

Nine Mile Ride, Finchampstead

R 04 02 Landscape Maintenance & Management Plan

July 2025

CliftonEmerydesign

Nine Mile Ride, Finchampstead

To be read in conjunction with all associated layout drawings, specifications & schedules.

Revision	Note	Date	Initial	Checked
-	First issue	July 2025	DH	GF

1. Introduction

The following report has been prepared by **Clifton Emery design**. It details the management and design objectives for the establishment and management of the landscape within the proposed development site at Nine Mile Ride, Finchampstead.

The Landscape Management Plan sets out the required management regimes to enable successful establishment and ongoing development of the hard and soft landscaped elements proposed within the scheme.

The overarching aim is to maintain the site in a manner which sustains an attractive landscape setting and ensures the establishment of healthy and vigorous planting for the long term benefit of its users and to provide enhancement to the overall ecological value.

Site Description

The proposed landscape scheme has aimed to retain and protect existing valuable landscape features and integrate them into the proposals where possible, namely existing trees and hedgerows located at the site boundaries.

The design has been focussed around creating a complimentary landscape & environment to work along side the architectural proposals, creating a knitted fabric of both landscape and built form.

Street trees, hedgerow, ornamental herbaceous/shrub mixes & wildflower have been proposed throughout, which will engage with the user in both sensory and aesthetic ways , thus improving their experience upon arrival and movement through the site.

There will be significant Improvement to habitats and pollination opportunity in the area with the inclusion of, native, mixed native/non native tree planting and herbaceous, shrub & wildflower mixes throughout.

The Plan

The Maintenance & Management Plan details landscape management objectives and operations to be carried out during the initial establishment period (years 1-3) and for subsequent years (years 4-10) for the following landscape features-

- Retained trees and vegetation
- Proposed hedgerows
- Proposed trees
- Proposed ornamental planting
- Amenity lawn
- Seed mixes

The objectives of the scheme seek to:

- Provide a considered and attractive landscaped approach to the proposals
- Enhance biodiversity and ecological value through the introduction of pollinators and various habitat potential
- Maintenance of existing landscape features to ensure longevity and condition
- Mitigation towards neighbouring development
- Conserve and enhance local landscape character
- Provide attractive amenity to residents
- Provide high quality, usable open space.

This report contains:

- Landscape Management Plan
- Management Schedules Years 1-3
- Management Schedules Years 4-10

General Notes

- The document should be read in conjunction with all associated drawings, schedules and specifications including Landscape General Arrangement Plan, Soft Landscape proposals and Planting Schedules.
- Refer to Arboricultural Report and Woodland Management Plan for further details in relation to existing vegetation (Ref: SJA owmp 23644-01)
- Refer to Ecological Report for further details regarding species and habitat
- Refer to the Engineer's specification and details for site drainage and levels

2. General Specifications:

- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990, 1992, 2007; BS 8601:2013 (subsoil) and all amendments to date. Plant material to conform with the National Plant Specification;
- It is preferable that planting is undertaken during October/ November or March/April, which is best for the establishment of bare root stock;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for an initial period of 12 months by Elivia Homes chosen landscape contractor to include watering, weeding, litter picking, pest & disease control;
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Soil and mulch:

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface. Subsoil to conform with BS8601:2013 (subsoil);
- Any imported topsoil to be to BS3882:2015 (multi-purpose), weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Compost should be entirely free of peat; proprietary products based on composted straw, manure or coir are acceptable, but products based on wood chips or bark should not be used. Recycled compost material must comply with BS PAS100;
- Finished topsoil levels to be flush with adjacent paved surfaces, in accordance with Engineers detailing;
- Soil depths to be 300mm topsoil/600mm subsoil for proposed trees, shrub and hedge planting & 150mm topsoil for amenity grass turfing and seeding;
- Backfill for shrub and hedge planting to be a mix of 50/50 approved/stored topsoil and shrub planting compost evenly mixed;
- Backfill for tree pits to be as close as possible in texture and structure to the soil excavated from the tree pit and replaced to replicate the natural soil profile. Carry out soil analysis to establish if modifications to the soil are necessary to ensure good establishment. Backfill to conform to BS3882 for imported topsoils and BS 8545:2014 for the establishment of trees.
- All planting areas to be covered with a 50mm depth of medium grade bark. Bark mulch to be free of pests, disease, fungus and weeds.

