

LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN (LEMP)

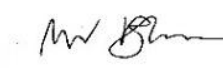
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East Halewood,
Knowsley,
L26 2XE

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 INTRODUCTION

1.1 Scope of the Management Plan

- 1.1.1. This Landscape and Ecological Management Plan (LEMP) has been produced by Urban Green on behalf of Barratt Redrow Homes in relation to the submission of Reserved Matters Application for a residential development at Plots 1 and 3 at the East Halewood Sustainable Urban Extension (Planning reference 22/00466/REM in relation to the associated hybrid reference is 19/00521/HYB) hereafter referred to as 'the site'. The proposals include residential development of up to 130 dwellings as part of the wider site with associated infrastructure, car parking and landscaping.
- 1.1.2. This report will provide a framework for the landscape and habitat creation and long-term management and maintenance of the proposed development on site, in order to discharge Condition 32 of the hybrid planning permission. The full text of the planning condition has been provided below:

Condition 32

Any subsequent reserved matters application shall be accompanied by a Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority.

The LEMP shall include the following:

- Description and evaluation of the features to be managed. This should include the parts of Plot 3 adjacent to Finch Woods.
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
- Personnel responsible for implementation of the plan;
- Confirmation of funding and responsibility for undertaking management of the work; and
- Details of a programme of monitoring and remedial measures triggered by monitoring.

- 1.1.3. The report aims to provide a framework of information in order to deliver the scheme including the long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and newly created habitats within the scheme.

1.2 The Site Context

- 1.2.1. The wider site comprises two plots, development for which has been split into three phases. This LEMP covers Phase Three of the development within Plot 3 of the Halewood Sustainable Urban Expansion. Plot 3 comprises approximately 20.5ha and is situated to the south of the Liverpool to Manchester (Cheshire Lines) railway and Lower Road, with Finch Lane present to the east and residential properties and Finch Woods to the west.

The two plots being brought forward within Phase 3 of the overall development are located within Plot 3, which comprises around 20.5 ha (50 acres) and is situated to the south of the Liverpool to Manchester (Cheshire Lines) railway and Lower Road with Finch Lane to the east, and residential properties and Finch Woods to the west. Detailed design plan of the development set out within the Planning Layout (REF: HA671-BAH-XX-XX-DR-UD-203002 Revision 4).

1.3 Report Structure

- 1.3.1. This report is structured as follows:
- a) Section 1 serves as the introduction to this report.
 - b) Section 2 sets out the management considerations and responsibilities to be taken on board by the managing organisation.
 - c) Section 3 summarises the strategic vision of the management plan through a description of the key aims of the plan.
 - d) Section 4 deals with the habitat creation, landscape and ecological proposals and existing landscape and ecological enhancements to the site; in respect of identifying and describing each landscape and ecological element proposed and existing within the development.
 - e) Sections 5 describes the management and maintenance operations and services to be undertaken by the managing organisation to ensure the establishment and long-term interests of the ecology and landscape of the site.
 - f) Section 6 sets the objectives of the maintenance specification and maintenance regime to fulfil the vision of the management plan.
 - g) Section 7 details the maintenance specification and maintenance regime to fulfil the vision of the management plan.
 - h) Section 8 provides the implementation, monitoring, and review process for the scheme.
 - i) Section 9 sets out the details of the management scheme for the landscape areas;
 - j) Section 10 sets out the relevant British Standards.

2 MANAGEMENT CONSIDERATIONS

2.1 Management Responsibilities

- 2.1.1. The implementation of this management plan will be the responsibility of the landowner Barratt Redrow Homes and management company, Residential Management Group. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.
- 2.1.2. This plan is not intended as a fully prescriptive or definitive 'maintenance' schedule but identifies key 'management and maintenance' requirements only. This is to ensure that the management of the landscape is flexible and allows for changes and advancements overtime. This ensures the continued establishment and satisfactory management and maintenance in the long term and in the interest of the landscape, visual amenity, as well as the ecology of the site and wider area.
- 2.1.3. The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site. The managing organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

2.2 Controlling Authority

The controlling Authority, Knowsley Metropolitan Borough Council, should be consulted on any matters relating to the approved landscape proposals for the scheme.

2.3 Health and Safety

- 2.3.1. The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP'S) and Health and Safety Executive (HSE) guidance.
- 2.3.2. As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowner's role and the work managers role. This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

3 MANAGEMENT PLAN INTENTIONS

3.1 Vision of the Management Plan

- 3.1.1. The vision of this plan is to ensure that the management of the landscape, described within this document achieves the aspirations of the intended design and planting plan and that the operations respond to the changing needs of the landscape and community. This will ensure the provision of a valuable asset, which is welcoming and responds positively to the users of the site and the landscape context. It will enhance biodiversity and ecological value through the enhancement, creation, and maintenance of vegetated habitats to protect species and habitats of the landscape and ecology of the site.
- 3.1.2. Good management and maintenance operations are integral to establishing and maintaining good design and biodiversity. This in turn provides favourable environments and conditions for site users, flora, and fauna.

3.2 Aims of the Management Plan

- 3.2.1. The main aims, below, guide the basis for the specific management operations of this plan, these include:

Aim 1: The sustainable management of existing vegetation:

To retain existing trees and hedgerow and to ensure their character, composition and age structure through positive management and protection with consideration to long-term viability and health and safety.

Aim 2: To achieve a high standard of maintenance:

To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate.

