

Landscape and Ecological Management Plan

**58 Finchampstead Road,
Wokingham
RG40 2NS**

By

Landscape Perspective Ltd

On behalf of
BlueKing Holdings Ltd
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CONTENTS	PAGE
01.0 Introduction	03
02.0 Aims and Objectives of the LEMP	04
03.0 Site Context	06
04.0 Site Description	06
05.0 Description and evaluation of feature to be managed	
06.0 Ecological trends and constraints	07
07.0 Development Proposals	10
08.0 Landscape Strategy	10
09.0 Management Arrangements	11
10.0 General Maintenance Conditions	12
11.0 Prescriptions for management actions	16
11.1 Tree management	
11.2 Hedgerow management	
11.3 Shrubs and Ground Cover	
12.0 Amenity Grassland management	24
13.0 Native shrub planting areas	26
14.0 Hard Landscape	26
15.0 Leaf Clearance	30
16.0 Litter Clearance	31
 Appendices	
Appendix A Typical Maintenance Schedule	32
Appendix B Five Year Maintenance Schedule	34

1.0 INTRODUCTION

- 1.1 Landscape consultants Landscape Perspective Ltd were instructed by BlueKing Holdings Ltd in November 2025 to produce the Landscape and Environmental Management Plan (LEMP) required to discharge Condition 24 of the planning consent reference 241828 granted by Wokingham Borough Council.
- 1.2 The planning consent was given for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.
- 1.3 A detailed planting plan (1802-L90-300A) has also been produced to satisfy condition 6 of the same consent and should be studied alongside this document together with the following documents and drawing:
- Biodiversity Enhancements Plan 1802-L90-100A by Landscape Perspective (dated February 2026)
 - Biodiversity Enhancements Report, by Plan Ecology (dated November 2025),
 - Biodiversity Net Gain Assessment by Arbtech (dated 11th February 2025)
 - Preliminary Ecological Appraisal and Roost Assessment by Arbtech Issue 3 (dated 3rd July 2025).
 - 241778/FRA_DS/OR/RS/01 Rev A - Flood Risk Assessment & Drainage Strategy
 - by Lanmor Consulting (dated 28th October 2024)
- 1.4 This Landscape and Ecological Management Plan (hereafter referred to as an LEMP) has been written to satisfy the requirements of Condition 24 of the planning consent which is set out below:

24. LEMP

Prior to commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the company responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

- 1.5 The reason given for the inclusion of this condition is to ensure that there is no net loss of biodiversity habitat and protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Purpose and Content of the LEMP

- 1.6 The purpose and content of this LEMP is set out below and corresponds with the planning condition requirements:
- To set out the ecological trends and constraints on site that might influence management
 - To set out the management and maintenance aims and objectives and schedule of operations and management prescriptions to ensure that the ecological interest of the site is protected in the long term.
 - To set out the requirements of the Management Company who will be the body responsible for implementation of the plan and who will undertake the work following handover from the Landscape Maintenance Contractor at the beginning of the operational phase, and who will also oversee an ongoing review and monitoring of the strategy and undertake any remedial measures.
 - To describe and evaluate the landscape features to be managed to ensure the original design intent and vision for the scheme is realised and maintained.
 - To include annual work schedules over a five-year period
 - To include details of the legal and funding mechanisms by which the long-term implementation of the plan shall be secured with the Management Company responsible for its delivery. (Refer to Para 8 management arrangements)

2.0 AIMS AND OBJECTIVES OF THE LEMP

- 2.1 The main aims of this LEMP are as follows:
- To present an attractive and safe environment for homeowners, residents, and visitors;
 - To ensure that newly planted areas become established through an appropriate level of management intervention;

- To ensure landscape features provide connectivity for wildlife within and between new and existing habitats;
- To protect and enhance and maintain the nature conservation value of existing and new habitats through long term management;
- To fulfil all the legal requirements in relation to the protection, management and enhancement of the ecological features, in particular, those that relate to nature conservation
- To carry out maintenance work according to best practice using sustainable techniques and materials;
- To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
- To keep the site clear of litter and rubbish.

Ongoing monitoring and remedial measures.

