Dye House, Prescot

5-year Landscape Management Plan

Prepared on behalf of Group D Developments Ltd

By

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1.0 Introduction

DEP Landscape Architecture Ltd have been appointed by Group D Developments Ltd to produce a 5 year landscape management plan for a proposed housing development at Dye House, Prescot. The development comprises residential units in two apartment blocks and nineteen houses with associated road infrastructure, parking facilities, public and private amenity space.

This report has been written to be submitted as part of the planning application and help ensure that the landscaping is established and managed as the design intended.

Timings of Works
All soft landscaping works are expected to be completed within the next available planting season following the completion of the build. All maintenance operations should begin once the individual areas trees or plants have been implemented to ensure successful establishment and future maintenance.

Planning Obligations
Should any trees, hedges or shrubs fail within the first 5 years then these are expected to be replaced inline with the original specifications and planning approved drawings.

Objectives of the Landscape Management Plan
The overall objective of this report is to promote a successful landscape to enhance the environment within the housing development for the benefit of wildlife, local landscape character and visual amenity. This management plan will look to ensure that the landscaping is implemented, established and maintained as the design intended and will provide 5 year maintenance objectives for all landscaped elements within the scheme as a whole.

The company responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management plan after 5 years, to ascertain any changes on site and to provide any updated maintenance regimes to cover year 6 onwards as the landscape matures. After this time it would be appropriate to review the plan every 3-5 years to ensure that the management objectives and maintenance regimes responds to any changes on site and within the environment. The maintenance company is yet to be confirmed. Once properties are inhabited, residents will be responsible for the maintenance of private gardens with the appointed management company responsible for communal and public landscape.

The main objectives for the maintenance of the landscape include the following:

- Establish new hedgerows and hedgerow trees around the site to reinforce the landscape character, define site boundaries and establish wildlife corridors around the site.
- Establish native trees and shrubs around the site to provide structural and species diversity and improve the visual amenity within the public open space.
- Establish species rich grassland and wildlife friendly plants for the benefit of the local wildlife and visual amenity.
- Maintain areas of open space of the benefit of wildlife and to provide a safe environment.
- Maintain shared communal areas to provide a pleasant environment in which to live.
- Appropriately maintain shrubs, hedges and trees to discourage anti-social or nuisance behaviour.

- Keep brook area clear of any debris and obstructions and ensure no invasive species establish on brook embankments.

2.0 Drawing References

This document assumes that the landscaping has been implemented in line with the following drawings and any defects have been picked up and made good in the 12 months defects liability period :-

5125.01 Landscape Masterplan
5125.02 Planting Plan

3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors or any persons working on the site should make themselves aware of the location of over and underground services, defining the exact locations with the Statutory Authorities prior to commencing works on site.
- Working in areas that are publically accessible, adjacent to residential buildings and roads.
- The use of chemicals hazardous to humans and using chemicals adjacent to the watercourse.
- Lifting heavy objects and working with heavy machinery.
- Working on a steep embankments ie adjacent to a water course.
- Working adjacent to waterways.
- Working at height when carrying out tree works *or* working adjacent to retaining structures.

Methods for reducing the potential risks are well established and common practice of competent contractors. The contractor or any appointed persons are expected to carry out a risk assessment to identify the hazards associated with any maintenance operations and make an assessment of the risks involved and methods for reducing risks.

3.1 Site Operations

The maintenance contractor or any persons should carry out all maintenance operations with regard to the safety and welfare of themselves, general public, private and public property, domestic and native (and protected) flora and fauna and Statutory Services including the Environment Agency.

3.2 Disposal of materials from site

Leaves, grass and general arising's should chipped or composted on site otherwise they should be removed and deposited at a licensed tip in the appropriate green waste section.

3.3 Responsibilities

All private amenity space which includes front and back gardens will be the responsibility of the individual home owners. All other areas which fall within public open space or shared communal space will be the responsibility of an appointed contractor(s). All parties will be expected to use this document as a guide to ensure that there is continuity to the maintenance of the landscape as a whole.