Aim 3: To maintain and enhance biodiversity:

To protect and enhance the nature conservation interest of new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including birds, bats, reptiles, and invertebrates.

Aim 4: To ensure health and safety:

To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property.

Aim 5: To provide a mechanism for monitoring and review:

To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances.

4 HABITAT CREATION AND ENHANCEMENT

4.1 The Site

The proposals include the submission of reserved matters relating to the construction of up to 318 dwellings and other associated works.

4.1.1. The key components of the proposed development are:

- Creation and management of hedgerows.
- Planting of native fruiting / flowering street trees.
- Creation and management of POS and landscaped areas.
- Planting of native trees and scrub to provide screening to Finch Lane and Finch Woods.

4.1.2. A landscape scheme has been created for this development to which this plan provides the long-term management and maintenance for the General Arrangement and Soft Landscape Plan. (Ref 6412.South RM Parcels Jul'22).

4.2 Designated sites

4.2.1. Netherley Brook and Ditton Brook Nature Improvement Area is located immediately adjacent to the northern boundary of the site. This

4.2.2. Both parts of this Phase of the development are within the Mersey Estuary Site of Special Scientific Interest / Special Protection Area / Ramsar site Impact Risk Zone.

4.3 Enhancement of Retained Landscape Elements

4.3.1. As part of the proposed development areas with the highest ecological value are to be retained and enhanced through additional planting, control of invasive species and long-term monitoring and management. The enhancement works will aim to improve general condition of the existing habitats and therefore increase the biodiversity on site. The existing habitats to be retained and enhanced are described in detail below:

- The majority of the existing boundary trees including Finch Woods plantation will be retained and protected through long-term management in line with the best arboriculture practice and ecology guidelines.

4.4 Habitat Creation and Proposed Landscape Elements

4.4.1. The proposed development includes the creation of new habitats to mitigate the loss of existing habitats on site and increase the onsite biodiversity. The proposed habitats and landscape elements described within this document are included with the application and are described in detail below:

- A residential development consisting of semi-private and private areas including new formal hedgerows, street trees, amenity trees, shrub beds, and areas of amenity grassland.
- Creation of associated hard landscaping such as the creation of self-binding gravelled public footpaths.

- A network of open spaces surrounding the residential development will comprise footpaths, grassed areas, and informal groups of native trees. In order to minimise the maintenance requirements and increase the biodiversity on site, majority of the grassed areas will be managed as species rich grassland, with amenity grass verges maintained along the hardstanding areas.
- Land within the wider environment has been identified as being functionally linked land for the Mersey Estuary SPA, therefore the areas of POS within the site will be designed to include defined and maintained pathways and footpaths through and around the residential areas, providing opportunities for dog walking that will deter public access to the wider arable fields surrounding the site.
- Native scrub planting is proposed to provide a buffer to ecologically sensitive areas, in particular on perimeter along periphery of Finch Woods plantation adjacent to the southern boundary of this phase of the development.

4.5 Ecological Mitigation Elements

- 4.5.1. The proposed development has the potential to lead to an overall loss of nesting habitat for bird species that are likely to be present in the surrounding area and could utilise the site.
- 4.5.2. It is therefore recommended that bird boxes are installed on retained/newly planted trees within the development or on newly constructed buildings. Due to the number of dwellings to be constructed, it is recommended that 30 bird boxes in total are installed across the development.
- 4.5.3. Bird boxes are most effective when positioned on a north-east to north-west facing aspect to prevent overheating during the summer nesting season. Care should be taken to make sure boxes are not angled in such a manner to allow rain to enter them. Nest boxes are to be affixed to vertical surfaces on retained trees at a minimum height of 3m.
- 4.5.4. The bird boxes must be installed at the earliest opportunity in order to compensate for the disturbance of the on-site nesting habitat. Bird boxes can be installed at any time of the year. However, they must remain undisturbed throughout the bird nesting season (March to September inclusive) to avoid disturbing nesting birds and committing an offence under the Wildlife and Countryside Act 1981 (as amended).
- 4.5.5. The boxes are made of Woodstone, which have been selected due to their durability compared traditional softwood boxes.
- 4.5.6. The following maintenance measures are to be completed, following the installation of the boxes:
 - Bird boxes will require periodic checking and cleaning, (e.g., once every two years).
 - Unhatched eggs may be removed legally between September and January and must then be disposed of.
 - Disused nests must be removed and cleaned using boiling water to remove parasites. Boxes should be left to dry before replacing the lid. Insecticides and flea powders must not be used.
 - If any boxes are identified as damaged or missing, they are to be replaced with a box of similar specification.

- 4.5.7. Note bird boxes must only be opened and cleaned outside the bird nesting season (which is between March to September inclusive).
- 4.5.8. The number and types of bird boxes to be installed within the site are described within the tables below.