- 2.2 This LEMP shall be considered as the starting point for an evolving document and is to be reviewed on an annual basis subject to change and improvement as the different landscape features mature and develop.
- 2.3 Annual monitoring of the on-site ecological mitigation, compensation and enhancement measures shall be undertaken. The first annual monitoring report will be carried out twelve months after the practical completion of the planting. Planting will be carried out as per the approved scheme in the first planting season prior to occupation of the last property or earlier.
- 2.4 The monitoring report shall be used to determine whether or not the conservation aims and objectives of the management plan for the site and component features have been met, using focused and efficient data collection and whether there are any landscape and ecological trends and constraints that should be taken into account during future years.
- 2.5 The annual monitoring report shall be issued to the Management Company, recommending any necessary changes to the LEMP which will identify and agree on whether additional management or remedial action is required so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- 2.6 Following the monitoring report, the LEMP shall be reviewed and revised annually to identify additional management requirements for the following year to determine whether or not the conservation aims and objectives of the management plan for the site and component features have been met. A copy of the LEMP will be sent to the management company.

3.0 SITE CONTEXT

- 3.1 The site is located off Finchampstead Road, Wokingham, RG40 2NS within the settlement boundary of Wokingham directly south of the town centre.

4.0 SITE DESCRIPTION

- 4.1 The existing site is currently occupied by a single five-bedroom property with three outbuildings and a large garden. Access to the site is from the Finchampstead Road via an unadopted private road that serves No 58 and a block of flats known as Eyre Court. The private drive runs along the boundary with railway line to the north. The access road which runs parallel to the railway embankment is mostly lined by vegetation and trees. To the west side of the site a small bungalow is positioned behind a laurel hedge that forms the boundary. The bungalow is in the same ownership as the main house on the site and was constructed a little later than the main house which was constructed in 1936.
- 4.2 The site is surrounded by a high level of trees and other vegetation including a line of mature trees of mixed species along the northern boundary adjacent to railway line. The surface of the site is mainly amenity lawn grassland and unmanaged mature shrubs, and areas of bracken, with some hardstandings around the house. There is a fall of approximately 3.00 metres from north to south.
- 4.3 Ground levels across the site fall approximately 5m from northeast to southwest, with a ditch along the southern boundary that discharges to the Emm Brook located to the south-west of the site, the area within the south-west corner of the site is within a flood zone.
- 4.4 The southern and eastern boundaries are defined by a small stream that separates the garden area from the open fields and has mature trees proliferating the boundary and defining the site.

5.0 DESCRIPTION AND EVALUATION OF FEATURES TO BE MANAGED

- 5.1 This section of the LEMP summarises the existing ecological features within the site, which were recorded during the ecological survey work undertaken and detailed in the PEA produced by Arbtech.
- 5.2 The habitats currently on site are widespread and not notable and the site does not contain any habitats listed as a habitat of principal importance under section 41 of the Natural Environment and Rural Communities Act 2006.
- 5.3 The site contains mature scattered trees which are of good quality and could be of value to local wildlife populations. Other habitats within the site are common and widespread and have low ecological value.
- 5.4 The on-site habitat descriptions are described as follows:
- buildings
 - sealed surface

- Artificial unvegetated unsealed surface
- scattered trees
- vegetated garden and neutral grassland
- other neutral grassland
- bramble scrub
- ditch (seasonally wet)

5.5 The proposed development will result in the loss of vegetative garden and neutral grassland habitat. The ditch will be retained and enhanced as part of the proposals. Approximately 13 trees were felled prior to the Arbtech survey, the condition of which could not be accurately determined owing to the fact that they had already been felled, nor could their species composition, However, the felled trees were incorporated into the baseline of the biodiversity net gain calculation.

6 ECOLOGICAL TRENDS AND CONSTRAINTS

6.1 Ecological trends and constraints on a site significantly influence management decisions. By considering these ecological trends and constraints, management plans can be tailored to the specific characteristics of the site, promoting biodiversity, ecosystem health, and sustainable land use.

6.2 A Preliminary Ecological Assessment and Roost assessment was undertaken by Arbtech in November 2024, (updated to issue 3 in July 2025), and the findings of which in terms of ecological trends and constraints are summarised below.

Designated Sites

6.3 According to the Summary of Survey findings in the Arbtech PEA (Nov 2024 issue 3 July 25) the site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural communities (NERC) Act 2006 nor is the site subject to any on site designation. There is one statutory site within 2 kilometres of the site Hold Copse and Joel Park local nature Reserve. (LNR) The site lies within the impact risk zone for the SSSI's, Longmore Book Heath Lake and Broadmoor to Bagshot Woods and Heath. The proposed development type is not listed as a possible high risk for this designation. In terms of statutory designated sites within 10 kilometres, The Thames Basin Heath SPA is located within 10 kilometres, at 4570m south-east.

