once a year and regrowth spot treated as necessary.
- 7.12 Repair asphalt as required to the original specification.

Loose Gravel Infill

- 7.13 The gravel should be identified as 'Loose gravel' within table A1 inspection and maintenance checklist.
- 7.14 As required top up gravel to maintain minimum specified depth.

Self Binding Paths, Hoggin and Informal Gravel Footpaths

- 7.15 The pathway should be identified as 'Self binding / gravels / hoggin' within table A1 inspection and maintenance checklist.
- 7.16 A newly laid path will require regular maintenance by watering with a hose fitted with a rose sprayer, or similar method, plus rolling with a non-vibratory roller as necessary until the surface is entirely consolidated. Drag matting or brushing should also be carried out if necessary. Any depressions should be de-consolidated, additional material added, re-rolled and made good as per the original specification.
- 7.17 Any depressions should be made good with additional surfacing as necessary (to be topped up and rolled to fill all hollows to stop puddling).
- 7.18 Maintenance of the established surface will include spiking the surface to improve drainage if any puddling should occur.
- 7.19 If any repair or replacement is required as a result of damage or settlement, top up the gravel surface within the affected area in accordance with the original landscape specification.

Loose Safety Surfacing (Bark)

- 7.20 The Safety surfacing should be identified as 'Safety surfaces: loose materials including bark' within table A1 inspection and maintenance checklist.
- 7.21 Regular maintenance should be carried out to include:
- a. Visual inspection in compliance with ROSPA guidelines: daily.
 - b. Regular raking: weekly (inspection to be carried out for any sharp objects or animal mess that should be removed and disposed of safely).

- c. Top up bark mulch to original depth: annually.
- d. Top up mulch underneath the structures as required.

Bound Safety Surfacing

- 7.22 This surfacing should be identified in BS7370 Part 2: 1994 as 'Safety, artificial and continuous surfaces' within table A1 'Checklist for Inspection and Maintenance'.
- a. Regularly brush the surface once a month to remove debris and litter.
 - b. Repair any damage or seams/joints as required in accordance with the manufacturer's recommendations.

Reinforced Grass Surfacing

- 7.23 For amenity grass maintenance refer to the Amenity Grass section.
- 7.24 Repair any damaged cells by lifting as required in accordance with the manufacturer's recommendations.

Timber Boardwalk and Timber Steps

- 7.25 The tread shall be kept clear to ensure a slip free surface. All timber surfaces are to be re-treated as necessary and all fixings are to be checked regularly and re-tightened if necessary.

Drainage channels/gullies/conduits

- 7.26 Check for uneven/insecure/broken channels/gullies/conduits. If any such units are loose, broken or no longer true to line, form and level by 6mm or more, the restraint shall be lifted and reset to the original alignment replacing units as required.
- 7.27 Keep all gullies, drainage channels, conduits, or similar, free flowing by rodding or specialist cleaning operative. Frequency: Annually or as notified/required.

Furniture

General Management Prescriptions

- 7.28 The contractor should maintain visual appearance and safety of all furniture and structures in accordance with original design intention. The Contractor shall:
- a. Inspect for sign of splits and splinters. Splits over 5mm to be filled. Splinters to be sanded out and re-stained/re-treated in accordance with the original specification or manufacturer's guidance where required.
 - b. All fixings to be checked regularly and re-tightened if necessary.
- 7.29 Cleaning of seats, standard bollards, cycle stands and other structures shall form part of the routine maintenance programme. Water and mild detergent should be used for washing down and the recommendations in Table 4 in BS 7370: Part 2 for specific stains and graffiti, etc.
- 7.30 Ensure all lighting units are operational and replace bulbs as necessary.
- 7.31 Signage shall be inspected monthly for damage or vandalism and repaired as necessary in consultation with the original manufacturer.
- 7.32 Refer to the original manufacturer for specific guidance on repairs.

- 7.33 Waste from litter and dog bins to be removed off site on a weekly basis to a licensed location.
- 7.34 Allotment water troughs and fixtures provided on site shall be cleaned annually during the winter months whilst water supply is suspended. Empty and scrub the trough and fixtures to prevent build-up of algae and bacteria.