Table 1 - Bird nest box hole sizes and associated species

Box entrance hole size	Associated species
28mm	Great tit (<i>Parus major</i>), tree sparrow (<i>Passer montanus</i>), pied flycatchers (<i>Ficedula hypoleuca</i>)
32mm	House sparrow and nuthatch (<i>Sitta europaea</i>)
45mm	Starling; Great spotted woodpecker (<i>Dendrocopus major</i>)
100mm (open fronted)	Robin (<i>Erithacus rubecula</i>) and pied wagtails (<i>Motacilla alba</i>)

Table 2 – Bird nest boxes that can be bought from websites such as nhbs.com, habibat.co.uk or other online retailers

Bird box type	Image	Target Species	Number of boxes
BilBao Woodstone Nest Box Height:210mm Width: 305mm Depth:120mm Entrance Hole Diameter: 28mm Weight: 6kg Material: Woodstone		Coal tit, blue tit, great tit	15
BilBao Woodstone nest box Height: 210mm Width: 305mm Depth: 120mm Entrance Hole diameter: Oval Weight: 6kg Material: Woodstone		House sparrow, tree sparrow, great tit, blue tit, nuthatch	10

Bird box type	Image	Target Species	Number of boxes
Vivara Pro Woodstone starling nest box) Height: 385mm Width: 220mm Depth: 215mm Entrance hole diameter: 45mm Weight 7.4kg Material: Woodstone		Starling	5

5 MANAGEMENT AND MAINTENANCE

5.1 Introduction

- 5.1.1. To achieve the long-term vision for the development, a Resident Management Company , appointed by the Managing Agent once planning approval has been acquired will be established to ensure that the landscape vision and the strategy of the proposed landscape design, is maintained across the site.
- 5.1.2. All highways will be to adoptable standards. The public open spaces will be retained under the ownership of the management company and will therefore have a long-term interest and commitment to the development and a self-interest in establishing and maintaining the highest standards of landscape management.

5.2 On-site Operations and Services

- 5.1.3. The site management company will utilise local companies / labour to ensure a local presence. It will deliver the following services:
 - All litter collection, cleaning open spaces, sweeping paths and drainage systems; and
 - Maintain the trees, planting, grass cutting, grounds maintenance.
- 5.1.4. All vegetation clearance will be undertaken outside the bird nesting season (March to September, inclusive) unless a nesting bird survey is undertaken on site prior to any clearance works to ensure no nesting birds are present.

6 MAINTENANCE OBJECTIVES

- 6.1.1. A maintenance operations schedule for years 1 to 5 and year 5 to 30 can be found within Section 8 of this document, this has been prepared in order to provide a best practice base line for the maintenance and management of the external landscape for the proposed facility.
- 6.1.2. The success of the scheme is dependent upon the quality and frequency of the maintenance it receives during its lifetime.
- 6.1.3. The following aims and objectives will be adopted as part of the maintenance regime:
- To ensure the successful establishment and continued growth to maturity of the soft landscape scheme.
 - To ensure that the design intentions of the scheme are fulfilled.
 - To ensure the effects of the different elements within the scheme such as the native shrub planting are successful and effective.
 - To maximise the potential of all plants through the adoption of pruning methods specific to species or groups of plants.
 - To maintain a safe environment for site users by maintaining visibility splays and removal of dead, dying or diseased tree branches.
- 6.1.4. During the first year after Practical Completion, the soft landscape will be maintained by the Landscape Contractor responsible for implementation of the works. The contract should include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Sections 7 and 8 provide information on the general techniques and methods to be adopted for the ongoing maintenance operations and an indicative schedule of maintenance, respectively, for the lifetime of the facility.
- 6.1.5. This plan covers the maintenance of grass, newly planted and existing trees, native shrub, hedges, paved areas etc. The overall objectives are as follows:
- Apply good horticultural and ecological practice to all operations.
 - Promote healthy growth and establishment of all plants, trees, and grass.
 - Ensure consistent control of invasive and aggressive competitor species e.g., common nettle and/or invasive plant species e.g., Himalayan balsam (*Impatiens glandulifera*) (if applicable);
 - Ensure development of optimum plant form, shape, and planting density.
 - Provide protection against pests and diseases.
 - Promote wildlife value and species diversity where appropriate.
 - Ensure long-term commitment to replacement of defective plant material.
 - Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with the original design intentions.

6.1.6. More specific management objectives are outlined below:

- i) Hedges:
Where appropriate, to regularly clip the hedges to maintain a uniform and tidy appearance and a well-developed cover of vegetation over the whole hedge. Cutting to be within ecological guidelines.
- ii) Trees:
To establish a stable and healthily growing tree with a well-shaped framework for future growth. Where necessary to pollard or coppice species to prevent collapse of the trees. Regular safety inspections and report on condition of trees by arboricultural advisor. Implementation programmes of recommended tree work to comply with British Standard BS 3998:1989 'Recommendations for tree work'.

All trees shall be designed and installed in accordance with the approved landscape scheme, including amenity trees within residential plots. Prospective owners purchase plots with the clear understanding that these landscape features form part of the planning approval and must be retained and maintained. Specifically:

- All Trees and all specified planting must remain in place as shown in the approved plans.
 - Any removal, relocation, or significant alteration of trees or plants requires written consent from the developer and/or, where applicable, statutory permissions (such as the Local Planning Authority or Tree Preservation Orders).
 - Covenants and planning conditions will make these obligations enforceable, ensuring the integrity of the design vision and compliance with planning requirements.
 - This approach should guarantee that the landscape matures as intended and that the character and environmental benefits of the scheme are preserved.
- iii) Hard landscape:
To keep all areas of paving and drainage systems across the site, free of litter, weeds, silt, and other debris that will detract from the appearance of the site and will help to retain functionality of the site.
- iv) Native scrub planting:
To provide a defensive buffer to ecologically sensitive areas.
- v) Amenity grass and grass verges:
To provide an even stand of mown grass along the hardstanding areas and buildings, comprising of hard-wearing grass species free of broad-leaved weeds.
- vi) Species rich grassland:
To provide a species-rich, predominantly weed-free sward of grasses and perennial wildflower species through the summer months, with the balance of species maintained in accordance with the original design and in the interests of wildlife and biodiversity including management for ground nesting birds.

