



Landscape Management Plan

Glen Dimplex Site, Stoney Lane, Whiston

Prepared by

PGLA Landscape Architects for Taylor Wimpey UK Limited

WHI2508_LMP01_Rev 3

FINAL REPORT | December 2025

1. INTRODUCTION

- 1.1 PGLA have been commissioned to provide a Landscape Management Plan which will provide a framework for the landscape management and maintenance of the landscape elements associated with the residential development at Glen Dimplex, Stoney Lane, Whiston.
- 1.2 This Landscape Management Plan incorporates an element of time into the landscape scheme. Through the processes of monitoring and required operations, this Landscape Management Plan ensures that the original design intent, capital expenditure and aftercare of the landscape is not lost during the establishment period and thereafter.
- 1.3 The Plan identifies specific short to long term landscape management requirements to maintain and enhance the landscape components within the development. These include the long term design objectives, long term management responsibilities and maintenance schedules for all landscaped areas.
- 1.4 This document should be read in conjunction with any findings and recommendations from any other professional reports, for example Service Layout Drawings, Ecology and Arboricultural Reports.
- 1.5 Details regarding landscape operations for each of the landscape components are laid out in the following section, which is to be read in conjunction with the Planting Plan, Schedule and Specifications [PGLA Drawings WHI2508_PP01 series] and any Ecology Reports and Arboricultural Reports.
- 1.6 The Client shall appoint a competent contractor/managing organisation for carrying out the planting and the operations detailed in the Landscape Management Plan, who are responsible for maintaining the entire site. The managing organisation shall ensure that the Landscape Management Plan is adhered to, and any changes to the Plan are to be agreed in writing with the The Client, Landscape Architect and appropriate authorities.
- 1.7 The managing organisation will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, experience in biodiversity management will be sought. The managing organisation will ensure that management complies with the guidelines set out in this plan.
- 1.8 The managing organisation shall oversee the landscape maintenance schedule throughout the defects liability period and the agreed management period, which will be reviewed every 5 years.
- 1.9 The Landscape Management Plan applies to both new and existing vegetation on the site but excludes the residential gardens which are to be maintained by individual properties.
- 1.10 The retained and new habitats will also need to be managed for people, since they are integrated with the Public Open Space requirement for the development.
- 1.11 Planting is to be completed prior to occupation and in accordance with the approved timetable.

AIMS OF THE LANDSCAPE MANAGEMENT PLAN

- 1.12 The aim of the Landscape Management Plan is to adopt a coherent, strategic and integrated approach to the future management and maintenance of the existing and proposed landscape components associated with the residential development of the site.
- 1.13 The operations detailed within this document are not prescriptive and are intended to guide the appointed contractor and/or Management Company to carry out appropriate landscape operations when required. The aim is to achieve a healthy and attractive residential landscape setting for the site and its immediate surroundings, contributing to amenity space and biodiversity as detailed in the planting plans.

OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

1.14 The Landscape Management Plan Objectives are to:

- Retain and enhance the value of the existing landscape features and habitats where feasible;
- Create structurally diverse and species-rich hedgerows as a breeding habitat for nesting birds, foraging habitat and flight corridors for bats;
- Create and manage areas of species-rich grassland to provide high quality foraging habitats;
- Retain existing trees in good health;
- Create an attractive landscape setting and amenity space for the residential development;
- Ensure successful establishment of all proposed landscape plantings;
- Increase and maintain biodiversity levels on Site;
- Facilitate an efficient and sustainable landscape management and maintenance regime.

LANDSCAPE COMPONENTS

1.15 The Landscape Management Plan deals with landscape components associated with the residential landscape layout and the POS and boundaries. The components relevant to this site are shown on the PGLA planting plans. The landscape components detailed in this report are:

- Existing and retained trees (including Off Site on Boundaries)
- New trees in the public open spaces and along the streets
- Planting in public open spaces
- Wildflower and marginal planting
- Amenity grassland
- Footpaths.

1.16 The following section describes each of the proposed component groups in more detail and gives more prescriptive requirements for the landscape operations.

1.17 Within the proposed design, the opportunity has been taken to enhance the biological value of the existing trees and retained landscape components through appropriate planting and long term management. The management aim is to protect the existing significant trees and hedgerows where feasible, retain their ecological value and to develop a species rich habitat.