6.4 The site also contains mature scattered trees which are of good quality and according to the Arbtech PEA could be of value to local wildlife populations. Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2 kilometres however according to the Arbtech PEA, no direct impacts to any notable habitats will occur as a result of the proposed development.

6.5 Due to the proximity of the site to LMDW adjacent to the South and north of the site, indirect effects, e.g pollution, dust, litter, surface runoff, etc could occur during construction, therefore measures to

ensure activities do not impact protected species will be secured with the CEMP for the construction phase.

Local notable habitats

- 6.6 The Arbtech PEA (Nov 24 issue 3 July 25) stated that patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site the closest being located adjacent to the South of the site, with the second patch adjacent to the north. It highlighted that the trees on site likely have functional connectivity to these patches of woodland given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities Act 2006. Further priority habitats are present within 2 kilometres of the site, including ancient woodland, 505 metres SE and traditional. Orchards 710 metres southeast.

On site habitats

- 6.7 The habitats on the site are widespread and not notable. However, the proposed development will result in the loss of vegetative garden and neutral grassland habitat.

Non statutory designated sites

- 6.8 There are no non-statutory designated sites within influencing distance as the development, according to Wokingham Borough Council's Planning policies and constraints map. The nearest non statutory designated site is woodland near Ludgrove School, a local wildlife site 500 metres southeast of the development site.

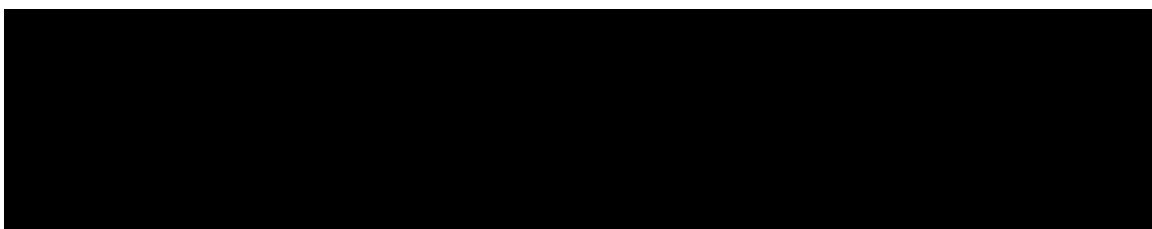
Legal and Policy Constraints: Species Protection

- 6.9 The presence of protected species, such as certain birds, mammals, or plants, necessitate specific management practices to avoid disturbance or harm. This might include timing vegetation clearance outside of the breeding season or implementing buffer zones around nesting sites.

Bats

- 6.10 As set out in the PEA, the existing 2 storey residential dwelling (B1) to be demolished was considered to have moderate potential to support roosting bats and 2 bat emergence/re-entry surveys were recommended. These were subsequently undertaken by Plan Ecology, and a likely absence of roosting bats was concluded for the main building. Plan Ecology also concluded that the outbuildings on site offer negligible habitat value.

6.11





Reptiles

- 6.12 PEA summary of survey findings and review of the Magic database returned no granted EPSL records for protected reptiles within 2 kilometres of the site. The PA set out recommendations for a precautionary working method to be implemented for widespread reptiles during construction.

Riparian Animals

- 6.13 The PEA survey concluded that no impacts are anticipated on riparian animals as a result of the proposed development. There are no riparian habitats present on site or within an influencing distance.

Hazel dormice

- 6.14 The P/E A. Summary of survey findings for Hazel Dormouse. Returned No Granted EPS SL records for Hazel Dormice within 2 kilometres of the site. Habitats on site are considered unsuitable for Hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. No impacts are anticipated on Hazel Dormice as a result of the proposed development.

Nesting Birds

- 6.15 No evidence of nesting birds was identified on or within Building 1. Building 1 is deemed to provide negligible habitat value for nesting birds due to the lack of suitable nesting sites or access points. No birds' nests were identified within the trees or scrub on site however, they all offer nesting opportunities and nest building resources for birds. The site does not appear to provide any suitable nesting sites for barn owls and due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and or notable birds.
- 6.16 Regarding foreseen impacts, the removal of vegetation could destroy birds' nests or disturb the occupants therefore, if vegetation removal is undertaken within the bird nesting season, (March to September inclusive), a nesting bird check will be required within 48 hours of the commencement of works. Any active nests will need to be retained with a suitable buffer area (5 -10 metres) until the chicks have fledged.