- vii) Existing waterbodies:
To ensure long-term maintenance and conservation of the existing ditch on site, retaining its pre-existing condition.

6.1.7. From the sites first year of practical completion, through to at least 30 years post development, a Resident Management Company shall be appointed by the Managing Agent. The Resident Management Company shall comprise suitably qualified and experienced landscape maintenance contractors and shall be responsible for day to day maintenance of all hard landscaping on site. The management company will have a long-term interest and commitment to the development and a self-interest in establishing and maintaining the highest standards in management of existing and proposed habitats.

6.1.8. The Resident Management Company will utilise local companies / labour to ensure a local presence and will be accessible to all occupiers. It will deliver the following services:

- Maintain the public open space to be tidy, free of litter and debris; and
- Maintain the hard landscaping areas and drainage systems.

7 MAINTENANCE SPECIFICATION

7.1 General Requirements

- 7.1.1. The following specification items are to be addressed within the long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relation to the Management Objectives above in producing annual programmes of work.
- 7.1.2. Maintenance to accord with requirements of BS 7370:1991.
- 7.1.3. Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: monthly during the growing season or as necessary to establish a high-quality landscape.

7.2 Existing / Mature Trees and Woodland Areas

DESCRIPTION

- 7.2.1. The existing trees on and adjacent to the site will be set out in the Arboricultural Report. The Tree Survey Schedule and Tree Protection Plan (TPP) identify the location, species, size, and condition of the existing trees to be retained by the proposed development and identify any initial works to be completed by the Developer during the construction phase as well as any on-going monitoring which may be required.

MANAGEMENT OBJECTIVES

- 7.2.2. The management objectives for the existing and mature trees are to:
 - Maintain trees in as healthy and attractive condition for as long as possible, to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site; and
 - Ensure that trees are healthy and safe, particularly in places in proximity to residential properties and with public access

ANNUAL WORKS

- 7.2.3. **Visual Inspection:** Trees should be regularly visually checked for the presence of any diseased or rotten wood; fungal or other infections/disease and stability. If any such issues are identified, then the advice of a qualified arboriculturist should be sought immediately;
- 7.2.4. **Annual Arboricultural Assessment:** In any event, an Arboricultural Assessment should be undertaken once annually by a qualified arboriculturist inspecting the condition of existing trees including any cause of increased risk to people or property. Furthermore, during the Arboricultural Assessment, the health of the trees shall be monitored, and any works required for health and safety or to promote the health and sustainability of existing trees shall be identified, scheduled, and actioned at a suitable time of year following application and granting of appropriate consents by the LPA (where required). Refer to Occasional Works below.

OCCASIONAL WORKS

- 7.2.5. **Timeframes and Specialist Advice:** All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (March to September, inclusive). In any event according

to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

- 7.2.6. Tree Works: All works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work – Recommendations'. All brushwood and logs that result from surgery and felling of trees on site shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles. Brushwood may be chipped on site, but all wood chippings resulting from these operations shall be raked up, bagged, and removed. Where surgery works affect a highway, the Arboricultural contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.
- 7.2.7. **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size of standards (10-12 cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

7.3 Proposed Tree Planting

DESCRIPTION

- 7.3.1. New ornamental and native tree planting is incorporated into the proposed development to provide landscape structure and amenity value. Such tree planting will define focal points and provide height interest.

MANAGEMENT OBJECTIVES

- 7.3.2. The management objectives for new tree planting are to:
- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
 - Promote conditions so that trees are healthy and safe; and
 - Ensure continuity of the design approach and amenity value of tree planting.

ANNUAL WORKS

- 7.3.3. **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the

main stem. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.

- 7.3.4. **Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established (years 1-3). Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

- 7.3.5. **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties up to 4 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chafing against the post in high winds. Remove old posts, ties and arisings and dispose offsite.
- 7.3.6. **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment.
- 7.3.7. **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size of standards (10-12cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

7.4 Existing and Proposed Hedgerows

DESCRIPTION

- 7.4.1. The existing boundary hedgerows will be set out in the Arboricultural Report. The Tree Survey Schedule and Tree Protection Plan (TPP) identify the location, species, size, and condition of the existing hedgerows to be retained by the proposed development and identify any initial works to be completed by the Developer during the construction phase as well as any on-going monitoring which may be required
- 7.4.2. New formal hedgerow planting is proposed along the main spine road to provide height interest and create a green link throughout the site.

MANAGEMENT OBJECTIVES

- 7.4.3. The management objectives for the proposed hedgerows are to:
- Maintain existing hedgerows in as healthy and attractive condition for as long as possible,
 - Ensure the satisfactory establishment and growth of new hedgerows; and
 - Maintain new planting in a healthy and attractive condition of value to wildlife.