Plant material treatment:

- All to be British grown stock and fully hardened off;
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting.

Existing trees and shrubs:

- Where existing trees and shrubs are to be retained they will be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998: 2010 'Tree Work - Recommendations';
- All existing trees and hedges to be retained are subject to BS5837: 2012 'Trees in relation to Construction - Recommendations', and should be fully fenced off in accordance, prior to the commencement of any works;
- No storage of materials, disposal of rubbish, fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or their Root Protection Areas;
- The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground maintaining all existing levels;
- All works shall comply fully with the Arboricultural Method Statement;
- Refer to Ref: SJA owmp 23644-01 - for all management works in relation to existing woodland.

Proposed trees:

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to Engineer's approval;
- Use 1800mm pressure treated, round, smooth and peeled larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. See BS 4428: 1989 for more information;
- Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth;
- For trees planted in lawn or meadow grass extend 50mm deep bark mulch layer to 2m diameter around base of tree to reduce risk of strimmer damage;
- Provision for a hydration bag should be made during periods of dry weather to ensure successful establishment.

Shrubs:

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant up-right or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads (unless otherwise specified);
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 50mm.

Rabbit guards:

- Install rabbit guards supported by canes around each transplant (to supplier specification) for native hedge planting;
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period;

Preparation of amenity grass, wildflower and flowering lawn areas:

- Prepare the ground by rotavation to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

Amenity turf:

- Turf to be in accordance with BS3936:1998;
- Unless otherwise stated, turf is to be good quality cultivated turf, consisting of 25% Dwarf Rye Grass, 20% Chewing Fescue, 35% Creeping Red Fescue, 20% Smooth Stalked Meadow Grass (equivalent quality to Rolawn Medallion Grade turf), fibrous and well rooted, mown and free of matted or dead grass and pernicious weeds;
- Turf to have been treated by an approved selective weed killer not more than 3 months and not less than 4 weeks before lifting;
- Turf is to be delivered within 36 hours of cutting and shall be off loaded by hand unless arranged on pallets for mechanical handling;
- Turf, which is not laid immediately on delivery, or turf inadequately stored, or in poor condition shall be rejected;
- Turf shall not be laid in exceptionally dry weather or when the ground is frozen or waterlogged;
- All turf shall be laid from planks laid on the previously laid row in alternate grain up grain down rows, with broken joints between rows and well butted up.

Watering:

- Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

Weeding and litter clearance:

- Planted areas to be maintained weed and litter free during maintenance and management period.



3. Landscape Management Areas

Soft Landscape

For species detail and specification, see R 04 01 Softworks Schedule. The below species demonstrate the collective groups of species typology.

- Proposed trees
- Existing trees - retained
- Existing woodland - retained (refer to woodland management plan produced by SJA Trees, Ref: SJA owmp 23644-01)
- 4. Proposed hedgerows - Native/Non Native.
- 5. Proposed ornamental planting
- 6. Proposed seed mix
- 7. Residential amenity

4. Management Actions

Soft landscape management

The key areas within the landscape are outlined below. Each area requires a different management response with regard to maintenance and horticultural techniques to ensure effective establishment and continued evolution of the landscape in its entirety.

Proposed Trees

- Varieties have been selected for their suitability to the site conditions. Management operations will include routine inspection of health, vigour and stability, formative pruning and crown lifting if required in accordance with Local Authority Policy.
- Any new tree planting will be undertaken during October to March for deciduous trees, September to October for coniferous trees. Container grown trees can be planted at any time of year in appropriate planting conditions - Subject to Landscape Architect/contractor recommendation.
- All new tree planting will require tree pits, ameliorated soil, tree supports, aeration/irrigation systems in accordance with Landscape Architect's specification.
- New tree planting will require regular watering to ensure successful establishment.
- Any tree work required will be carried out by a qualified tree surgeon outside of the bird nesting season (1st March and 31st August).