4.0 Landscape Maintenance of Soft Works

4.1 Existing Trees

It is presumed that initial tree works recommended in ARBORICULTURAL IMPLICATIONS ASSESSMENT by Mulberry Tree Management have been carried out prior to the occupation of the development. Climax tree species are proposed to existing woodland to promote longevity, see section *4.2 Proposed Trees* for maintenance of proposed trees.

Objectives

Maintenance works should look to manage the existing trees to ensure its longevity, promote structural, species and age diversity whilst also providing habitats for local wildlife.

Maintenance Operations - Arboriculturalist

- Only remove dead, diseased, damaged or dying trees or branches where there is a target risk (i.e. close to paths, neighbouring properties or buildings). All works must be approved in writing by the Local Authority prior to being carried out as trees are protected by Tree Preservation Orders at the time of writing this report.

- Inspection and reporting any incidence of pests and diseases which could be detrimental to the health of the trees on site (i.e. Ash dieback and Bleeding Canker).

- Remove any branches around the edge of the existing trees which are impeding maintenance access to structures, signage, lighting or boundaries.

- Any surgery to existing trees must maintain the natural shape of the tree, after any tree works the trees should not appear to be topped or lopped.

- Any wood from maintenance operations should be safely stacked within woodland understorey area and smaller arisings chipped onto the floor to a maximum depth of 10-15cm

- Avoid doing works in the bird nesting season which is 1st March - 31st August.

- Any tree that requires removal should be replaced with 3nr climax tree species in the next planting season to ensure the longevity of woodland areas. Species to be Carpinus betulus, Fagus sylvatica and Tilia cordata and to be planted as original native tree specification, see *5125.02 Planting Plan,* and managed in line with maintenance of proposed trees, see section *4.2 Proposed Trees*.

4.2 Proposed Trees

Objectives

Promote the establishment of healthy trees which will be allowed to grow to maturity and provide species and structural diversity around the development.

Inspections

Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record any defects which may require remedial works.

Maintenance operations

- Newly planted trees take some time to establish and until this occurs they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free.

- For trees within grassed areas maintain a 1sq.m circle around the tree to reduce competition from grasses for nutrients and water. This could either be maintained using a mulch or by spraying out the area with a non-residual based glyphosate. Do not strim around the base of trees as this will damage the bark and cause disease or defects on the tree.

- If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. Use a balanced fertiliser such as blood, fish and bone or Growmore by Westland and apply in line with manufacturer's guidelines. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted to the original specification, see *5125.02 Planting Plan.* (Change the tree species if considered appropriate to ensure success).

- During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Water the trees until the ground is fully saturated, create an impression around the base of the tree to allow the water to collect and soak into the soil immediately around the trunk.

- Tree ties should be inspected and adjusted accordingly (do not allow the ties to restrict the growth of the tree). Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 3 to 5 years dependant on establishment rates, stability and growing conditions.

- Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

- Remove any suckers or epicormic growth around the base of the trees to maintain a clear trunk.

4.3 Proposed Native Shrub Mix

Objectives

These should be allowed to grow to their species potential to provide structural diversity and screening around the development and a food source for local wildlife.

Inspections

Inspect the shrubs annually to see if there are any areas of significant failure that may require remedial works or advice on works such as thinning or coppicing.

Maintenance

- During the establishment of bare root stock, prevent weed growth around the base of each whip using a spray application non-residual, glyphosate based herbicide (applied in line with the manufacturer's recommendations).

- Re-firm into place any plants which have become loose.

- Water each plant during year 1-2 (in the growing season) during any periods of prolonged drought to ensure that the plants are given the best possible chance of establishment. Water at the bases of the plants until the soil is fully saturated.

- Check shrub guards annually and replace any missing / damaged guards. The guards should be retained until the shrubs are up to 3-5 yrs old and should be removed before they show signs of impeding growth.