ANNUAL WORKS

- 7.4.4. **Weeding and general maintenance:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Seven visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. All weeds shall be removed from the site.
- 7.4.5. **Annual cutting of new hedgerows:** To maintain a formal profile, trim or cut the top and sides of hedgerows twice a year in the first two years after planting and annually in following years, to an approximate height of 0.6m to form an even and tidy hedge line. Cut larger stems and prune any diseased rotten wood back to sound wood. Remove all cut material from site.
- 7.4.6. **Annual cutting of existing boundary hedgerows:** To maintain a natural profile, hand trim or cut the top and sides of native hedges once annually in late November (outside of the bird nesting season once leaves have started to drop), to an approximate height of 3m to form an even and tidy hedge line, retaining individual hedgerow trees. Cut larger stems and prune any diseased rotten wood back to sound wood. Remove all cut material from site.
- 7.4.7. **Watering of new hedges:** During first 3 years of establishment, water new hedges during dry periods (being any period without substantial rainfall for 14 days or more). Water shrubs to field capacity (minimum 10 litres per m²) applying water in the morning or early evening to reduce evaporation. Apply at a frequency of up to 2 times per week from April to the end of September (to a maximum of 20 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water. The Landscape Management Contractor shall be

responsible for any tree failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

- 7.4.8. **Occasional works to hedgerows:** Where identified by the annual Arboricultural Assessment e.g., where hedgerows have become overgrown or require more extensive work, carry out recommended remedial work, including coppicing or hedge laying (in sections) to thicken and rejuvenate the hedge line. All extensive works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. All arisings that result from such management works shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles.
- 7.4.9. **Timeframes & specialist advice:** All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e., between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.
- 7.4.10. **Gapping up hedges:** Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of native species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusively). Plants should be a minimum size of open ground whips 600-900mm high or 3L container grown stock for evergreen species (such as holly). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.

7.5 Existing Ditch

DESCRIPTION

- 7.5.1. Retained drainage ditch located south of the site shall be maintained in its current condition. Any mitigation works to be completed should be carried out by the Developer prior to and during the construction phase. Any maintenance or enhancement works should be carried out by suitably qualified/experienced Residents Management Company - as well as any on-going monitoring which may be required.

MANAGEMENT OBJECTIVES

- 7.5.2. The management objectives for existing waterbodies are to:
- Reduce the potential for pollution events or adverse impact to waterbodies, including ongoing maintenance and removal of litter or debris from waterbodies;
 - Maintain habitat condition, including the control/ removal of Invasive Non-Native Species associated with waterbodies.

ANNUAL WORKS

- 7.5.3. **Invasive species control:** The Resident Management Company will be responsible for the ongoing detection, removal and control of any Invasive Non-Native Species associated with waterbodies on site. All measures undertaken to address the presence of Invasive Non-Native Species will adhere to the latest guidance and best practice methodologies issued by the

Environment Agency and Natural England. Detection of Invasive species should be carried out at minimum once a year, ideally between (July – September). Remediation works will be determined by the specific Invasive Non-Native Species recorded on site and shall be implemented in accordance with current best practice guidelines.

- 7.5.4. **Habitat management:** The manual removal of accumulated litter, and organic matter such as leaf litter or debris from the ditch. And the removal of filamentous algae and/or duckweed (if present) to maintain coverage >10% via netting extraction. The Resident Management Company shall undertake this routine maintenance on a quarterly basis (January to August, inclusive). Additional inspections must be carried out following significant rainfall or flooding events to ensure continued functionality. During the autumn period (September to December, inclusive), inspection frequency should increase to bi-monthly intervals to mitigate risks associated with adverse weather conditions and seasonal leaf fall.

OCCASIONAL WORKS

- 7.5.5. **Replacement planting:** Inspection annually by Resident Management Company to identify areas of damage. Where damage has incurred, supplementary planning of floral species following landscape designs should be carried out to maintain ditch condition. This may also include periodic re-seeding of earth/ banks where damage has occurred during dormant season (November to February, inclusive).
- 7.5.6. **Habitat management:** Habitats bordering the ditch will be appropriately managed to prevent overgrowth and overshadowing via suitable pruning regime, carried out once a year. Should grassland bordering the drainage ditch required mowing, this shall be carried out in September to minimise disturbance to wildlife and will be done every three years. Areas of mowing should account for no more than 50% of the bankside and shall be carried out in a two phased cut to account for the potential presence of wildlife. Habitat management will retain aquatic marginal vegetation along >75% of the ditch.

7.6 Proposed Shrub Planting

DESCRIPTION

- 7.6.1. Semi-native shrub planting is proposed in selected areas within the site to provide colour and seasonal interest. Proposed species are selected to provide general habitats and foraging for wildlife including flowering and fruiting varieties.

MANAGEMENT OBJECTIVES

- 7.6.2. The management objectives for new shrub planting are to:
- Ensure the satisfactory establishment and growth of the planting material;
 - Maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and
 - Ensure continuity of the design approach and amenity value of planting.

ANNUAL WORKS

- 7.6.3. **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb bark mulch; top up bark mulch levels where necessary for the

first 3 years, using the same or similar product to that previously supplied. All weeds shall be removed from the site.

- 7.6.4. **General planting maintenance:** At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.
- 7.6.5. **Watering:** During first 3 years of establishment water shrubs during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

- 7.6.6. **Pruning:** If required, prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back quick and leggy growing plants much harder than other species but prune back by no more than 30% in one growing season. Prune Cornus varieties back to 200mm above ground every 3rd year but retaining any young growths. In terms of herbaceous plants cut back all deciduous grasses in spring by removing dead stems before new growth starts to appear. Prune Geraniums hard after flowering to reduce foliage by 80%.
- 7.6.7. **Replacement and enhancement planting:** Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Shrubs that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft, or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs so replaced shall be the same as those specified, previously supplied, and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e., removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

7.7 Proposed Scrub Buffer

DESCRIPTION

- 7.7.1. Native scrub planting is proposed along the site boundaries to form a natural defensive buffer along the ecologically sensitive areas including the Finch Woods Plantation. Maintenance of the scrub will be kept to minimum to maximise its value for the wildlife.