Proposed hedgerows - Native/ornamental

- The mixed native hedge has been selected for new hedge planting and for strengthening and enhancing existing boundary hedges/hedgebanks to improve ecological habitats and wildlife corridors, and mitigation of views.
- The hedgerow margin buffer area is to be maintained to enhance its biodiversity by ensuring they are cut on a cycle to allow diversity of age and structure across the site. Existing/ proposed native hedgerows will be maintained to a height of 1.8m
- The evergreen/ornamental hedgerows within the public realm/ plot frontage are to be maintained at 1.2m high.
- Hedge transplants will be protected with spiral rabbit guards.

Planting Mixes

Herbaceous, Shrubs & grasses

- Shrub/herbaceous varieties have been selected for their suitability to the site conditions and characteristics in accordance with design approach.
- Management operations will include formative pruning to remove deadwood and promote growth. A thinning regime would maintain a balance between shrubs and perennials to increase biodiversity without allowing one to dominate and kill off the weaker.
- Thinning work will be carried out by hand with waste recycled wherever possible.
- Perennial plants have been selected where possible to support local species whilst offering aesthetic qualities to increase stimulation within the environment.
- Plants will not be deadheaded until early spring, prior to the new season's growth, to allow for the production of seed heads that are an important winter food source and shelter to insects and birds. Removal of dead growth is to be carried out by hand using non-mechanical tools. Vegetative waste is to be composted where possible for future mulching of plant beds.

Understorey

- The periphery of the site contains large retained trees. This provides the opportunity of increasing biodiversity by creating a zone of woodland understorey planting.
- Understorey seed mixture has been selected for its suitability to the site conditions
- Autumn sowing: cut in March to 40-70mm height then again in late August/September to 40mm height.
- Spring sowing: first cut 6 weeks after sowing to 40mm height then again in late August/September to 40mm height.
- All arisings should be ideally left in piles evenly spaced throughout the periphery to allow refuge for small vertebrates.

Wildflower/meadow

First year management:

- The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing.
- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.
- Dig out any residual perennial weeds such as docks.

Management once established:

- Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

Soft landscape general requirements

- Pesticides - Used in strict accordance with current legislation and good practice and should only be carried out by a suitably qualified professional.
- Weed control - Required to keep the site free of pernicious weeds. Spot treat with chemical weed killers only where they cannot be controlled by physical removal. Use of herbicides should be undertaken in accordance with COSHH Regulations by a suitably qualified professional.
- Mulch - All mulch areas to be topped up and maintained at 50mm depth of cover.
- Fertiliser - Slow release fertiliser to be applied to ornamental and perennial planting.
- Watering - Trees, shrubs, hedges and grassland to be watered as appropriate to ensure good establishment and prevent loss.
- Planting failures - Tree and hedge planting that fails within the defects liability period or as required by the Local Authority. Shrubs, perennials and ground cover that fail within the first year due to a lack of watering are to be replaced.

Soft landscape summary

- Watering particularly during drought conditions
- Weed control
- Fertilising and ameliorants
- Inspections and replacement of failed planting stock
- Firming-in and uprighting where required
- Hedge clipping and removal of clippings
- Formative shrub pruning and dead heading
- Thinning and division of perennials and ornamental grasses
- Replenishment of mulch
- Tying in climbing plants
- Removal of protective tree fencing when required
- Inspection for pests, vermin and plant diseases and remedial actions allowing for rabbit guards if rodent damage is apparent
- Removal of over vigorous species
- Re-sowing of failed areas of grass
- Grass cutting and removal of cuttings
- Strimming steep slopes
- Regular safety inspections of trees by arboriculturalist
- Formative pruning of new trees and progressive crown lifting and leader selection
- Aeration of compacted soils
- Refer to SJA owmp 23644-01 for all management of existing woodland.