- After 5-7 years look to thin the mixes by removing dead, diseased, poorly formed or suppressed specimens as part of the annual maintenance operations. Over the longer term look to create shrub mixes with groups of single species (5-9no) with finished centres approximately 2m.

- Once the mix has established, over a 3-5 year rotational basis look to coppice shrubs species such as Cornus by one third at any one thinning season.

- Fertiliser applications should be avoided. To aid establishment of the shrubs maintain a weed free area under the plants (until the canopy has established) by maintaining a weed suppressing mulch around the base of the shrubs and spot treating prolific weeds where necessary.

- Any shrub that fails, is vandalised, removed or stolen should be replaced to the original specification in the next planting season, see *5125.02 Planting Plan* (Change species if considered appropriate to ensure success).

4.4 Proposed Native Hedge

Objectives

New native hedgerows should be maintained to encourage the establishment of a dense vegetative boundary around the wider site. The hedges once established will provide important wildlife habitats and corridors around the site and contribute to local landscape character.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance

- Remove any litter which has collected under the hedge.
- During the establishment period do not trim the top of the hedge until it has achieved the desired height. Once established the hedge should be maintained at 2000mm high. Aim for a flat topped 'A' shape to ensure sunlight reaches the top and bottom equally. Lightly trim the sides of the hedge to promote dense and bushy growth.
- Cutting should take place only every 2-3 years for the benefit of wildlife. Cut the hedge in early spring (before March) to avoid the bird nesting season.
- Check plants and heel in if they become uprooted.
- Check ties and guards and adjust where required to allow the plants to grow without restriction.
- Fertiliser applications should be avoided. To aid establishment of the hedge maintain a weed free area under the plants (until the canopy has established) by maintaining a weed suppressing mulch around the base of the hedge and spot treating prolific weeds where necessary.
- During establishment the hedge may require regular watering particularly during prolonged dry periods during the summer months. The hedge should be watered if there has been a period of dry weather for 2 weeks or more between June to September in the first growing season.
- Once the native hedgerow has established allow herbaceous ground cover to naturally establish under the base of the hedge.
- Any shrub that fails, is vandalised, removed or stolen should be replaced to the original specification in the next planting season, see *5125.02 Planting Plan* (Change species if considered appropriate to ensure success).

4.5 Proposed Ornamental Hedge

Objectives

The ornamental hedges around residential plots are intended to provide a landscaped buffer and to help define between plot boundaries in private amenity areas. They should look neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected under the hedge.

- Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, look to uproot and remove all weeds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove.

- Do not trim the top of the hedge until they have achieved the desired height. Lightly trim the sides of the hedges annually in June or cut back any individual leggy branches using secateurs to promote dense bushy growth. Allow the plants to grow into each other to create a dense continuous hedge.

- Ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly under the base of the hedge. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

- During the establishment of the hedge during the first growing season ensure they are kept well watered particularly during prolonged dry periods. Ensure that the soil if fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

- If the plants show signs of poor growth or reduced vigour then identify the problem and carry out the appropriate treatment. An application of an appropriate fertiliser can be carried out. Use a balanced fertiliser such as blood, fish and bone or Growmore by Westland and apply in line with manufacturer's guidelines. If the plants do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement plant may need to be planted.

- Any shrub that fails, is vandalised, removed or stolen should be replaced to the original specification in the next planting season, see *5125.02 Planting Plan* (Change species if considered appropriate to ensure success).

- Once the hedges have reached the desired height they should be lightly trimmed twice annually and the arising removed from site:-

    1. Buxus sempivirens should be maintained at 600mm
    2. Fagus sylvatica should be maintained at 1500mm high or 2000mm around substation.

4.6 Proposed Ornamental Shrub and Herbaceous Beds

Objectives

The shrub beds look to have total vegetation cover with no gaps. The plants should be maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form and flower, to provide visual interest and a pleasant setting for the new development.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, pruning or splitting of plants to encourage new growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected in the shrub beds.

- Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds.