MANAGEMENT OBJECTIVES

- 7.7.2. The management objectives for scrubland are to:
- To ensure the satisfactory establishment of newly planted scrub; and
 - To maintain the scrub vegetation in good condition while controlling the spread of vigorous species and self-seeded trees.

ANNUAL WORKS

- 7.7.3. **Scrub establishment:** in the first year following the planting, the scrub should be kept free of weeds and invasive species. Use of herbicides should be avoided and if possible, all weed growth should be removed by hand. Organic mulch, such as chipped wood or straw can be used to suppress the growth of the weeds. Brambles and other vigorous species should be cut back to allow slower growing species to establish.
- 7.7.4. **Scrub edge management:** the scrub edge should be maintained annually by flail mowing in late summer/early autumn. Cut the vegetation back to 75mm in height and dispose of arisings.

OCCASIONAL WORKS

- 7.7.5. **Cutting of scrub:** the scrub should be cut in winter months (December to February) on rotation by cutting back approx. 20% of each stand every 3 years. Cutting to be undertaken in small patches, avoiding cutting adjacent patches sequentially. Cut back all woody plants to the stumps and dispose of the arisings by creating brush piles on site. Do not remove the stumps allowing the shrubby plants to regenerate.

7.8 Proposed Amenity Grass / Grass Verges

DESCRIPTION

- 7.8.1. The use of amenity grassland will be kept to minimum in the form of grass verges maintained along the hardstanding areas and buildings.

MANAGEMENT OBJECTIVES

- 7.8.2. The management objectives for amenity grass areas will be to:
- To ensure the satisfactory establishment of the grass sward; and
 - To maintain healthy and suitable grass areas, appropriate to function and use.

ANNUAL WORKS

- 7.8.3. **Mowing and edging:** grass verges shall be cut fortnightly from Mid-March until the end of October. Reduce frequency to every 21 days in hot and dry weather. Allow for a maximum of 12-15 cuts per year. Cut to a height of 35mm but increase to a height of 50mm in hot dry weather.
- 7.8.4. All grass shall be mown initially with a rotary mower once during the spring (mid-March), to a height of 50mm and thereafter using a cylinder mower, collecting the arisings each time, and

removing off site or to a designated composting area. Soft edges between grass areas and planting beds shall be kept free from grass by cutting the grass with a 'half-moon' edging tool to ensure a neat, clean-cut finish once per year at the start of the growing season. The edge of paving and shrub beds shall be kept free of grass using strimmer's or edge clippers once per month during the growing season.

- 7.8.5. **Watering grass areas:** During the first 12 months following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 10L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.

OCCASIONAL WORKS

- 7.8.6. **Replacement of failed grass:** Small areas of dead, dying or failing grass shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar. Larger areas of degradation may require re-cultivating and re-seeding. Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand. Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil. This sand/soil mix shall also contain grass seed of the same or similar species to the turf. For more wholesale degradation of the turf sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix, such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding, and mowing until the grass is established.

7.9 Proposed Species Rich Grassland

DESCRIPTION

- 7.9.1. To minimise the maintenance and increase the biodiversity on site, most of the grassed areas will be maintained as a species rich grassland and mowing will be kept to a minimum to allow flowering plants to set seed and provide resources for invertebrates and nesting birds.

MANAGEMENT OBJECTIVES

- 7.9.2. The management objectives for species rich grassland will be to:
- To ensure the satisfactory establishment of the grass sward; and
 - To maintain healthy, suitable, and low maintenance grass area, appropriate to function and use.

ANNUAL WORKS

- 7.9.3. **Establishment:** The establishment of the species rich grassland will vary depending on the time of seeding and should be as follows:

- For spring sowing: the grass shall be mowed regularly to prevent weeds smothering the slower growing species. Allow for at least one cut a month from May to October. Cut to 50mm and dispose of arisings.
- For autumn sowing: the grass shall be mowed twice in spring (March and May) and after flowering in August/September. Cut to 50mm and dispose of arisings.

7.9.4. **Mowing and edging:** following the establishment of the grass sward, mowing of wildflower grass should be kept to a minimum. Allow for 1 cut a year in late summer/early autumn (September-October). Cut to a height of 75mm and dispose of arisings. All grass shall be mown with a rotary/flail mower. Delay cutting of grass in case of extreme drought.

To provide nesting provisions for ground nesting, areas of bare ground shall be created within central areas of grassland (no closer than 10m to grassland boundary). Bare ground shall be created by cutting the grass to a short sward and then disced in February.

General grass care: Remove any noxious weeds by hand. Do not apply any herbicides, pesticides, or fertilisers to the sward.

Watering grass areas: During the first year following initial seeding or following re-seeding operations, water wildflower grass areas during periods of extreme drought (4 or more weeks without substantial rainfall) to a maximum of 15 occasions. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water.

OCCASIONAL WORKS

7.9.5. **Replacement of failed grass:** Small areas showing signs of degradation shall be reseeded directly following the cutting unless in bare ground areas. For more wholesale degradation of the grass sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Seed with appropriate species rich seed mix such as MG5 Traditional Hay Meadow Mix or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding, and mowing until the grass is established.

7.10 Hardstanding Areas

DESCRIPTION

7.10.1. A range of hardstanding areas and associated hardscaping are incorporated within the design, such as roads and public footpaths.