2. LANDSCAPE OPERATIONS

2.1 In order to achieve the aims and objectives the landscape operations should follow some general guidelines. These are detailed below:

- 2.1.1. The site will be inspected regularly and formally assessed annually in order to ensure the site is being managed appropriately. This will ensure the risks of any health and safety hazards are minimised whilst making sure that habitats remain attractive to wildlife.
- 2.1.2. All work to be agreed by the Landscape Architect prior to commencement.
- 2.1.3. Ensure that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- 2.1.4. Ensure that all operations are carried out in accordance with all relevant legislation; British and European standards; good horticultural and arboricultural practice and that the required risk assessments are undertaken as necessary before carrying out works.
- 2.1.5. Ensure that all operations are carried out at the appropriate times of year and during suitable weather and ground conditions to minimise adverse impacts on the existing vegetation and ground conditions.
- 2.1.6. Ensure that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions.
- 2.1.7. Ensure the safety of all members of the public during operations on site. Use protective fencing and/or signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- 2.1.8. Ensure that all arisings are disposed of off site in accordance with the relevant Waste Management Regulations.
- 2.1.9. Use of chemical weed control is to be in strict accordance with manufacturers' recommendations and the Control of Pesticides Regulations.
- 2.1.10. A general scavenge of all open space areas including hard surfaces will be carried out on a fortnightly basis. Ensure all litter is removed from the landscaped areas on a weekly basis and disposed of off site, or timings to be agreed with the management company.
- 2.1.11. After one year following the completion of the landscape works, the contractor shall attend an inspection of all the works. All plants which are missing, have died or have failed to make satisfactory growth shall be replaced in accordance to the Planting Plans and Schedule and in agreement with the Landscape Architect.

2.2 EXISTING TREES (INCLUDING OFFSITE WITH CANOPIES OVERHANGING BOUNDARIES)

- 2.2.1. All tree work to be carried out in accordance with the advice detailed in the Arboricultural Report, please refer to the Arboricultural Report.
- 2.2.2. All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications [or otherwise updated/superseded legislation].
- 2.2.3. No existing trees or shrubs shall be removed or cut without specific instructions from the relevant parties and written agreement of the Local Planning Authority Tree Officer.
- 2.2.4. Mitigate any negative impacts to retained trees including disturbance to habitats and species that the trees support, appropriate protection measures will be adopted to minimise accidental damage.

- 2.2.5. Isolate all trees from construction activity by the erection of temporary fencing that includes the root protection zone.
- 2.2.6. Protect retained trees during construction and management operations in accordance with BS 5837:2012 : Trees in relation to design, demolition and construction [or otherwise updated/superseded legislation].
- 2.2.7. Inspect and maintain the exclusion fencing in serviceable condition throughout the construction phase and store equipment, chemicals, fuels and machinery away the trees.
- 2.2.8. Upon completion of the construction phase remove the fencing.
- 2.2.9. Prune trees, if required, between November and February (inclusive). Dispose of larger cut materials below the trees from which they were cut unless there is a risk of disease. Brash will be chipped and used as a mulch for planted trees (during aftercare period) or disposed off-site.
- 2.2.10. All work on the trees should be carried out in accordance to BS 3998:2010 Recommendations for Tree Work [or otherwise updated/superseded legislation] and also ensuring all Wildlife and Conservation Laws are adhered to.

General Maintenance

- 2.2.11. The existing trees to be retained shall be inspected on an annual basis for any damage or disease and after any extreme weather conditions. Immediate action must then be taken to remove any trees which present an undue hazard to health and safety.
- 2.2.12. Routine tree care shall be carried out to maintain the trees in a healthy and disease free condition, shape and form and in a visually acceptable appearance. Works to existing trees include: remedial pruning to remove any damaged, weak or diseased limbs; crown cleaning / reduction and lifting as required over the parking spaces and to prevent overhanging onto footpaths.
- 2.2.13. Wood under 250mm diameter collected from thinning, brashing or coppicing will, wherever possible, be chipped and used for mulching, either by blowing directly back into planting areas or by storing on site for future use.

Removal of Trees

- 2.2.14. Removal of the trees should be carried out with adherence to BS 5837:2012 Trees in relation to design, demolition and construction [or otherwise updated/superseded legislation].