- Cut back or remove any dead, diseased or dying plants to encourage new grow. Allow the surrounding vegetation to fill the gap or replant any significant gaps in line with the original planting plan or following advice from someone horticulturally trained.

- Lightly dig over the surface of the shrubs beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove once it has died back.

- In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

- During the establishment in the first growing season ensure that the shrub beds are kept well watered particularly during prolonged dry periods. Ensure that the soil if fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

- Routine annual pruning of new shrubs should generally not be required within the first 3 years, although some of the herbaceous plants and grasses should be maintained in accordance with the list below to encourage new growth and a longer flowering period

- If the plants show signs of poor growth or reduced vigour then identify the problem and carry out the appropriate treatment. An application of an appropriate fertiliser can be carried out. Use a balanced fertiliser such as blood, fish and bone or Growmore by Westland and apply in line with manufacturer's guidelines. If the plants do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement plant may need to be planted.

- Any shrub/herbaceous plant that fails, is vandalised, removed or stolen should be replaced to the original specification in the next planting season, see *5125.02 Planting Plan* (Change species if considered appropriate to ensure success).

Herbaceous Plants

- Allow the seed heads to remain on these plants throughout the autumn and early winter as they provide winter interest and insect habitats. Any stems which start to rot, become detached or look scruffy can be cut from the plant and removed if in a visible location.

- In early spring when the threat of frost has gone all the old dead vegetation should be removed using secateurs to allow new growth to push through.

Grasses

- Seed heads should be allowed to remain on the plants throughout the autumn and winter for visual interest, however any stems which become snapped or detached should be removed.

- In early spring mid-March to April when the threat of frost has gone cut back the grasses to 20cm removing all of the old vegetation and seed heads to allow new growth to come through, avoid cutting new growth.

- For the evergreen grasses only remove the dead growth and seed heads in early spring, mid-March to April, this can be done by pulling out the dead growth gently by hand or carefully using secateurs.

Specimen Shrubs

- Large specimen shrubs in the planting beds should be allowed to establish as individual specimens with a herbaceous layer underneath.

Climbers

- Tie or tuck in any loose tendrils.

- Cut off any straggly tendrils which are growing out or onto adjacent buildings or structures and maintain the climbers to the height of the frame.

- Ensure climbers don't become strangulated or woody, thin out to encourage healthy growth.

4.7 Proposed Amenity Grass

Objectives

Grass provides openness to any development and areas for informal recreation activities. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

- Newly turfed or seeded areas should be kept well watered particularly during prolonged dry periods in the summer months.
- Carry out a litter pick before each cut.
- The sward should be cut to maintain the grass between 25mm and 50mm high. The grass should be cut using a hand push mower or if weather and ground conditions permit a ride on mower could be used for the larger areas.
- The grass should look to be cut min 12 times a year but maybe required up to once a week in the private gardens in the height of the summer
- Grass cuttings should be collected and composted where possible otherwise removed from site and deposited in the appropriate green waste section.
- The edges should be strimmed or cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using strimmer's around the base of trees and close to shrubs.
- Once a year in the spring reform the lawn edges along paths, shrub beds and trees to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas.
- A fertiliser application should to be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.
- An application of selective herbicide should be made in the spring to prevent any weed species from having a detrimental effect to the appearance of the sward and to prevent any infestation becoming severe.
- In the autumn and winter collect and remove leaves which have gathered on the grass. Leaves should be composted on site.
- Other maintenance applications which will be required from time to time include: topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment etc. These items should be identified and addressed in the annual check.

4.8 Proposed Species Rich Lawn

Species rich lawn can be treated like a general amenity lawn as the species mix tolerant of a regular maintenance regime or left longer to flower. During the summer months around the margins of the site areas should be left uncut to allow the establishment of the taller wildflowers in the mix.

The proposed mx is WFG20 Eco Species Rich Lawn by Germinal or similar approved.
For brevity, some information from the online Germinal management guidance has been inserted below.