Public Boundary Treatments (Walls, Fencing & Gates)

General Management Prescriptions

- 7.35 Standards of maintenance and procedures shall be generally in accordance with BS7370 Part 2: 1994 "Recommendations for the Maintenance of Hard Areas (excluding sports surfaces)", Section 5.2 to 5.9.
- 7.36 The contractor should maintain visual appearance and safety of all boundary treatments and structures in accordance with the original design intention. The Contractor shall:
- Carry out regular inspection of the post and wire fence, close board fence, lap fence, venetian fence, weld mesh trellis, railings and gates for corrosion or weathering and ensure that any mechanisms function properly. Re-tension any slack wires within the post and wire fence.
 - Apply clear wood preservative every 5 years to softwood fence and gates as necessary to ensure adequate protection.
 - Repair any corroded parts with a rust preventative ready for subsequent painting to match the specified finish.
 - Inspect stone walls, brickwork and rendering and repair as necessary in accordance with the original specification.
 - Refer to the original manufacturer for specific guidance on repairs as necessary.

Play Areas

General Management Prescriptions

- 7.37 The contractor should maintain the visual appearance and safety of structures, hard surfaces and play elements in accordance with the original design intention.
- 7.38 All play areas should be maintained and inspected at a frequency to comply with current legislation and safety regulations. Where defective equipment cannot be repaired immediately it shall be cordoned off with high visibility hazard tape and a warning sign.
- 7.39 Cleaning of play equipment, related surfaces and other structures shall form part of the routine maintenance programme. Water and mild detergent should be used for washing down and the recommendations in Table 4 in BS 7370: Part 2 for specific stains and graffiti, etc.
- 7.40 General maintenance operations will include:
- Sweep up of loose debris and litter collection every 7-14 days.
 - Remove excess lubricants (wax, grease) which may have been applied to slides within 7 days.
 - Remove any cans or glass from the area within 7 days.

8. GENERAL MAINTENANCE AND MANAGEMENT PROCEDURE AND MONITORING

Responsibilities

- 8.1 The management and maintenance of the public open space will be the responsibility of the Landscape Contractor in the first year following practical completion.
- 8.2 Beyond the first year the responsibility for management will fall to the residential property management company appointed by the housing developer.
- 8.3 All management contracts will be agreed and reviewed by the management company.

Procedure and Monitoring

- 8.4 The management company will control general landscape maintenance operations through an Annual Management and Maintenance Review (AMMR) undertaken at the end of October. It is suggested that this process can be used both prior to and post adoption.
- 8.5 Prior to the AMMR, an inspection of the development parcel will be carried out to inform the AMMR of potential future action required.
- 8.6 The purpose of the annual autumn review is to provide a singular point in time whereby precedents and priorities for management and maintenance requirements pertaining to the development can be decided, broadly, for the year ahead, at a time (should more immediate need for rectification of defects be required) when impacts upon vegetation and ecology can be minimised as they enter their dormant phase over the winter months.
- 8.7 The inspection shall determine the nature and extent of the following and be recorded on the Risk Register (RR) (timing as Management Review):
 - a. General appearance and condition of existing and proposed plant material and tree stock for planting disease, damage or health.
 - b. Vandalism.
 - c. General appearance & condition.
 - d. Any invasive species.
 - e. Any evidence of protected species.
 - f. Works required under the AMP.
- 8.8 Completion of the risk register (RR) by the Contractor should be undertaken by the contractor's onsite representatives.
- 8.9 Items brought to the MC's attention, through the process of monitoring and recording on the Risk Register or through third parties that identify and place members of the general public at medium to high risk, should be actioned immediately rather than waiting for the AMMR.
- 8.10 It is proposed that the timing of the RR be discussed at the AMMR to allow for adjustment as required by site conditions (including after major weather events such as storms, high winds, snowfall etc.) and the MC's Public Liability Insurance policies. If required, the frequency of items within the RR would be revised (not less than annually), to better manage the risk to the public. Forthcoming maintenance operations would therefore be adjusted accordingly.

- 8.11 AMMR's will continue to take place beyond and into the medium and long-term timeframes. An assessment of the prevailing situation and conditions on site will determine the need for any further changes to the management plan or operations.
- 8.12 Safety issues reported by the general public shall also be investigated as soon as practicably possible and remedial works undertaken as necessary. Annual reviews of tree planting shall take place in October/November prior to tree work being carried out.

Report to the MC

- 8.13 A reporting, booking in and out procedure and pro-forma are to be agreed with the client/MC prior to the commencement of any maintenance contract and/or works in order to ensure proper compliance with procedures on site and Health and Safety legislation.

Management Review

- 8.14 Recognise, acknowledge and act upon any items arising from monitoring by amending the maintenance operations listed below or by instructing agreed and discreet works packages.