Non-native Invasive Plant Species removal

- 6.17 Rhododendron, buddleia and cherry Laurel were all identified in the PEA as being found on site. These species are listed as an invasive non-native species under Schedule nine of the Wildlife and Countryside Act 1981. As part of the demolition and site clearance process, these species will be

sensitively removed prior to the commencement of works to prevent the spread of non-native invasive species listed on schedule 9 of the WCA. The rhododendron, Batley and Cherry Laurel will be removed using hand tools only through hand pulling which results in minimal soil disturbance. Development work. Will not commence until rhododendron has been successfully removed from the site. Hi.

7 DEVELOPMENT PROPOSALS

- 7.1 The development proposals are described in the planning consent for the proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings with a new access road and turning head.

The new dwellings are to be laid out in a linear format to follow the shape of the site and make the best use of the site area and to give good southerly aspects to all the new houses.

8.0 LANDSCAPE STRATEGY

- 8.1 The landscape strategy for this development has been designed to make a positive contribution to the landscape character of the area to comply with Core Strategy policy CP3 and Local Plan policy CC03. The site will be cleared of existing scrub and invasive species and replanted where shown with a mix of mixed species native hedging, beech hedging, native shrubs, native trees and ornamental planting to front gardens and amenity lawns.

- 8.2 A small area of native shrubs will be planted along the access road between the road and the railway line fencing, to extend the natural buffer of vegetation that is found underneath the canopy of trees on the northern boundary. These will be planted with Tubex Easywrap rabbit guards for protection and to stimulate growth and aid establishment. The Tubex guards will be removed 3-5 years after planting.

- 8.3 With regards to on plot landscaping, each of the four plots will be laid to lawn to the rear and bounded by a combination of post and rail and close boarded fencing and or beech hedging as shown on drawings 1802-L90-100 and 300. The boundary fences will be permeable to allow flood waters to flow freely.

- 8.4 Front gardens will be planted where shown with hedges, shrubs and ground cover and areas of amenity grass. Plant species selected for the amenity planting areas in the front gardens have been selected for their year-round seasonal interest and low maintenance qualities.

- 8.5 Existing trees will be retained to the north side of the development adjacent to the railway line boundary, with existing vegetation retained underneath the canopy and shade tolerant grass beyond the canopy line extending south to the edge of the access road. Areas of Cherry laurel, Buddleia, and Rhododendron will be removed as part of the demolition.

- 8.6 The vegetation on the western boundary to the rear of plot 1 adjoining No 58a, will be trimmed back to create more space in the rear garden, and again rhododendron and Cherry Laurel and Buddleia

removed from the group, and a new close boarded fence erected on the boundary. The remaining vegetation will be retained to retain a wildlife corridor along this boundary.

Drainage strategy summary

- 8.7 A ditch runs along the southern boundary across the full width of the site which discharges into Emm Brook. For Plots 3 and 4, a native hedgerow with native trees will be planted on the southern bank of the ditch behind which will be 1.2m high post and rail fence to mark the boundary. For Plots 1 and 2, the post and rail fence will be positioned to define a natural area of existing vegetation of trees understorey and long grass, separating it from the more formal areas of the gardens, beyond which the ditch will run along the application boundary and will flow into the pond in the south-west corner.
- 8.8 This southwest corner, the lowest part of the site, is within an area that has a greater than 3.3% chance of surface water flooding/year, (Flood Zone 3) the principal source of the flooding is the Emm Brook stream to the southwest of the site. Surface water collected from the site and the roof will be transported and discharged into the stream at a restricted rate through a SUDS attenuation scheme, using permeable paving with a gravel base.