Objectives

Establish a species rich wildflower grass to provide habitats and a food source for local wildlife and visual interest that can be kept neat or left to grow long to flower.

Inspections

Inspect the grassland annually in the summer to determine the success of the management methods and record species to determine future management to ensure a rich diversity of wildflowers and grasses is maintained.

Maintenance Operations

The species rich lawn will require specific maintenance regime in its first years to ensure that the swath establishes without competition;

Avoid using strimmer's around the base of trees and close to shrubs.

Year 1

- First cut – September to October and collect the arisings. Cutting height 70-100cm
- Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer
- Once dried, remove all cut material from site to avoid smothering the sward and to reduce the fertility of the soil.

Future Years – Left to Grow Long and Flower (Option 1 – Site Boundaries)

- Bring in line with maintenance of wildflower meadow, see section *4.9 Proposed Wildflower Meadow*
- Where bulbs are growing do not cut the grass until the bulbs have faded and the leaves are starting to turn yellow or brown and lying limp.

Future Years – Kept Neat (Option 2 – Mown grass paths, mowing strips, Apartment block B Amenity)

- Bring in line with maintenance of amenity lawn but mow to approx. 50 mm - 75 mm (rather than 25-50mm as with amenity lawn), see section *4.7 Proposed Amenity Grass*, with mowing generally required once every fortnight during the growing season
- Allow the arising to settle (for insects and seeds to disperse) before removing the arising off site in a licensed tip and/ appropriate green waste disposal area.

4.9 Proposed Wildflower Meadow

The proposed mix is EM2 Standard General Purpose Meadow Mix and EW1 Woodland Mix by Emorsgate, or similar approved.

Objectives

The meadow will provide different habitat types for local flora and fauna and a food source for insects, birds and mammals. It will also provide seasonal interest across the site.

Avoid using strimmer's around the base of trees and close to shrubs.

Inspections

Inspect the meadow and wildflowers annually in the summer to determine the success of establishment and record species to determine future management to ensure species rich diversity is maintained.

Establishment Operations – Year One

After meadow is sown flush of annual weeds will appear and, though these may look unsightly, the weeds should be left to offer shelter to the meadow species. The annual weeds will die later in the year and should be outcompeted by meadow species in the following years.

First cut in early August with a scythe, petrol strimmer or tractor mower to 50mm.

Mow the re-growth through to late autumn/winter to 50mm and again in April to reduce competition from the more prolific grass species. Repeat as above for the subsequent years.

Carry out a litter pick and remove any debris before each cut.

Vegetation should be left in situ for 1-2 days to allow any invertebrates to escape, after which arisings should be collected and disposed of in a licensed tip.

Avoid strimming directly around newly established shrubs and trees to prevent bark wounds and damage to the plants.

General Maintenance Year Two and Subsequent Years

Do not cut from May through to late July/August to give the sown species an opportunity to flower. Once the flowers have set seed in August/ September cut back with a scythe, petrol strimmer or tractor mower to 50mm.

Carry out a litter pick and remove any debris before each cut.

Leave the arisings to dry and shed seed for 1-7 days then remove from site.

Mow the re-growth through to late autumn/winter to 50mm and again in April to reduce competition from the more prolific grass species. Repeat as above for the subsequent years.

A mowing strip along edges and paths should be cut as shown on the approved plans to maintain a strip/path in line with the proposed species rich lawn, see section *4.8 Proposed Species Rich Lawn, Option 2*.

5.0 Additional Wildlife Considerations

The site, particularly its boundary and brook corridor features, will be enhanced to provide habitat for a number of species including bats, birds and invertebrates with guidance from the project ecologist.

Number, specification and location of bird and bat boxes to be advised by project ecologist.

Objectives

This plan seeks to maintain and enhance this habitat and increase the provision for wildlife on site.

Bats

Bat boxes have been proposed upon mature trees around the site. Box use should be monitored yearly and the boxes re-located if they remain un-used 3 years after installation.
Consideration should be given to the possibility of bats being present within mature and semi – mature trees prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary.