APPENDIX 1 - LANDSCAPE MAINTENANCE SCHEDULE

3062 - LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN SCHEDULE																																	
ITEM			ROUTINE								FREQUENCY																						
	Suggested month																																
	Alternative months																																
1st growing season only		2nd growing season only and beyond																															
ST=Short term MT=Med. term LT=Long term																																	
										SPRING			SUMMER			AUTUMN			WINTER														
			DAILY	WEEKLY	FORTNIGHTLY	MONTHLY	SEASONALLY	ANNUALLY	X YEARLY	AS REQUIRED																							
REF	GENERAL										APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH											
SITE INSPECTION & MONITORING				*																													
ANNUAL LANDSCAPE MANAGEMENT & MAINTENANCE REVIEW								*																									
ECOLOGICAL MONITORING inc. PROTECTED SPECIES & GENERAL SURVEYS - YEARS 1, 3, AND 5, TIMING TO BE DETERMINED BY ECOLOGIST									1x,3x,5x																								
MAINTENANCE OF ECOLOGICAL FEATURES inc. BAT / BIRD BOXES, HIBERNACULA AND LOG PILES. TIMING TO BE DETERMINED BY ECOLOGIST										*																							
ANNUAL TREE SAFETY SURVEY WITH ADDITIONAL INSPECTION AS REQUIRED FOLLOWING EXTREME WEATHER								*		*																							
REF	DURATION	SOFT LANDSCAPE																															
EXISTING TREES																																	
	ST-LT	Bat Survey undertaken prior to any tree works or tree pruning								*																							
	MT-LT	Prune trees and other remedial tree work - bats present								*																							
	MT-LT	Prune trees and other remedial tree work - no bats present								*																							
	MT-LT	Annual review visit to determine any required tree work						*																									
EXISTING HEDGEROW																																	
	ST-LT	Strim, cut down or mow hedgerow margin to create a rough grassland habitat ona 2-3 year rotation						*																									
	ST-LT	Annual cut of hedgerow adjacent to paths						*																									
	ST-LT	3-5 year rotational trim to allow plants to fruit						*																									
	ST-LT	Plant up gaps in hedgerow as required								*																							
	ST-LT	Laying/ trimming/coppicing to reduce gaps and prevent turning into a line of trees								*																							
EXISTING SCRUB PLANTING																																	
	ST-LT	Apply summer herbicide if necessary						*		*																							
	ST-LT	Apply winter herbicide if necessary						*		*																							
	ST-LT	Cut down or mow scrub edge buffer to prevent unwanted spread of scrub and create long grassland edge						*																									
	ST-LT	Cut bramble growth on a 2-3 year rotation						*																									
	ST-LT	Cut bramble to prevent further encroachment as required				*				*																							
	ST-LT	Selectively coppice on a 7 year rotation and remove tree seedlings						*																									
	ST-LT	3 Yearly review of selective thinning / coppicing programme							3 *																								
EXISTING WATERBODIES																																	
	ST-LT	Annual maintenance visit to monitor vegetation growth						*																									