2.3 NEW TREES

- 2.3.1. All proposed tree locations are highlighted on the Planting Plans and species and planting densities are contained within the Planting Schedule.
- 2.3.2. The landscaping works shall be carried out in accordance with BS 8545:2014 [or otherwise updated/superseded legislation].
- 2.3.3. Defects due to materials or workmanship not in accordance with the Contract and where trees have failed to thrive should be replaced with equivalent trees. The replacements will match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.

General Maintenance

- 2.3.4. Watering: in the first year after planting all new trees to be watered regularly. When rain has not fallen for more than half an hour for seven days water trees 50 litres per tree at weekly intervals.

- 2.3.5. Weed Control: Within grassed areas, 500mm radius from the base of each tree shall be kept free of grass and weed growth. Where the trees are within planting beds, do not plant shrubs within 500mm radius of the base of the tree. All weed control within 500mm of tree trunks shall be carried out by hand or by chemical means.
- 2.3.6. Mulch: Maintain a 500mm radius weed free tree ring of bark mulch, maintained at an even spread, 75mm deep, to ensure that it is effective as a weed suppressant and conserves moisture. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost. Any proposed wildflower planting to come to mulch edge.
- 2.3.7. Trees in hard surface: Trees should be planted within an appropriate tree pit system that includes root management, structural soil components, aeration and irrigation systems (products such as Green Blue Urban) and they should be maintained in accordance with the manufacturer's instruction
- 2.3.8. Residual Herbicide: Where approved chemical compounds/herbicides are used, a residual soil-acting herbicide to be evenly applied to the soil surface, 500mm radius from the base of each tree and evenly incorporated into the full depth of the mulch. Ensure Manufacturers' instructions are followed. The Contractor shall remove and dispose of, off-site, dead surface matter following application and dieback of weed growth within fourteen days.
- 2.3.9. Re-firming and vertical position: in the first three years carry out annual inspections to ensure trees are vertical and firmed in the ground. After extreme weather conditions all trees to be inspected and re-firmed, where necessary, by treading the soil around the tree.
- 2.3.10. Pruning: Prune to maintain correct shape of tree and prevent overhanging branches encroaching on paths or parking areas. Any growth that obscures windows, signs or sight lines should also be removed. Annual pruning to be carried out in the Autumn to remove dead wood and unbalanced growth. All trees to have clear stems of at least 2.5m and no canopy branches to drop below 2.5m. This is to ensure appropriate sight lines and natural surveillance is maintained throughout the development.
- 2.3.11. Formative pruning to be carried out where required reducing the density, and thus weighting of branches, especially where there may have been substantial annual growth that may make the plant top heavy. Plants shall be pruned as to BS 3998:2010 [or otherwise updated/superseded legislation] and in accordance to the species.
- 2.3.12. Stakes and Ties: Stakes to be firmed and ties checked monthly and loosened at least once a year during the late summer. Remove stakes at the end of the third growing season. Any broken or damaged stakes will be replaced and ties re-fixed.
- 2.3.13. Tree Guards: check all tree guards on a regular basis and repair or replace lost or damage guards. All tree guards to be removed after five years or when it is causing restriction to plant growth, whichever is the sooner.
- 2.3.14. Slow release fertiliser: All planted trees to be given a slow release fertiliser at the time of planting and should be applied annually thereafter for the first three years to the base of the tree in March / April. Manufacturers instructions to be followed with regards to application rates and guidelines.
- 2.3.15. Any trees which are removed, uprooted, destroyed, die or become severely damaged or become diseased shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.
- 2.3.16. Ground preparation and replacement planting shall be according to the specification for the original planting.
- 2.3.17. Thinning: Tree groups to be thinned by mechanical or manual means, arisings to be shredded and used to mulch where appropriate. Thinning to be carried out during September / October. Thinning to be carried out by year 10 or as required, to favour specimens that are well established, disease free with a good habit, structure and a strong central leader.

2.4 NATIVE HEDGEROW AND WHIP PLANTING

- 2.4.1. The native hedge, tree and shrub native planting locations are highlighted on the Planting Plans.
- 2.4.2. The proposed native planting aims to strengthen the character of the local landscape, increase biodiversity by creating wildlife links with existing vegetation within and outside of the site boundary. Trees and hedgerows can support large numbers of insects, which in turn will provide a foraging resource for birds, bats, reptiles and amphibians that may use the site. Berries, fruits and seeds provide a food source for birds and mammals. Trees and hedgerows also provide a flight/commuting corridor for bats.