Birds

Bird boxes have been proposed upon mature trees around the site. Box use should be monitored yearly and the boxes re-located if they remain un-used 3 years after installation.

Maintenance works to trees, native hedgerow and native shrub should not be carried out within the breeding bird season (March – August inclusive).

6.0 Maintenance Schedules

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
6.1 Existing trees																
Annual arboricultural inspection of trees		1											1	1-5	Arborist	Arrange for any remedial work to be done immediately only where they pose a risk to users of the site or property; works to include dead wooding, felling dangerous trees.
Schedule a health and safety arboricultural inspection after strong winds or storms														1-5	Arborist	As required.
Treatment of pests and diseases and/or removal of diseased trees													1	1-5	Arborist	As required and advised by arborist. All felling to be carried out in accord with BS3998, felling outside bird breeding season.
Tree replacements											1			1	Appointed contractor	As required plant Nov-Mar.
Removal of saplings and suckers, poorly formed or young low value trees (excluding trees in brook area)		1											1	1-5	Arborist	Remove where they are impeding the growth of more desirable specimens
Litter pick around the existing trees.	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Disposal in a licensed tip.
6.2 Proposed Trees																
Annual inspection to check trees						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees.				1									1	1-5	Appointed contractor	Avoid use of herbicides.
Pruning *														1-5	Appointed contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements											1			1	Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Appointed contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from ecologist.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Tree stake and tree tie inspection, repair and adjustment				1						1			2	2-5	Appointed contractor	Year 3, remove stakes when trees have rooted sufficiently.
Balanced, slow release fertilizer				1									1	1-5	Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering					1	1	1	1	1				5	1	Appointed contractor	Water trees during the first growing season in the first year of establishment at the following rates until the soil fully saturated. Heavy & Extra Heavy Standard 100 litres each and Standard 70 litres each.
6.3 Proposed Native Hedgerow																
Annual inspection to check hedges						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming *		1											2	1-5	Contractor	Trim side of the hedge to promote dense bushy growth, aim for a flat topped 'A' shape to ensure sunlight reaches the top and bottom equally, avoid the bird nest season.
Check Plants			1						1				2	1-5	Contractor	Check plants, if they are loose or uprooted then heal them back in
Check Ties and guards			1						1				2	1-5	Contractor	Check ties and guards and re-secure or re-place if loose or missing. Once the plants have established then remove.
Weeding *			1						1				2	1-3	Contractor	During establishment period treat the base of the hedge with a non-residual, glyphosate based herbicide for the first 3 years to remove weeds and aid establishment. Year 4 onwards allow ground flora and grasses to establish naturally under the hedge as a wildlife margin.
Cutting *		1											1	5	Contractor	Only cut top of hedge when it achieves the desired height of 2000mm. Cut every 2-3 years after berries have been eaten to benefit wildlife, cut outside of the bird nesting season.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Plant replacements											1			1	Appointed contractor	As required plant Nov-Mar.
Watering					2	2	2	2					8	1	Appointed contractor	Water hedges during the first growing season in the first year of establishment when there have been periods of no rainfall for a week or more until the soil is fully saturated.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove litter or debris that has collected around the base of the hedge and dispose of in a licensed tip.
6.4 Proposed Native Shrub Mix																
Annual inspection to check native shrubs						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Check Plants			1						1				2	1-5	Contractor	Check plants, if they are loose or uprooted then heal them back in
Check Ties and guards			1						1				2	1-5	Contractor	Check ties and guards and re-secure or re-place if loose or missing. Once the plants have established then remove.
Weeding and Topping up of mulch			1						1				2	1-3	Contractor	During establishment period treat the base of each shrub with a non-residual, glyphosate based herbicide for the first 3 years to remove weeds and aid establishment. Year 4 onwards allow ground flora and grasses to establish naturally around the shrubs for the benefit of wildlife.