ST=Short term MT=Med. term LT=Long term			DAILY	WEEKLY	FORTNIGHTLY	MONTHLY	SEASONALLY	ANNUALLY	X YEARLY	AS REQUIRED	SPRING			SUMMER			AUTUMN			WINTER			
											APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	
	ST-LT	Monitor the spread of invasive / exotic species (e.g. Himalayan Balsam, seek advice from the EA)						*															
	ST-LT	Wet Grassland - Cut to 75mm high after flowering						*															
	ST-LT	Wet Grassland - Monitor the spread of weed growth and cut / rake as necessary					*																
	ST-LT	Remove litter and any unwanted objects using rakes				*																	
	ST-LT	Monitor and clean water inlets and outlets as required to prevent blockages.				*				*													
	ST-LT	Clear sections of the bank vegetation by mechanical or manual means on rotation every 3 years. Remove cuttings						*															
	ST-LT	Remove accumulation of silt and debris on rotation every 3 years by mechanical or manual means.						*															
	ST-LT	Clear open water area of algae growth and plant debris to leave a third coverage.						*		*													
	ST-LT	Repair eroded areas by rotovating and reseedng								*													
	ST-LT	Remove branches of trees that overhang and shade the ditch.								*													
	ST-LT	Control Greater reedmace by hand pulling							2x	*													
PROPOSED WOODLAND AND TREE AND SHRUB MIX PLANTING																							
	ST	Water plants as necessary for the first year		*						*													
	ST-MT	Check and repair/ replace mulch mats as required				*																	
	ST-MT	Check and repair / replace ties, guards and canes. Remove as required (medium term)				*																	
	ST-MT	Inspect and refirm planting as required				*																	
	ST	Inspect for weed growth and hand weed as necessary				*																	
	MT-LT	Inspect for weed growth and hand weed as necessary					*																
	ST-LT	Apply summer herbicide if necessary						*		*													
	ST-LT	Apply winter herbicide if necessary						*		*													
	ST-MT	Remove snow from light limbed trees to prevent limbs breaking and branches splaying								*													
	ST-LT	Replace dead or damaged plants - Evergreen								*													
	ST-LT	Replace dead or damaged plants - Deciduous								*													
	ST-MT	Prune trees and shrubs						*		*													
	MT	Reduce density of planting by selective thinning on rotation once good establishment of planting achieved						*															
	MT-LT	Plant additional bulbs and transplants to enhance the field layer in semi shaded areas								*													
	MT-LT	Annual review visit to determine any required tree work, particularly at edges and close to public areas						*															
	ST-LT	Strim, cut down or mow grass margin to create a rough grassland habitat on a 2-3 year rotation						*															
large areas	MT-LT	Coppice understorey scrub species and woodland edge planting on a short 6-8 year rotation						*															
large areas	MT-LT	Coppice canopy species on a longer 20 year rotation						*															
small areas	MT-LT	Cut scrub margin edges to prevent unwanted spread of scrub on a 2-5 year rotation						*															
small areas	LT	Selective felling and replanting on a 5 year rotation (edges) and 10 year rotation (centre)						*															
	LT	Bat Survey undertaken prior to any tree works or tree pruning								*													
	LT	Remedial tree work subject to bat survey - no bats present								*													

ST=Short term MT=Med. term LT=Long term			DAILY	WEEKLY	FORTNIGHTLY	MONTHLY	SEASONALLY	ANNUALLY	X YEARLY	AS REQUIRED	SPRING				SUMMER				AUTUMN				WINTER			
											APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH				
	LT	5 Yearly review of selective thinning programme							5x																	
PROPOSED COPPICE PLANTING																										
	ST	Water plants as necessary for the first year		*						*																
	ST	After spring planting, cut back to ground (first cut back)																								
	ST-MT	Check and repair/ replace mulch mats as required				*																				
	ST-MT	Check and repair / replace ties, guards and canes. Remove as required (medium term)				*																				
	ST-MT	Inspect and refirm planting as required				*																				
	ST	Inspect for weed growth and hand weed as necessary				*																				
	MT-LT	Inspect for weed growth and hand weed as necessary					*																			
	ST-LT	Apply summer herbicide if necessary						*		*																
	ST-LT	Apply winter herbicide if necessary						*		*																
	ST-LT	Replace dead or damaged plants - Deciduous								*																
	MT-LT	Remove tree seedlings						*		*																
	MT-LT	Cut down or mow scrub edges to prevent unwanted spread of scrub					*																			
	MT-LT	Reduce density of planting by coppicing on a 3 year rotation (first cut to be 3 years after first cut back)						*																		
	MT-LT	3 Yearly review of selective thinning / coppicing programme							3x																	
PROPOSED NATIVE SCRUB PLANTING																										
	ST	Water plants as necessary for the first year		*						*																
	ST-MT	Check and repair/ replace mulch mats as required				*																				
	ST-MT	Check and repair / replace ties, guards and canes. Remove as required (medium term)				*																				
	ST-MT	Inspect and refirm planting as required				*																				
	ST	Inspect for weed growth and hand weed as necessary				*																				
	MT-LT	Inspect for weed growth and hand weed as necessary					*																			
	ST-LT	Apply summer herbicide if necessary						*		*																
	ST-LT	Apply winter herbicide if necessary						*		*																
	ST-LT	Replace dead or damaged plants - Evergreen								*																
	ST-LT	Replace dead or damaged plants - Deciduous								*																
	ST-MT	Scarify the grassland at the edges of the scrub planting to open up the sward to encourage seed regeneration						*																		
	ST-MT	Prune scrub planting						*		*																
	ST-LT	Strim, cut down or mow grass margin to create a rough grassland habitat on a 2-3 year rotation						*																		
	MT-LT	Cut scrub edges to prevent unwanted spread of scrub on a 2 -5 year rotation					*																			
	MT-LT	Reduce density of planting by coppicing on a 7 year rotation once good establishment of planting achieved						*																		
	MT-LT	7 Yearly review of selective thinning / coppicing programme							7x																	
INDIVIDUAL TREES - NEWLY PLANTED																										
	ST	During dry periods water trees twice a week as necessary		*twice						*																
alt	ST	Semi mature trees - Fill the Treegator slow release watering bag once a week for the first three years (75L per tree per watering)		*																						