General Maintenance

- 2.4.3. It is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built [Wildlife and Countryside Act, 1981]. It is therefore preferable to trim native hedges in January or February, where possible, to avoid the destruction of bird's nests [present from March to August] and also to allow any berry crop to be used by wintering birds [September to December].
- 2.4.4. Many invertebrates are associated with herbaceous plants which characteristically occur at the bases of hedgerows. 1-2m wide verges should therefore be established and at most only cut once a year in autumn to allow such plants to flourish.
- 2.4.5. Hedgerows will be cut every three years once established, with one third of the overall length being cut each year, unless more frequent trimming is required where hedgerows overgrow footpaths or where the hedges start to grow above a maximum height of 1.0m. This is to ensure appropriate sight lines and natural surveillance is maintained throughout the development.
- 2.4.6. Weed control around transplants (preferably by hand-weeding) and herbivore protection (if necessary) will be provided until the transplants are established and growing strongly (usually at least for the first 3 years).
- 2.4.7. Trimming should aim to maintain an A-shape or topped A-shape or free-growth and to maintain height not exceeding 1.0m in height.
- 2.4.8. Hedgerow and tree transplants should be planted between November and March when the ground is not waterlogged or frozen.
- 2.4.9. Hedgerows should be cut every three years once established or sooner if exceeding 1.0m in height. Cut in January and February, after most of the berries have been eaten. Cutting will be completed outside of the breeding bird season which runs from mid-February to September
- 2.4.10. Support fences and tree protection guards / spirals to be removed once the hedgerow is sufficiently established.
- 2.4.11. Pests and Diseases: Replace all dead, dying or diseased plants.
- 2.4.12. Any plants which are removed, uprooted, destroyed, die or become severely damaged or become diseased shall be replaced within the next planting season by plants of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

2.5 SHRUB PLANTING

- 2.5.1. Areas allocated for shrub and herb planting will be covered in a 300mm layer of sub-soil capped with a 300mm layer of topsoil cultivated to create a fine tilth.
- 2.5.2. Plant shrubs and herbs as specified on the planting layout and thoroughly irrigate.
- 2.5.3. Protect individual shrubs with biodegradable tree spirals and bamboo canes.

- 2.5.4. Apply a 50mm layer of medium grade crushed mulch to the base of the shrubs and herbs.
- 2.5.5. For a period of five years (aftercare period) after planting all shrubs will be maintained so they do not exceed 1.0m in height and any dead, dying, or diseased specimens will be replaced. If the same species keep dying or getting diseased, new species will be selected for re-planting that are suitable for the local area.
- 2.5.6. If pernicious weeds establish within any of the planting areas, hand weeding will be carried out during the growing season and repeated each year during the aftercare period until the weeds are eradicated.
- 2.5.7. Any defective guards or supports will be replaced and if required, additional mulch will be applied.
- 2.5.8. After five years of growth guards and supports will be removed from individual shrubs.
- 2.5.9. Following removal of guards the shrubs will be managed by trimming.

2.6 WILDFLOWER AND MARGINAL GRASSLAND

- 2.6.1. Areas of wildflower grassland are proposed to promote ecological diversity and support valuable wildlife habitats. Appropriate native species, based on those identified on site and in the surrounding area, and suited to the underlying soil conditions, should be used.
- 2.6.2. Seeds should be sown onto ground that has not been enriched with nutrient rich topsoil. Specific guidance will be required from a suitably trained ecologist on the exact requirements, e.g. location, timing, plant mixtures, ground preparation and other details.
- 2.6.3. Further monitoring will be required to ascertain the level of colonisation following seeding/establishment and if additional planting/sowing is necessary.
- 2.6.4. Specific guidance will be required from a suitably trained ecologist on the exact requirements, including timing and methods. Grass cutting frequency is determined by maximising conservation benefits of desirable species and habitats.
- 2.6.5. In general, the wildflower sward to be cut annually to a height of approx 150mm. In order to minimise disruption to habitats it is recommended that the wildflower grasslands are cut in sections. [e.g. a third of the area] on a weekly rotation to ensure that areas of uncut vegetation are retained as a refuge for amphibians and small mammals.
- 2.6.6. Grass cutting will be avoided between mid-March and August to prevent risk of disturbance to nesting birds. Should any works be required within the bird nesting season an assessment will be undertaken by a suitably qualified ecologist before any works commence.
- 2.6.7. Weed control will include spot treatment using selective herbicide of noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 2.6.8. Cut sward after seed heads have dropped in October, leave in situ for 24 hours to allow flower seed to disperse then rake off arisings.
- 2.6.9. Mown paths to be cut through the wildflower meadow to allow a route for people to walk through. Path should be cut every fortnight through the spring and summer months.
- 2.6.10. All arisings to be removed from site.