Ditch management strategy

- 8.9 Clearance of the ditch to remove debris and any obstructions and to carry out maintenance operations to the vegetation on the banks to enhance its visual qualities (e.g removing brambles if they have taken hold and are smothering other ground cover vegetation) will be monitored by the supervising ecologist, with toolbox talks undertaken before clearance, construction or demolition works start on site. A CEMP (Biodiversity) will be submitted separately with further details to ensure that management of the ditch protects and mitigates for negative impact on wildlife maintenance and monitoring.
- 8.10 A native hedgerow with native trees will be added to the rear of the garden to plot 3 to mitigate for the loss of an existing mixed group of trees and shrubs including Rhododendron Cherry laurel and Buddleia, as shown on Mark Welby's Tree Protection drawing MW.20.0919.TPP. The native hedge and trees will be planted on the outside edge of the ditch to allow for the ditch to be appreciated visually as a feature within the garden, and for the hedge to be a backdrop to the ditch.
- 8.11 The ditch leads to an offsite pond in the south-west in an area of natural vegetation of dense tree cover understorey scrub and long grass, which will be maintained as such by the management company. A group of existing trees also lies in the south-east corner of the site in the garden of plot 4 which will also be retained and managed by the Management Company.

9.0 MANAGEMENT ARRANGEMENTS

- 9.1 This LEMP is designed for the operational phase of the development and will commence from the handover date from the Landscape Management Contractor to the Management Company who will be the body or organization responsible for implementation of the plan.

- 9.2 The applicant will form a Management Company who will own the roads and footpaths and shared parking areas, communal landscape areas and any communal structures/services in order to protect the integrity and appearance of the site. The Management Company will appoint a Managing Agent, who shall be responsible for the day-to-day maintenance of the site, and will appoint relevant subcontractors arranging Public Liability Insurance and look after the financial arrangements, establishing a budget for the maintenance and upkeep of the site, and setting up and collecting service charges from the residents.
- 9.3 The Management Company is funded by an estate service charge. All homeowners on the development are under a legal obligation confirmed in the sale agreement and transfer to pay for annual estate services, which fund the works/maintenance carried out by the Management Company.

10.0 GENERAL MAINTENANCE CONDITIONS

Introduction

- 10.1 The works consist of the maintenance and management of the new planting, including single species hedges, (Beech) shrubs and ground cover, and amenity lawns.
- 10.2 Defects liability for the landscape contract shall be 12 months from practical completion or until works are signed over to the appointed Management Company where appropriate. At this point, the responsibility will transfer to that party.

The Landscape Maintenance Contractor

- 10.3 A suitable Landscape Maintenance Contractor, employed by the Management Company, shall carry out the works described in this management plan for those areas within their control. The proposed Landscape Maintenance Contractor shall be a full member of the British Association of Landscape Industries and shall only be selected from the list of approved Contractors.

Machines and Tools

- 10.4 Machines and tools are to be used that are suitable for the site conditions and the work to be carried out. Hand tools are to be used around existing trees, plants and in confined spaces where it is impracticable to use machinery.

Workmanship

- 10.5 Good Practice – Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.

- 10.6 Maintenance standards shall at all times reflect the development's high-quality image. The Landscape Maintenance Contractor shall keep all planting area weed-free (refer to clauses 9.28 & 9.30 for details referring to Schedule 8 and Schedule 9 plants), plants vigorous and healthy, and the overall landscape environment neat and tidy.

Health and Safety:

- 10.7 All work undertaken on the site by contractors, volunteers or direct employees must comply with the appropriate legislation relating to health and safety and the Control of Substances Hazardous to Health (COSHH).

Programme of the Works

- 10.8 The Landscape Maintenance Contractor shall co-ordinate with the Management Company's programme then submit a detailed programme of works prior to starting work on site.
- 10.9 The Landscape Maintenance Contractor shall report any potential failures to meet the specified programme to the Management Company. Any changes to the agreed programme must be made in writing by the Management Company.

Chemicals: Legislation

- 10.10 Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Maintenance Contractor must comply with the 'The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.
- 10.11 All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.
- 10.12 The Landscape Maintenance Contractor shall comply with all relevant Codes of Practice issued by DeFRA. In particular, where work is near water, comply with the 'Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency (EA) shall be obtained prior to the use of pesticides within these areas.

Certificates

- 10.13 A recognized nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in The Landscape Maintenance Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in 'pickups' that are bolted to the floor of the vehicle.

- 10.14 The storage locker must be sealed and clearly marked as containing pesticides and must bear a standard black and yellow hazard sign.
- 10.15 A Certificate of Competence (National Proficiency Training Certificate) must be held by The Landscape Maintenance Contractor applying pesticides and handed to the Management Company prior to commencement on site. Only Certificate of holders shall mix, apply and dispose of pesticides and other chemicals on the site.