ST=Short term MT=Med. term LT=Long term			DAILY	WEEKLY	FORTNIGHTLY	MONTHLY	SEASONALLY	ANNUALLY	X YEARLY	AS REQUIRED	SPRING			SUMMER			AUTUMN			WINTER														
											APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH	
	ST	Standard trees - Fill the Treegator slow release watering bag once a week for the first three years (75L per tree per watering)		*																														
	ST	Semi mature trees - Water trees using the irrigation pipe once a week for the first two years (25L per tree per watering)		*																														
	ST	Standard trees - Water trees using the irrigation pipe once a week for the first two years (25L per tree per watering)		*																														
	ST	Individual trees - water once a week during the first year		*																														
	ST	Individual trees - outside of growing season only water to establish healthy growth								*																								
	ST	Monitor tree growth when watering for signs of overdue stress and overwatering		*																														
	ST	Inspect and top up mulch as required				*																												
	ST	Inspect for weed growth and hand weed as necessary				*																												
	ST-MT	Inspect and refirm planting as required				*																												
	ST-MT	Check and repair / replace tree stakes, ties, guards and canes. Remove as required (medium term)				*																												
	ST-MT	Remove snow from light limbed trees to prevent limbs breaking and branches splaying								*																								
	MT-LT	Inspect for weed growth and hand weed as necessary					*																											
	ST-LT	Annual review visit to determine any required tree work, particularly close to public areas						*																										
	ST-LT	Replace dead or damaged plants - Evergreen								*																								
	ST-LT	Replace dead or damaged plants - Deciduous								*																								
	MT-LT	Prune Betula species only								*																								
	MT-LT	Prune Prunus species only								*																								
	LT	Bat Survey undertaken prior to any tree works or tree pruning on mature trees								*																								
	LT	Prune trees and other remedial tree work - bats present								*																								
	LT	Prune trees and other remedial tree work - no bats present								*																								
		Box head trees only																																
	ST-LT	Clip to maintain box shape twice a year						*																										
FRUIT TREES (ORCHARD PLANTING)																																		
	ST	During dry periods water trees twice a week as necessary		*twice						*																								
	ST	Individual trees - water once a week during the first year		*																														
	ST	Individual trees - outside of growing season only water to establish healthy growth								*																								
	ST	Monitor tree growth when watering for signs of overdue stress and overwatering		*																														
	ST	Inspect and top up mulch as required				*																												
	ST	Inspect for weed growth and hand weed as necessary				*																												
	ST-MT	Inspect and refirm planting as required				*																												
	ST-MT	Check and repair / replace tree stakes, ties, guards and canes. Remove as required (medium term)				*																												
	ST-MT	Remove snow from light limbed trees to prevent limbs breaking and branches splaying								*																								
	MT-LT	Inspect for weed growth and hand weed as necessary					*																											
	ST-LT	Annual review visit to determine any required tree work, particularly close to public areas						*																										
	ST-LT	Replace dead or damaged plants - Deciduous								*																								
	ST	Formative pruning - apple and pear species						*																										