MANAGEMENT OBJECTIVES

- 7.10.2. To ensure hard landscape surfaces are safe, in good condition, and free from litter and other debris.

ANNUAL WORKS

- 7.10.3. **General cleanliness:** All hard surfaces shall be swept as required to ensure that they are clean, tidy and free from litter, debris (removing all arisings off site) or other such obstructions. Increase sweeping to fortnightly in autumn when leaves are falling.

- 7.10.4. **Condition of paved and/ or gravelled surfaces:** All hard landscape surfaces and edgings shall be inspected as required, checking for uneven surfaces, vandalism, waterlogging, litter and debris or any other defect. Any such defects shall be rectified appropriately, such as by levelling out uneven hardstanding and infilling with approved similar material if necessary.

OCCASIONAL WORKS

- 7.10.5. **Repairs and renewals:** Where scheduled inspection detects paved areas are in 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.

8 IMPLEMENTATION, MONITORING & REVIEW

IMPLEMENTATION

- 8.1.1. A Resident Management Company will be established by the Managing Agent for the site to undertake all management aspects relating to the external landscape areas.
- 8.1.2. The Resident Management Company will coordinate all management of the site in perpetuity in accordance with Landscape and Ecological Management Plan and the accompanying maintenance schedules.
- 8.1.3. The Resident Management Company may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 8.1.4. The Resident Management Company may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 8.1.5. All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

PROCESS FOR MONITORING AND REVIEW

- 8.1.6. The Landscape and Ecological Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the facility. After this five year period, habitats shall be reviewed and maintained on years 10, 15, 20, 25 and 30.
- 8.1.7. Each annual review up to five years post site completion, and subsequent later reviews (years 10, 15, 20, 25 and 30) will be coordinated and completed by a suitably qualified representative of the Resident Management Company. The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents.
- 8.1.8. To this end the review shall may include (as appropriate):
 - Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
 - Records or attendance sheets demonstrating the maintenance work undertaken; and
 - A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.
- 8.1.9. The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape and Ecological Management Plan are being met, and where identified changes are needed to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.

- 8.1.10. Within 1 calendar month of the review, a revised Landscape and Ecological Management Plan shall be produced (if appropriate) and circulated to stakeholders (i.e. Resident Management Company and Management Agent). Within 5 years of the completion of the site, then the revised document shall be submitted to the LPA as a non-material amendment to the previously approved Landscape and Ecological Management Plan.
- 8.1.11. After the first five years the Landscape and Ecological Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity (up to thirty years post site completion).

9 DETAILS OF MANAGEMENT SCHEME

DOCUMENTATION FOR OPERATORS

- 9.1.1. All areas subject to this plan are identified on the following landscape plans: General Arrangement and Soft Landscape Plan. (Ref 6412.South RM Parcels Jul'22).
- 9.1.2. The hand-over to the Management Company will include this document and the above drawings. This will enable the Management Company to know which areas of the site are covered by which section of this Management Scheme.

MAINTENANCE OF HARD LANDSCAPED AREAS

Hard landscape, paved areas	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
General: Weekly inspection. Areas that have been designed for light traffic should be prohibited to heavy vehicles in order to avoid damage to driveways, paths, verges, and planting. Sweeping by hand or using pedestrian controlled motorised suction cleansers; on large open areas, mechanical sweepers may be used.	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly	Inspect / cleanse weekly
All areas of hard landscaping shall be swept as required, removing any litter, debris or obstructions.	Monthly Fortnightly sweeping in during autumn	Monthly Fortnightly sweeping in during autumn	Monthly Fortnightly sweeping in during autumn	Monthly Fortnightly sweeping in during autumn	Monthly Fortnightly sweeping in during autumn	Monthly Fortnightly sweeping in during autumn
Paved and gravelled surfaces: All paving and gravelled surfaces to be maintained to original levels and falls. Where a risk of slipping exists, warning notices or handrails should be installed.	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly
Winter weather: Snow clearance to be treated as a priority, to provide safe routes for pedestrians, especially where there are steps, ramps, and steep cross falls. During a thaw, all surface water drainage channels, gully gratings and outlets to be kept cleared. Salt is not used in close proximity to trees and other plants and not be stored on site.	As necessary	As necessary	As necessary	As necessary	As necessary	As necessary
Weed killing for roads, hard standings, pavements, paths, and fence lines to be undertaken in early spring; control to be affected using an approved compound containing one or more residual chemicals; one application at the correct rate. Annual weeds should be spot treated with a contact herbicide when they are growing strongly.	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required

GENERAL – ALL AREAS

General - All Areas	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Weekly visual inspection of all areas; removal of any litter, debris or fly tipping as necessary;	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Keep all grassed and planted areas tidy, rake and remove by hand all grass cuttings, litter, and rubbish	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
All planted areas lightly cultivated, forked over to remove compaction, raked level, hand weeded	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Firming up: plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading	Monthly	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Stakes and ties: check stakes are secure and adjust ties to allow for growth as necessary, avoid chaffing of bark. Remove stakes at the end of the third growing season.	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Pest and disease control: plants to be inspected and kept free of pests and diseases; control measures to be applied in accordance with manufacturers rates as necessary	1 x year in June	1 x year in June	1 x year in June	1 x year in June	1 x year in June	1 x year in June
Diseased or dead plants to be removed and replaced with appropriate species	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct

MAINTENANCE OF SOFT (PLANTED) LANDSCAPED AREAS

Tree planting	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Water monthly in growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Apply granular slow-release fertiliser at approved rates in spring (March/April)	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year in Feb/March	1 x year Feb/March
Apply organic wood chip/ bark mulch min 5 cm thick, 1 m circle around tree stem	2 x year in March/ Oct	2 x year in March/ Oct	1 x year in Oct	1 x year in Oct	1 x year in Oct	1 x year in Oct
Remove all tree ties, stakes, or supports			Year 3/4			
Inspect annually, prune as necessary, remove dead, damaged or diseased branches; Works to be carried out by an Arboricultural Associated approved contractor in accordance with BS3998: Recommendations for Tree Work.	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year
Planted areas, and hedges	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Weekly visual inspection of all areas; removal of any litter, debris or fly tipping as necessary;	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Maintain all planted areas weed-free; control by hand-dig; deep-rooted perennial weeds to be treated with herbicide spray	Monthly visits (x 12)	7 x year	4 x year	4 x year	4 x year	4 x year
Water regularly minimum 10 litres per shrub during growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Hedges: remove diseased or dead plants and replace with appropriate species	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct	2 x year in March/ Oct
Hedges: Years 1 & 2, cut back hard in June and September to encourage bushy growth; Years 3+, prune/ clip to create regular height and width as required	2 x year in June/ Sept	2 x year in June/ Sept	1 x year in August	1 x year in August	1 x year in August	1 x year in August
Shrub planting: Inspect annually, prune as necessary: straggling, crossing stems, over-vigorous shoots, suckers and dead, misshapen, or broken branches to be removed with a clean smooth cut; also prune to avoid conflict with footpaths, grass mowing, etc.	1 x year	1 x year	1 x year	1 x year	1 x year	1 x year

Grassed amenity areas and grass verges	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Mow 2 x month in growing season; maintain grass height between 30-50mm	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season
Apply approved lawn fertiliser to manufacturers rates	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring
Maintain weed-free; if possible, remove by hand; spot treat persistent perennial weeds with selective herbicide	2 x monthly in growing season	2 x monthly in growing season	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring
Spike and scarify with spring-tined rake to remove moss and thatch; collect and remove arisings	1 x year in autumn	1 x year in autumn	1 x year in autumn	1 x year in autumn	1 x year in autumn	1 x year in autumn
Over-seed damaged, worn, shaded areas @ 4g/sq.m, to maintain a robust sward	2 x year in March/ Sept	2 x year in March/ Sept	1 x year in Sept	1 x year in Sept	1 x year in Sept	1 x year in Sept
Species rich grassland and wildflower areas	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
In the first year, mow at least 1 x month. In following years mow 1 x year	1 x month in May-Oct (6 times total)	1 x year in Sept-Oct	1 x year in Sept-Oct	1 x year in Sept-Oct	1 x year in Sept-Oct	1 x year in Sept-Oct
For spring sowing: mow at least 1x month., cut to 50mm and dispose of arisings For autumn sowing: mow twice in spring and once in late summer, cut to 50mm and dispose of arisings	1x month May-October 3x year March, May, and Aug/Sept.					
Maintain weed-free; weed removal by hand	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring
Over-seed damaged, worn, shaded areas to maintain a robust sward	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting

MAINTENANCE OF DITCH

Ditch	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 30 and future years
Invasive Non-Native Species management; identification, control, and remediation.	Annually, with remediation works dependant on species identified on site.	Annually, with remediation works dependant on species identified on site.	Annually, with remediation works dependant on species identified on site.	Annually, with remediation works dependant on species identified on site.	Annually, with remediation works dependant on species identified on site.	Annually, with remediation works dependant on species identified on site.
Habitat management: clearing ditch of organic debris and litter.	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).	Quarterly management (Jan to Aug), increasing to bi-monthly in autumn (Sep – Dec).
Replacement planting	X1 year inspection, planting as necessary (Nov to Feb, inclusive).	X1 year inspection, planting as necessary (Nov to Feb, inclusive).	X1 year inspection, planting as necessary (Nov to Feb, inclusive).	X1 year inspection, planting as necessary (Nov to Feb, inclusive).	X1 year inspection, planting as necessary (Nov to Feb, inclusive).	X1 year inspection, planting as necessary (Nov to Feb, inclusive).
Habitat management: vegetation clearance	X1 year in Sept	X1 year in Sept	X1 year in Sept	X1 year in Sept	X1 year in Sept	X1 year in Sept

10 BRITISH STANDARDS

In addition to the standards described above, the soft landscape works should meet the following British Standards:

Topsoil Handling, Stripping and Storage

BS ISO 15799:2003 Soil quality – guidance on ecotoxicological characterisation of soils and soil materials

BS 3882:1994 Specification for topsoil

BS 6031:1981 Code of practice for earthworks

BS 4428:1989 Guide of practice for general landscape operations (excluding hard surfaces) AMD 6784

Quality of Trees and Shrubs

BS 3936-1:1992 Nursery stock specification for trees and shrubs

BS 3936-5:1985 nursery stock specification for poplars and willows

BS 3936-10:1990 nursery stock specification for ground cover plants

Maintenance of Gardens/ Landscapes

BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)

BS3998: 2010 ‘Tree Work – Recommendations ‘and AMD 6549

Horticulture

BS EN 12579:2000 Soil improvers and growing media - sampling

BS EN 13037:2000 Soil improvers and growing media - determination of pH