Use of Pesticides

- 10.16 The use of pesticides, herbicides, fungicides, insecticides and slug pellets etc. shall be avoided wherever possible to minimise the risk of harming wildlife and their habitats during management of the site and the maintenance contractor will consider in every instance whether the use of chemicals is strictly necessary before application.
- 10.17 Where the use of pesticides is agreed as absolutely necessary, notification of at least 24 hours shall be given to the Management Company of The Landscape Maintenance Contractor's intention to carry out application of pesticides. The Landscape Maintenance Contractor shall select the most appropriate and effective method for each particular area or situation or for any particular use or specific work and shall notify the Management Company of the type of pesticide, active ingredient, and method and timing of application.
- 10.18 The Landscape Maintenance Contractor shall keep a written logbook detailing all uses and pesticide applications carried out and a copy shall be submitted to the Management Company for record.
- 10.19 The Landscape Maintenance Contractor is required to notify the public of any pesticide application. A warning sign shall be posted at the entrance to the areas to be treated. Where contained solely within planting beds the sign shall be placed adjacent to edges in noticeable positions. Details of the application and a contact person shall be indicated on the sign.
- 10.20 The Landscape Maintenance Contractor shall in accordance with COSHH Regulations protect employees and other persons, including the public, who may be exposed to substances hazardous to health.
- 10.21 The Landscape Maintenance Contractor shall restrict the use of chemicals strictly to where necessary either to maintain formal landscape areas or to control notifiable weeds. Informal landscape areas, parkland and peripheral areas shall be free of both pesticides and fertilizers except where absolutely necessary.

Disposal

- 10.22 The Landscape Maintenance Contractor shall dispose of waste pesticides and containers in accordance with the control 'Control of Pesticides Regulations 1986', Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.
- 10.23 Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor.
- 10.24 Empty containers shall not be re-used for any purpose and containers shall be cleaned thoroughly in accordance with label instructions prior to safe disposal.

Generally

- 10.25 The Landscape Maintenance Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.
- 10.26 The Landscape Maintenance Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Landscape Maintenance Contractor shall inform the Management Company of any subsequent changes to legislation and regulations that affect the contract.

Protection

- 10.27 The Landscape Maintenance Contractor shall in respect of the maintenance works and adjacent areas of the site used by him in the course of the contract ensure that:
- Adequate protection of existing and newly planted areas is erected and maintained to prevent damage.
 - There is appropriate making good on removal of any protective measures on completion.
 - There is repair of any damage to adjacent and existing site works and features.
 - All hard surfaces used are kept, protected, clean and tidy.

Watering

- 10.28 After Practical Completion of the main contract The Landscape Maintenance Contractor appointed shall supply all necessary hose attachments and fittings to keep the infrastructure planting watered. Watering shall be undertaken as necessary to ensure that plants remain healthy, establish and grow.

Emergency legislation restricting the use of water from the mains during drought conditions:

- 10.29 The Landscape Maintenance Contractor shall arrange the collection and application of suitable second-class water for irrigation purposes, by bowser or other means, from approved source to deliver to site and apply as specified. This shall be included for in the price for maintenance during the defect's liability period.

Arisings

- 10.30 The Landscape Maintenance Contractor appointed by the Management Company is to remove from the Site and dispose of weeds, prunings, leaves, litter, rubbish, dirt and other arisings.

Invasive and Schedule 9 species

- 10.31 The Landscape Maintenance Contractor is to carry out quarterly inspections for any signs of invasive and schedule 9 species including but not limited to Japanese Knotweed, Himalayan balsam, Giant Hogweed, Bind weed and Ragwort. Where discovered ensure any necessary notifications are made under statutory obligations, and implement treatment, removal and management in line with regulations appropriate to the species in order to prevent further spread.
- 10.32 Existing Rhododendron shrubs are to be removed as noted in the AIA by Mark Welby within Tree Groups 48 (along the southern boundary of Plot 3) and 60 (along the western boundary to Plot 1) and shown on drawing MW.20.0919.TPP. Any regrowth of the Rhododendron will be removed by the Landscape Maintenance Contractor.

Schedule 8 Protected Species

- 10.33 If schedule 8 endangered species are identified during a maintenance visit the Management Company is to be informed immediately and measures are to be put in place to ensure it is protected in accordance with the Wildlife and Countryside Act 1981.

Vermin

- 10.34 Signs of vermin are to be reported to the Management Company for further investigation.

11.0 PRESCRIPTIONS FOR MANAGEMENT ACTIONS

11.1 TREE MANAGEMENT

- 11.1.1 All tree stock within communal areas which are the responsibility of the management company shall be maintained in accordance with the clauses set out below.