Areas of hard landscape

General

- Acid based cleaning products must not be used for day to day cleaning operations.
- Spillages of oil based substances or chewing gum should be removed as soon as possible after the initial incident. Absorbent spillage mats should be used on spills in order to prevent spreading of contamination.
- Direct large point loads e.g. from cherry picker stabilizers must use spreader plates and baulk timbers to spread the load to prevent damage to paving.
- Wide rubber tired vehicles should have the tyres fitted with covers to protect paving.
- Checking for any loosening of surface should be carried out on a regular basis.
- Surface integrity should be checked on a monthly basis for any cracking or pitting of the surface and ponding. Remedial measures should be undertaken immediately to reduce further damage.
- Boundary walls, fencing, and any temporary protective fencing including indication of timing for removal
- Hard paved - including making good any damaged units or annual top dressing to remove ponding or rutting
- Removal of weed growth and litter
- Cleaning of stained paving surfaces/removal of chewing gum
- Removal of graffiti
- Inspection and maintenance of play equipment, picnic tables, cycle stands
- Inspection and maintenance of timber decks
- Inspection of irrigation and aeration systems for trees planted in hard landscape areas

Macadam Surface & flag/block Paving

- Acid based cleaning products must not be used for day to day cleaning operations.
- Spillages of oil based substances or chewing gum should be removed as soon as possible after the initial incident. Absorbent spillage mats should be used on spills in order to prevent spreading of contamination.
- Direct large point loads e.g. from cherry picker stabilizers must use spreader plates and baulk timbers to spread the load to prevent damage to paving.
- Wide rubber tired vehicles should have the tyres fitted with covers to protect paving.
- Checking for any loosening of surface should be carried out on a regular basis.
- Surface integrity should be checked on a monthly basis for any cracking or pitting of the surface and ponding. Remedial measures should be undertaken immediately to reduce further damage.

Street Furniture

- All furniture to be regularly inspected for damage, moss/algae growth.
- Lighting to be regularly inspected, with bulbs replaced where necessary.

Private Gardens

- Private gardens are to be maintained by the residents.

Hard landscape summary

- Boundary walls, fencing, and any temporary protective fencing including indication of timing for removal.
- Hard paved - including making good any damaged units or annual top dressing to remove ponding or rutting.
- Removal of weed growth and litter.
- Cleaning of stained paving surfaces/removal of chewing gum.
- Inspection of irrigation and aeration systems for trees planted in hard landscape areas.

Actions for protected and notable species **If required*

Amphibians and reptiles

The timing and frequency of wildflower grassland management within the site will take account of the presence of reptiles and amphibians. Wildflower grassland areas will be cut to a height of no less than 150mm and cutting is restricted to twice a year in spring and late autumn.

Birds

Post construction management of hedgerows and trees will be undertaken outside of the bird nesting season (i.e. undertaken between November and February inclusive). Where works outside of this time cannot be avoided, affected vegetation would be subject to an inspection by an ecologist. If evidence of any nesting activity was identified, works in that area would be delayed until the ecologist confirmed that nesting had finished. Integral bird boxes will be the responsibility of homeowners and are designed to require no maintenance.

Bats

Any mature trees identified for post-construction management actions will be inspected by a Natural England-licensed bat ecologist prior to the works. Trees that are considered to be of bat roost potential ('high' or 'moderate' roost suitability under BCT Guidelines (2016)) will be subject to detailed survey as specified by the bat ecologist. If bats are recorded roosting, and the bat roost features would be affected by the proposed works, an application for a Natural England Development License to undertake the management works will be made.

Integral bat boxes will be the responsibility of homeowners and are designed to require no maintenance.

The boundary hedgerows should be maintained to ensure appropriate habitat and routes are provided in accordance with protected and notable species requirements. Refer to Ecological Mitigation & Enhancement Strategy produced by Richard Green Ecology for full details. All hedgerows and trees with ecological potential to be maintained in accordance with Ecologist recommendation.

Hedgehogs

Inclusion of 'hedgehog passes' for all close board sections of garden fences to allow hedgehogs to move between gardens. Each gap will have a minimum dimension of 13cm x 13cm and be cut out of a gravel board on the bottom of the fence, or a similar sized gap left at the end of a board.

No post-construction management is considered necessary with respect to hedgehogs. Hedgehog passes in close-board fences will be retained within private plots.