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	ST	Formative pruning - stone fruit species						*															
	MT-LT	Regulated pruning - apple and pear species						*															
	MT-LT	Regulated pruning - stone fruit species						*															
PROPOSED ORNAMENTAL HEDGEROW PLANTING																							
	ST	Water plants as necessary for the first year Container shrubs/ ready hedge		*						*													
	ST	Water plants once a week during the first year. Adjust as necessary to prevent overwatering.		*																			
		All hedgerows																					
	ST-MT	Check and replace mulch mats or top up loose mulch as required				*																	
	ST-MT	Check and repair / replace ties, guards and canes. Remove as required (medium term)				*																	
	ST	Inspect for weed growth and hand weed as necessary				*																	
	MT-LT	Inspect for weed growth and hand weed as necessary					*																
	ST-MT	Inspect and refirm planting as required				*																	
	ST-LT	Replace dead or damaged plants - Deciduous								*													*
	ST-LT	Apply spring fertiliser on an individual species basis						*		*													
	ST-LT	Apply summer herbicide if necessary						*		*													
	ST-LT	Apply winter herbicide if necessary						*		*													
	LT	Plant up gaps in the hedgerow using similar local species - Evergreen								*													
	LT	Plant up gaps in the hedgerow using similar local species - Deciduous								*													
	LT	Reduce density of planting by selective thinning on rotation once good establishment of planting achieved								*													
		Pruning - Deciduous hedges (upright plants)																					
	ST	1st summer -Trim side branches lightly								*once													
	ST	2nd season -Cut back by half in Feb/Mar then trim side branches and the leader shoot once reached desired height in autumn								*once													
	MT-LT	Maintenance -Trim top and side branches						*															
		Pruning - Deciduous hedges (stocky / bushy plants)																					
	ST	1st winter - Cut back by a third on planting								*once													
	ST	2nd winter- Cut back by a third to thicken the base								*once													
	MT-LT	Maintenance -Trim top and side branches after flowering to required height that tapers at the top						*															
		Pruning - Evergreen hedges (conifers and others evergreens)																					
	ST	Uprights - prune all stems by one third after planting and the following year								*once													
	MT-LT	Maintenance - Uprights -Trim top and side branches after flowering to required height						*															
	ST	Other evergreens, conifers - 1st season - Prune side shoots only in the summer								*once													
	MT-LT	Maintenance - Other evergreens, conifers -Trim hedge and leading shoot to required height						*															
ORNAMENTAL SHRUBS, GROUNDCOVER, HERBACEOUS, GRASSES AND FERNS																							
		General																					
	ST	During dry periods water plants once a week as necessary		*						*													
	ST	Water plants once a week during the first year. Adjust to prevent overwatering.		*																			
	ST-LT	Remove litter and fallen leaves			*																		

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	ST-LT	Inspect and top up mulch as required				*																		
	ST	Inspect and re-attach / refirm mulch matting as required				*																		
	ST	Inspect for weed growth and hand weed or cultivate as necessary				*																		
	MT-LT	Inspect for weed growth and hand weed or cultivate as necessary					*																	
	ST-MT	Inspect and refirm planting as required				*																		
	ST-MT	Check and repair / replace guards and canes. Remove as required				*																		
	ST-MT	Remove snow from light limbed shrubs and conifers to prevent limbs breaking																						
	ST-LT	Remove frost damage from plants						*																
	ST-MT	Replace dead or damaged plants - Evergreen																						
	ST-MT	Replace dead or damaged plants - Deciduous																						
	MT-LT	Reduce density of planting by selective thinning once good establishment of planting achieved																						
		Herbaceous planting & Ornamental grasses				*																		
	ST-LT	Dead head plants to prolong flowering																						
	ST-LT	Check plants and remove dead foliage, dead wood, broken or damaged stems						*																
	ST-LT	Cut back spreading / trailing plants after flowering						*																
	ST-LT	Cut back perennials after flowering- spring flowering						*																
	ST-LT	Cut back perennials after flowering- summer flowering						*																
	ST-LT	Deciduous grasses - Cut back to ground level before growth starts						*																
	ST-LT	Evergreen & semi-evergreen grasses - trim old flower stalks, unsightly and diseased foliage						*																
	ST-LT	Remove dead fern foliage before new leaf tips appear.						*																
	ST-LT	Apply spring fertiliser on an individual species basis						*		*														
	ST-LT	Divide perennials, grasses and ferns on an individual species basis						*																
	ST-LT	Divide bamboos						*																
	ST-LT	Divide bearded iris						*																
	ST-LT	Cut back plants left for winter interest						*																
BULB PLANTING																								
		Bulbs in a border-																						
	ST-LT	Dead head the flowers and leave foliage to die down - depending on species		*																				
	ST-LT	Water bulbs if a prolonged drought								*														
	MT-LT	Apply a low nitrogen/ high potash fertiliser from the second year onwards - Apply in autumn or very early spring						*		*														
	MT-LT	ALL - Lift and divide established clumps when overcrowded 6 weeks after flowering (depending on flowering season)						*		*														
		Bulbs in grass- as above with the additional requirements listed below (based on long amenity grass)																						
	ST-LT	WINTER & SPRING FLOWERING ONLY- Cut grass around bulbs at least 6 weeks after spring flowering has finished or the foliage is turning yellow (1st June onwards)					*																	
	ST-LT	SUMMER FLOWERING ONLY- Cut grass around bulbs at least 6 weeks after flowering has finished or the foliage is turning yellow (September onwards)					*																	