2.7 AMENITY GRASSLAND

- 2.7.1. Amenity grassland is proposed for the public open spaces for amenity value and to provide opportunities for informal recreation. They will be managed as required to maintain a tidy appearance as well as facilitating a safe public usage. Areas of new grassland planting will include a grass and wildflower mix suitable for use in Public Open Space

which can be left to grow slightly longer along the boundary hedgerows to increase their value for invertebrates and bat foraging i.e. creating a longer grass verge around the edges of Public Open Space.

- 2.7.2. During the first three years some areas of grassland may require cultivating and re-seeding.
- 2.7.3. Grass cutting to take place fortnightly during the growing season. The grass will be kept to a length of 35-50mm. The length is suitable for the most recreational usage.
- 2.7.4. Weed control will include spot treatment using selective herbicide of noxious weeds such as docks, thistles, nettles, ragwort and willowherb.

2.8 HARD LANDSCAPING

- 2.8.1. The relevant hard landscape components are shown on the Planting Plans which include pedestrian footpaths. The management objectives for these components are to ensure these elements are safe, functional, clean and free from dilapidation, and grime.
- 2.8.2. Operations are to be carried out in accordance with BS7370-2:1994: Grounds maintenance Recommendations for the maintenance of hard areas [excluding sports surfaces] or otherwise updated/superseded legislation.
- 2.8.3. All footpath surfaces, shall be inspected monthly checking for vandalism, settlement, frost heave, staining, litter and debris or any other defect where function is likely to be impaired. Any such defects should be repaired or replaced in accordance with the original specifications and in agreement with the Client. Review annually to check the need for major refurbishment or replacement of components.
- 2.8.4. Where scheduled inspection detects the need of replacement, extension or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be effected immediately.
- 2.8.5. Remove litter, leaves and other debris from all surfaces on a weekly basis or more often in areas where litter is a problem.
- 2.8.6. Footpaths will require sweeping, as required, to remove litter and general debris. All arisings to be removed off site. Increase sweepings in autumn when leaves are falling.
- 2.8.7. All footpaths will be inspected on a monthly basis and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.

2.9 PRIVATE RESIDENCIES

- 2.9.1. The landscaping that is to be provided by the developer should be cognisant of the need to promote natural surveillance as far as possible relevant hard landscape components are shown on the Planting Plans which include pedestrian footpaths. The management objectives for these components are to ensure these elements are safe, functional, clean and free from dilapidation, and grime.
- 2.9.2. Furthermore, the residents will receive an information pack that encourages them to maintain all hedges and shrubs so they do not exceed 1.0m in height and also ensure that any trees in their control are maintained with clear trunks of 2.5m minimum and to cut any branches that hang lower than 2.5m. This is to ensure natural surveillance is maintained throughout the development.