Cutting *		1											1	3-5	Contractor	Starting in year 5 locally coppice or thin shrubs to prevent overcrowding and promote healthy growth. Carry out only every 2-3 years on a rotational basis to promote wildlife. Cut outside of the bird nesting season
Watering					2	2	2	2					8	1	Appointed contractor	Water plants during the first growing season in the first year of establishment when there have been periods of no rainfall for a week or more until the soil is fully saturated.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Plant replacements											1			1	Appointed contractor	As required plant Nov-Mar.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove litter or debris that has collected around the shrubs and dispose of in a licensed tip.
6.5 Proposed Ornamental Hedge																
Annual inspection to check hedges						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming		1											2	1-5	Contractor	Trim side of the hedge to promote dense bushy growth, avoid the bird nest season.
Weeding				1	1	1	1	1	1	1			7	1-5	Contractor	Lightly dig around the base of the hedge to remove weeds. Spot treat with glyphosate for prolific weeds only.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove any litter which has accumulated at the base of the hedge.
Top up bark mulch				1									1	1-3	Contractor	Top up the bark mulch in the spring to depth of 75mm to all ornamental hedges. Allow to rot down naturally after year 3 when the hedge has established.
Cutting		1											1	5	Contractor	Only cut top of hedge when it achieves the desired height: 1. Buxus sempivirens should be maintained at 600mm 2. Fagus sylvatica should be maintained at 1500mm high or 2000mm around substation, cut outside of the bird nesting season.
Balanced, slow release fertilizer and remediation.				1									1	1-5	Appointed contractor	Balanced, slow release fertilizer, once in late spring only if showing poor signs of growth. Remediate other issues identified in inspections as required.
Plant replacements											1			1	Appointed contractor	As required.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Watering					2	2	2	2					8	1	Contractor	Water hedging plants during the first growing season in the first year of establishment when there have been periods of no rainfall for a week or more until the soil is fully saturated.
6.6 Proposed Ornamental Shrubs and Herbaceous Beds																
Annual inspection to check shrub beds						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Pruning				1				1			1		3	3-5	Contractor	Pruning should generally not be required in the first 3 years of establishment. After which only prune back where they cause any obstruction or obscure sight lines. Maintain the natural shape of the shrub. Cut back any dead, diseased or dying branches to stimulate new growth. For specific maintenance requirements of shrubs, grasses, herbaceous plants and climbers please refer to section, *4.6 Proposed Ornamental Shrub and Herbaceous Beds*
Weeding				1	1	1	1	1	1	1			7	1-5	Contractor	Lightly dig over the surface of the shrub beds to remove weeds. Spot treat with glyphosate for prolific weeds only.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Contractor	Remove any litter which has accumulated in the shrub beds.
Top up bark mulch				1									1	1-3	Contractor	Top up the bark mulch in the spring to depth of 75mm to all ornamental shrub beds. Allow to rot down naturally after year 3 when the shrubs have established.
Balanced, slow release fertilizer and remediation.				1									1	1-5	Appointed contractor	Balanced, slow release fertilizer, once in late spring only if showing poor signs of growth. Remediate other issues identified in inspections as required.
Plant replacements											1			1	Appointed contractor	As required.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Watering					2	2	2	2					8	1	Contractor	Water shrub beds during the first growing season in the first year of establishment when there have been periods of no rainfall for a week or more until the soil is fully saturated.
6.7 Proposed Species Rich Lawn																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Carry out a litter pick prior to strimming and once a month. Check debris for wildlife before disposing in licensed tip.
Establishment – Year 1										1			3	1	Appointed contractor	First cut – September to October and collect the arisings. Cutting height 70-100cm. Where bulbs are growing do not cut the grass until the bulbs have faded and the leaves are starting to turn yellow or brown and lying limp. Mow the re-growth through to late autumn/winter to 70-100mm and again in April to reduce competition from the more prolific grass species.