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	ST-LT	AUTUMN FLOWERING ONLY- Cut grass around bulbs with blades set high enough to avoid shoots and stop mowing once shoots are too tall to avoid blades					*																
GRASSLAND - AMENITY (SHORT)																							
	ST-LT	Pick litter, stones larger than 25mm dia prior to cutting								*													
	ST	Water as necessary during the summer								*													
	ST	Cut first time after sowing to 25-50mm high								*													
	ST-LT	CLOSE MOWN - Cut subsequently to 25mm high (max allowed height 50mm)		*	*																		
	ST-LT	STANDARD (WHEN USED WITH CLOSE MOWN) - Cut subsequently to 50mm high (max allowed height 100mm)				*																	
	ST-LT	STANDARD - Cut subsequently to 25mm high (max allowed height 50mm)			*																		
	ST-LT	If bulbs in grass area cut grass as per BULBS section																					
	ST-LT	Roll grassland						*															
	ST-LT	Aerate grassland				*				*													
	ST-LT	Inspect for weed growth and hand weed or cultivate as necessary					*																
	ST-LT	Inspect for weed growth and apply herbicide as necessary								*													
	ST-LT	Oversow grass as necessary following final cut and cuttings removed						*		*													
	ST-LT	Repair eroded areas by rotovating, adding topsoil and reseedling								*													
	ST-LT	Apply a spring fertiliser								*													
	ST-LT	Apply a winter fertiliser								*													
		Turf grassland (Additional requirements for turf establishment only)																					
	ST	Water turf on installation								*													
	ST	Cut grass to 25mm high after installation								*once													
	ST	Continue to water the turf as required during the first growing season								*													
	ST	Continue to water the turf - 2 to three times a week		*2/3																			
	ST	Continue to water the turf - once a week		*																			
	ST	Continue to water the turf - as required								*													
	ST-LT	Cut grass to 25mm high			*					*													
	ST-LT	Second growing season and beyond - Apply a lawn fertiliser in the spring								*													
SPECIES RICH GRASSLAND, WILDFLOWER MEADOW, WET MEADOW GRASSLAND AND PERENNIAL PRAIRIE MEADOW																							
		WILDFLOWER AND WET MEADOW GRASSLAND																					
	ST	First growing season - cut to 50mm high and then every 2 weeks (remove cuttings)			*																		
	ST	First growing season - final cut - cut to 50mm high (after flowering) - remove cuttings						*															
	ST	Water as necessary during the summer								*													
hay cut 1	ST-LT	Second growing season - 1st cut - hay cut to 100mm high after flowering (leave arisings on ground for 1-7 days, then remove)						*															
		GENERAL																					
	ST-LT	Remove litter and fallen leaves			*																		
	ST-LT	Aerate grassland				*				*													
	ST-LT	Inspect for weed growth and hand weed or cultivate as necessary					*																
	ST	Inspect for weed growth and apply herbicide after sowing								*once													
	MT-LT	Inspect for weed growth and apply herbicide as necessary								*													

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	ST-LT	Scarify grassland						*		*													
	ST-LT	Oversow grass as necessary following final cut and cuttings removed						*		*													
	ST-LT	Repair eroded areas by rotovating and reseeding								*													
PROPOSED ATTENUATION BASIN																							
	ST-LT	Annual review visit to monitor vegetation growth						*															
	ST-LT	Remove litter and fallen leaves			*																		
	ST-LT	Inspect for weed growth and hand weed or cultivate as necessary					*																
		Seasonally Wet - Refer to Species Rich Wet Meadow Grassland above																					
		Permanently Wet / Waterlogged Soils																					
	ST-LT	Second growing season - Clear sections of vegetation by mechanical or manual means on a 2-3yr rotation. Remove cuttings						*															
	ST-LT	Selectively thin any dense stands of single species								*													
		Permanent Open Water Areas																					
	ST-LT	Clear open water area of algae growth and plant debris to leave a third coverage.						*		*													
	ST-LT	Remove accumulation of silt and debris on rotation every 3 years by mechanical or manual means. Clear no more than 1/4 of pond.								3x													
POND AQUATIC AND MARGINAL PLANTING																							
	ST-LT	Annual review visit to monitor vegetation growth						*															
ALTERNATIVE	ST-LT	Remove undesirable weeds by hand (maintenance visit)						*															
ALTERNATIVE	ST-LT	Monitor the spread of weed growth and cut / rake as necessary						*															
	ST-LT	Replace dead or damaged plants						*		*													
	ST-LT	Clear sections of the marginal vegetation by mechanical or manual means on rotation every 3 years. Remove cuttings								3x													
	ST-LT	Control scrub establishment on banksides. Remove cuttings								3x													
SUBMERGED AQUATICS																							
	ST-LT	Cut or rake on a rotational basis																					
FLOATING AQUATICS																							
	ST-LT	Monitor waterbody for algal blooms. Seek specialist advise to determine appropriate remedial works						*															
GENERAL WATER QUALITY																							
	ST-LT	Review visit to monitor water quality and levels						*															
FAUNA																							