The landscape proposals can be scheduled and described by type in order and the design intent and apply the appropriate management operations. Each type is briefly described within the management tables.

5. Landscape Management Tables

General Landscape Maintenance

Task	Year 1					Year 2				Year 3				Year 4				Year 5				Years 6-10					
	Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4		Q1		Q2	Q3	Q4		
Tree & shrub planting	x			x																							
Mulch tree & shrub planting				x																							
Replacement planting as required				x				x					x						x						As required		
Watering (1st year) once a week	x	x	x	x																							
Watering (2nd year onwards) as required during dry weather								x	x				x	x					x	x							
Cut lawn areas and remove all arisings	At residents discretion - Lawn areas associated with individual dwellings.																										
Weed control		x	x	x				x	x	x			x	x	x				x	x	x				Twice a year		
Pest and disease monitoring	x	x	x	x				x	x	x	x			x	x	x	x				x	x	x	x			
Refirming plants		x		x				x		x			x		x				x		x				As necessary		
Fertilizing to mown grass areas only		x		x				x		x			x		x				x		x				Alternate years		
Pruning		1x		to suit				1x		to suit			1x		to suit				1x		to suit				1x to suit species		
Thinning & dividing suitable species																			x						As necessary		
Removing litter		At each visit						At each visit					At each visit					At each visit							At each visit		
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																											

Proposed Trees

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Guying (check/adjust after especially after strong winds)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Diseases (inspect & treat as necessary)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Informative pruning (leaving crown properly balanced) Removing all die back, diseased, broken or dead growth)				x				x				x				x				x	As years 1-5
Watering (30 litres per tree 2x/week minimum during dry periods)	x	x	x	x		x	x			x	x			x	x			x	x		Only under extreme weather
Mulching (April – October)		x		x		x		x		x		x		x		x		x		x	As years 1-5
Firming in (especially after frost heave, strong winds & ground disturbance)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Ornamental Planting Mix - Herbaceous, Shrubs & Grasses

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Mulching (April – October)		x		x		x		x		x		x		x		x		x		x	As years 1-5
Diseases (inspect & treat as necessary)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Pruning (Feb-Mar to suit species)	x				x				x				x				x				As years 1-5
Watering (as necessary to maintain healthy growth)	x	x	x	x		x	x			x	x			x	x			x	x		Only under extreme weather
Weeding - Manually to keep clear of weed growth		x	x			x	x			x	x			x	x			x	x		As years 1-5
Firming in (especially after frost heave, strong winds & ground disturbance)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As necessary
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Ornamental/Native hedgerow species

[illegible]

Existing vegetation (Trees/Hedges)

[illegible]

Meadow/wildflower/understorey

Task	Year 1				Year 2				Year 3				Year 4				Year 5				Years 6-10
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Cutting Wildflower Meadows Generally When seeds have germinated and grasses reach 10cm tall the meadow should be cut to reduce unwanted weeds. Thistles and dock should be removed by hand. Cut every 6-8 weeks during the first year of establishment. Always remove cuttings and compost. After first year cut twice a year (late March/early April and end of August/September). Each year leave one quarter of the parkland meadow uncut to allow for over winter habitat and then cut in spring.	x	x	x	x	x		x		x		x		x		x		x		x		As years 2-5
Mown Path - Cutting (March & April 1x each month, May-Aug 3x each month, September 2x, Oct-Nov 1x each month) Care to be taken around tree trunks – mechanical tools/strimmers should not be used within 100mm of the tree trunk. Finishing around the base of trees should be undertaken by hand	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	As years 1-5
Key : Q1 Jan-Mar, Q2 Apr-Jun, Q3 Jul-Sep, Q4 Oct-Dec																					