Maintenance – Future Years														2-5	Appointed contractor	Bring maintenance in line with amenity grass maintenance or wildflower maintenance depending on location, see section *4.8 Proposed Species Rich Lawn.*
Remove arisings from site				1					1				2	1-5	Appointed contractor	In all cases allow the arisings to remain on site for 3-7 days before disposing in a licensed tip.
Remove self-seeded trees, woody vegetation.									1				1	1-5	Appointed contractor	Cut or pull out any self-seeded trees and strim back any bramble or woody vegetation. Dispose of appropriately.
Redefine edges to hard standing areas.			1							1			2	1-5	Appointed contractor	Cut back and remove any turf that has overgrown onto paths.
Re-instatement of meadow mix														1-5	Appointed contractor	As required where areas have failed and in accordance with previously applied mix.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment
6.8 Proposed Meadow Mixes (EM2 and EW1)																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Carry out a litter pick prior to strimming and once a month. Check debris for wildlife before disposing in licensed tip.
Establishment Operations – Year One								1			1	1	3	1	Appointed contractor	First cut in early August with a scythe, petrol strimmer or tractor mower to 50mm. Mow the re-growth through to late autumn/winter to 50mm and again in April to reduce competition from the more prolific grass species.
General Maintenance – Year Two and Subsequent Years				1					1		1	1	4	2-5	Appointed contractor	Cut in late Aug-Sept once the flowers have set seed to 50mm. Cut in late winter if grasses start to grow and again in April to reduce competition from the more prolific grass species.
Remove arisings from site			1						1		1	1	4	2-5	Appointed contractor	In all cased allow the arising to remain on site for 3-7 days before disposing in a licensed tip.
Remove self-seeded trees, woody vegetation.									1				1	1-5	Appointed contractor	Cut or pull out any self-seeded trees and strim back any bramble or woody vegetation. Dispose of appropriately.
Redefine edges to hard standing areas.			1							1			2	1-5	Appointed contractor	Cut back and remove any turf that has overgrown onto paths.
Re-instatement of meadow mix														1-5	Appointed contractor	As required where areas have failed and in accordance with previously applied mix.
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
6.9 Proposed Amenity Grassland																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting and once a month. Check for wildlife before disposing of the debris in a licensed tip.
Cut grass and strim edges to paths.				2	2	2	2	2	2				12	1-5	Appointed contractor	Cut areas of well-maintained grass to 25-50mm high and remove arisings from site.
Redefine cutting			1							1			2	1-5	Appointed contractor	Remove any grass turf that has overgrown onto paths and reform edges to shrub beds.
Strim grass (areas of grass at the back of the development site and under existing trees.			1							1			2	1-5	Appointed contractor	Strim no shorter than 150mm high to encourage formation of tussock type sward. Vegetation to be left in-situ for 1-2 days then removal all arisings.
Remove arisings from site			1	2	2	2	2	2	2	1			12	1-5	Appointed contractor	Dispose arising in a licensed tip.
Remove self-seeded trees, woody vegetation and any prolific weeds (docks, thistles etc.).									1				1	1-5	Appointed contractor	Cutback and remove any woody vegetation and treat any prolific weed infestation with a glyphosate-based weed killer. Dispose of appropriately.
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment
6.10 Additional Wildlife Considerations																
Monitor Bat Boxes									1					3	Ecologist	Monitor in year 3 and relocate if not been used.
Bat Boxes – Works to trees in relation to the presence of bats.									1				1	1-5	Appointed contractor	Repair, re-secure or replace the boxes if they become damaged or loose. Consideration should be given to bat presence when carrying out works to trees. Consult an ecologist if in doubt.
Monitor Bird Boxes									1					3	Ecologist	Monitor in year 3 and relocate if not been used.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Birds – Works to trees in relation to the presence of birds.									1				1	1-5	Appointed contractor	Repair, re-secure or replace the boxes if they become damaged or loose. Consideration should be given to nesting birds when carrying out works to trees, hedges and established shrubs. Consult an ecologist if in doubt.
General														1-5	Appointed contractor	Create habitats within the wildlife corridor SW boundary by creating log piles in the woodland from arisings during tree maintenance works.