3. IMPLEMENTATION AND MANAGEMENT SCHEDULE

- 3.1 Monitoring is essential to assess the efficacy of the prescribed management of habitats. The management plan is for a five year rolling programme, which will be reviewed every 5 years unless agreed by the Client, Management Company or LPA. This review will include an appraisal of the habitats present at the site (in conjunction with monitoring), assessment of the success of the management plan to date, liaison with the developer/owner regarding any potential issues and any required revisions to the plan.
- 3.2 Monitoring of each feature will take the form of a site visit every year. Monitoring surveys will be undertaken between the months of June and August, in order to cover the period in which most flowering plant species should be identifiable. Any constraints to identification will be noted within the monitoring report.
- 3.3 The managing organisation, will submit a monitoring report to the client, together with financial information, summarising the management of the site over the last year and the measures achieved.
- 3.4 The Plan will be reviewed to ensure that the plan is meeting the original management aims and objectives and responding to the developing needs of the site.
- 3.5 Following the end of the initial five year period of this management programme, the Management and Maintenance Plan will be re-assessed and updated. This can be facilitated by undertaking site surveys as detailed above. These will identify the need for additional operations and inform future management decisions in relation to continual improvement of biodiversity and the amenity value of the landscape as a whole.
- 3.6 The monitoring activities for habitats and species listed below will be undertaken during each monitoring visit:
- 3.7 Monitoring surveys covering the development area and will include a general site walkover of all habitats to identify any potential issues such as the presence of invasive species. A report will be produced following each monitoring visit which will be submitted and addressed as part of the management plan review.
- 3.8 In addition to ecological monitoring, a system of reporting will be established for any problems to be reported. Problems should be addressed as soon as they arise. Any notable species records resulting from monitoring visits will be passed onto the local environmental records centre.
- 3.9 Following each monitoring visit the management plan will be reviewed in light of the results and should any changes be necessary a revised version will be produced and issued to the Local Planning Authority.

MANAGEMENT SCHEDULE				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	RESPONSIBILITY /NOTES	
HEDGEROWS																	
Apply topsoil and cultivate to a fine tilth			*	*	*	*	*	*	*	*	*			Responsibility - Contractor - Check for litter, depending on level of littering on site. - Please ensure there are no nesting birds when pruning. - Monthly check for damage to vegetation [Increase frequency dependent upon weather conditions and level of vandalism]. - Replace areas of failed planting as required during suitable weather and ground conditions.			
Plant native shrubs in staggered rows and irrigate	*	*										*	*				
Apply protection, support, and mulch to individual shrubs	*	*										*	*				
Carry out annual inspection for five years										*							
Replace dead, dying and diseased shrubs, missing or damaged guards and supports	*	*										*	*				
Carry out weed control			*	*	*	*	*	*	*	*	*						
Remove tree guards and supports after 5 years	*	*										*	*				
Trim hedgerows to maximum height of 1.0m	*	*	*														
Annual inspection for disease or decay.	*	*										*	*				
GRASSLAND (AMENITY)																	
Add sub-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth				*						*				Responsibility - Contractor - Weekly or monthly check for litter,. - Replace areas of failed planting as required during suitable weather and ground conditions.			
Mix with inert substrate and hand-sow seed-mixes				*						*							
Control pernicious weeds (up to five years)			*	*	*	*	*	*	*	*	*						
Mow grassland in year 1 up to six times. Collect and dispose of cuttings (on-site composting)					*	*	*	*	*	*							
Mow grassland up to four times during the growing season after late May. Collect and dispose of cuttings (offsite or on-site composting)					*	*	*	*	*	*							
GRASSLAND (WILDFLOWER)																	
Add top-soil (or similar inert/low nutrient substrate) and cultivate to a fine tilth				*						*				Responsibility - Contractor - Weekly or monthly check for litter,. - Replace areas of failed planting as required during suitable weather and ground conditions.			
Mix with inert substrate and hand-sow seed-mixes				*						*							
Control pernicious weeds (up to five years)			*	*	*	*	*	*	*	*	*						
Mow grassland in year 1 up to four times. Collect and dispose of cuttings (on-site composting)					*	*	*	*	*	*							
Mow grassland in August and again, if required in late September. Collect and dispose of cuttings (on-site composting)									*	*							
Hard elements				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	NOTES	
FOOTPATHS																	
Spray Weed killer on all paved surfaces three times a year or in line with the manufacturers recommended rates. Use a suitable herbicide and follow manufacturers instructions. The Contractor shall return to site in approximately two weeks following application, depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period.			*				*				*					- Monthly check for litter and vandalism. - Ensure footpaths are cleared of litter - Check for dangerous paths caused by ice and snow. - Monthly visual check for damage that may cause a safety problem including overhanging trees/hedges.	
All paved surfaces shall be swept monthly to ensure that they are clean, tidy and free from dust, litter and debris (removing all arisings off site). Increase sweeping to fortnightly in autumn when leaves are falling.	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Check all paved areas are safe, functional and clear from obstruction. Seek professional advice for repairs.			*				*			*			*				
Ensure that all hedgerows, shrubs and trees cause no obstruction to the pathways and cut back accordingly.			*							*							

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