Hard Landscape

Item	Task	Frequency
Weed control and litter	Remove litter, leaves and debris	At each visit
Repair Works	Inspect all areas of paving, fencing and hard surfacing and repair as required Inspect all areas for evidence of lifting or settlement	Weekly
Macadam Surfaces	Sweep and wash surfaces in accordance with manufacturer's recommendations Remove litter, leaves and debris	Monthly At each visit
Paving	Sweep and wash surfaces in accordance with manufacturer's recommendations Carry out inspections (particularly in Autumn when leaf fall may be a problem) Remove litter, leaves and debris	Monthly At each visit (Autumn weekly) At each visit
Drainage Systems	Remove mud, silt and debris from surface gutters Drainage gullies, empty traps and flush clean	Twice a year min. Spring & Autumn
Street Furniture	Inspect all street furniture for damage Replacement of bulbs to lighting	Monthly As required
Stain Removal	Moss/algae growth, treat with a proprietary moss and algae killer Chewing gum removal, using freezing aerosol and scrape off with a paint scraper	As required
Snow Clearance	De-ice vehicular areas and footpaths with grit to manufacturer's recommendations (In tight spaces consider using low sodium content product and avoid application onto adjacent planting beds)	As soon as possible after snow clearance

Furniture

Item	Task	Frequency
Gates	Ensure gates are safe, clean and in good working condition Firming up or re-setting of gate posts as necessary to ensure correct and smooth operation of the hasp/ closing mechanism Inspect and maintain/oil hinges twice annually or as necessary to ensure correct working order.	Quarterly
Fences/walls	Ensure fencing/walls are safe, clean and in good working condition Instigate repair, cleaning, repainting as necessary.	Quarterly
Bollards	Ensure bollards are clean and in a safe condition Instigate repair, cleaning or replacement as necessary.	Quarterly

5. Monitoring and Reactive Management

The aim of this Landscape Management Plan is to ensure the establishment of landscape features, coherent ecological networks, and a safe environment for the development over the 10 years following the completion. This involves assessing in the field the success of the management techniques applied with feedback into future practice, building up a picture of the developing ecosystems to accommodate newly emerging priorities; and reflecting on experience thus gained to guide natural processes and optimise recreational and ecological value, all according to a methodology and supervisory participation to be agreed between the developer and the planning authority. Only by monitoring and reacting to changes on the ground can the objectives initially set for the development be met in the long term.

Monitoring

Monitoring of the landscape will be undertaken by the Elivia Homes appointed landscape contractor as part of the 12-month defects correction period. All future landscape monitoring will then be undertaken by the landscape management company appointed by Elivia Homes or suitably qualified internal personnel. All landscape contained within private dwellings i.e. lawn areas, and planting associated with plot curtilage will be maintained and management by individual residents.

Short-term Annual Reports

The appointed management company will be tasked with compiling an annual monitoring report, which will recommend any necessary changes to this Landscape Management Plan and identify management requirements or amendments to this report for the following year.

These reports will be undertaken by a suitably qualified landscape professional, typically a member of Landscape Institute or Chartered Institute of Ecology and Environmental Management (not including student of affiliate membership), or a suitably qualified horticulturalist (with relevant Level 3 qualification). Monitoring will be managed by the appointed facilities management company, who will report back to the client as required from years 1-5.

Litter

A monthly litter picking (overseen by the appointed management company), will include an assessment of the litter quantity and distribution and monitor the effectiveness of the litter removal and the need for any further measures, such as additional bins or more regular removal. Significant areas of debris/ litter will be removed as soon as they are discovered.

Bio-security Good Practice

Bio-security good practice refers to a way of working that would minimise the risk of contamination and the spread of animal and plant diseases, parasites, and non-native species. As disease causing agents, plant pests, parasites and non-native species cannot always be easily seen, they can be picked up and carried on clothing and footwear, and on vehicles and equipment to other locations. Bio-security is therefore important when any land is entered where there is a risk of spreading pest or disease. Plant health and bio-security issues present a major threat to ecosystem resilience, the Landscape Institute has recently published a new bio-security.

Long-term Implementation

The appointed management company will be responsible for implementing this management plan and meeting its associated costs. They will monitor and supervise the site, producing an annual report, issued to Elivia Homes.

At Year 5, the management company will commission or compile a 5-year review, which will be passed to the local authority for their consideration. They will then agree a long-term management strategy with the local authority, capable of addressing changing futures needs of the site and longer term maintenance and management requirements. Site monitoring by suitable qualified Landscape professional/architect and Ecologist should now be undertaken at 5 yearly intervals.

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