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		Refer to ecologist for specific advice on the management of water borne species																					
EDGING AND ASSOCIATED STRUCTURES																							
	ST-LT	Inspect and repair/ reinstate water edging structure and fixings						*		*													
REF	DURATION	HARD LANDSCAPE																					
SURFACES - ALL																							
	ST-LT	Inspect surfacing to determine need for maintenance operations		*																			
	ST-LT	Litter Collection, remove graffiti / stains, sweeping etc.			*																		
	ST-LT	Inspect and repair/ reinstate kerbs, edging and paved surfaces						*															
	ST-LT	Inspect for weed growth and moss and hand weed as necessary					*																
	ST-LT	Inspect for weed growth and moss and apply herbicide as necessary								*													
	ST-LT	Remove arising following herbicide treatment						*															
	ST-LT	Check surface for damage or settlement and repair as required								*													
SURFACES - PEDESTRIAN																							
		Block, Cobble, Sett and Flag Paving																					
	ST-LT	Carry out regular cleaning of paving to prevent algae build up						*															
	ST-LT	Brush over with sharp sand annually						*															
	ST-LT	Pressure wash paving if particularly dirty						*		*													
	ST-LT	Replace chipped, cracked and damaged units to the original specification								*													
	ST-LT	Check surface for settlement, sinking, depressions, waterpooling and wheel ruts. Relevel, rebed and replace surface as required						*		*													
	ST-LT	Repoint or replace jointing sand as required to the original specification								*													
	ST-LT	Apply a paving sealant (urethane-based sealants) if continued joint displacement not due to movement occurs.								*													
	ST-LT	Bitmac Paving								*													
	ST-LT	Repair and recolour paving to the original specification								*													
	ST-LT	Loose Gravel Pathways						*		*													
	ST-LT	Top up surfacing to original depth						*		*													
	ST-LT	Resin Bound Gravel								*													
	ST-LT	Remove loose areas and refill to the original specification								*													
	ST	Self Binding Paths, Hoggin and Informal Gravel Footpaths								*													
	MT-LT	Regularly water with a fine rose sprayer and roll until the surface is well consolidated				*				*													
	ST-LT	Spike the surface to relieve puddling				*				*													
	ST-LT	Check surface for damage or settlement and top up surface as required						*		*													
	ST-LT	Safety Surfacing								*													
	ST-LT	Rake over loose safety surface weekly and remove any unwanted objects or animal mess		*						*													
	ST-LT	Top up loose safety surfacing to original depth						*		*													
	ST-LT	Brush bound safety surface to remove debris and litter				*				*													
	ST-LT	Check bound safety surface for damage and repair as required						*		*													

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		Reinforced Grass																																												
	ST-LT	Inspect the reinforcement grids and securing mechanism and repair as necessary				*					*																																			
		Timber Decking and Steps																																												
	ST-LT	Regularly sweep to prevent build up of debris and to ensure a slip free surface			*																																									
	ST-LT	Check fixings and re-tighten as necessary				*																																								
	ST-LT	Wash deck area to restore slip resistance					*																																							
		Drainage																																												
	ST-LT	Remove mud, silt and debris from surface channels				*																																								
FURNITURE & BOUNDARY TREATMENTS																																														
	ST-LT	Wash seats, bins, furniture etc. with water and mild detergent			*						*																																			
	ST-LT	Inspect signage for damage or vandalism and repair as necessary in consultation with the original manufacturer				*																																								
	ST-LT	Empty bins and dispose of at a licensed location		*																																										
		Boundary Treatments																																												
	ST-LT	Inspect fixtures and fixings, re-tension wire and schedule repairs						*																																						
	ST-LT	Inspect fencing, railings and gates for corrosion and ensure mechanisms function properly						*																																						
	ST-LT	Repair corroded parts with a rust preventative prior to painting						*																																						
	ST-LT	Apply a wood preservative to timber components where not pressure treated							5x																																					
	ST-LT	Inspect stone walls, brickwork and rendering and schedule repairs						*																																						
PLAY AREAS																																														
	ST-LT	Remove cans or glass		*																																										
	ST-LT	Inspect for equipment's safety and repair accordingly if possible		*																																										
	ST-LT	Litter Collection, \remove graffiti, stains, sweeping etc.		*																																										