Preambles

- 11.1.2 Prior to starting work on existing trees retained the Management Company and Contractors shall agree the trees that are to receive work. This shall be in accordance with the Arboricultural Impact Assessment by Mark Welby (dated 19th March 2024).

- Prior to, during and after work the Landscape Maintenance Contractor shall avoid damage to neighbouring trees, plants and property.

- All works shall be in accordance with BS:3998 2010 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and shall be approved members of the Arboricultural Association.
- Any vegetation clearance and/or maintenance affecting nesting bird habitat shall be timed to occur outside the bird nesting season (usually March to August inclusive but seasonally variable). If this is not possible, a suitably experienced ecologist shall be required to check the vegetation for active nests first. This check will identify individual nests and life stages of the occupants (eggs, chicks, fledglings). Any active nests found will need to be protected until eggs have hatched and young fledged.

Cleaning Out and Deadwooding

11.1.3 The Landscape Maintenance Contractor shall carry out the following:

Remove:

- Diseased wood from site
- Fungal growths and fruiting bodies
- Rubbish, windblown or accumulated in branch forks
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Dead or dying wood, broken branches and stubs to be collected and removed

Cutting and Pruning Generally

- All the tools used shall be appropriate, well maintained and sharp.
- Final pruning cuts-do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.
- When removing branches do not damage or tear the stem.
- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage/wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.

- Cavities in Trees – Cavities shall be investigated. Old cavities in mature trees shall be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities shall be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood shall be removed. The cavity shall be probed to find the extent of any decay and give notice. The cavities shall not be covered.
- Stack all wood arising from the works in neat piles in areas to be agreed with the ecologist to provide invertebrate habitat opportunities.

Crown Reduction/Shaping

- In general, cut back selectively to lateral or sub lateral buds or branches to retain flowing branch lines without leaving stumps.
- The extent of the works shall be as instructed by the client.

Crown Lifting

- Removing branches: remove whole branches back to the stem or cut lower portions of branches back to lateral or sub lateral buds or branches. Do not leave stumps.
- The extent of the works shall be as instructed by the Management Company. In general, for clearance remove branch systems to give clearances as follows: 2.5m above pathways, 3m above cycleways, above vehicle carriageways.

Crown Thinning

- When removing branches, remove inward growing, crossing, rubbing, dead and damaged branches. When thinning selectively remove an agreed percentage of secondary and small live branch growth evenly throughout the crown. When cutting, make no cuts of more than 50mm diameter. Cut portions of branches back to lateral or sub-lateral buds or branches without leaving stumps. The appearance shall be uniform with a well-balanced structure of branches and foliage.
- The extent of the works shall be as instructed by the Management Company.

Tree Inspection

- Review the existing and newly planted trees at regular intervals to maintain the longevity of the tree stock on site.
- Any signs of fungal growths shall be reported to the Managing Agent who will commission an arboriculturalist to determine any implications on the tree's health and structural condition and any formative action that may be required.

Tree Stakes and Guys

- 11.1.4 The Landscape Maintenance Contractor shall check on a bi-monthly basis the condition of Tree guy wires, stakes and ties. In addition, further inspections shall be carried out immediately after strong winds.
- Operations – replace or re-secure loose or missing guy wires and stake ties. Adjust to suit stem growth and to provide correct and uniform tension.
 - Removal – two years after planting.

Re-firming Trees and Specimen Shrubs

- 11.1.5 Re-firming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Landscape Maintenance Contractor shall tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. The voids shall be backfilled with topsoil and re-firmed.

11.2 HEDGEROW MANAGEMENT

- 11.2.1 New hedges will be single-species (native) Beech hedges or mixed species native hedges as shown on drawing 1802-L90-300.

Hedge Trimming Timing

- Hedgerows shall be cut in January or February to avoid the destruction of active bird's nests and to allow any berry crop to be used by wintering birds (September to December).
- Hedgerows shall be trimmed on a two-year rotation, rather than annually, to ensure that thick nesting cover is available every year, and to boost berry crop that usually develops on second-year growth. Plants to be trimmed to shape, true to line and level and cut one side one year, the alternate side the next.
- If the transplants are well branched avoid cutting them back. Otherwise, for the first two years after planting, concentrate on shortening the longer shoots and just tipping back shorter ones to encourage branching and dense growth without much loss in height.

Beech (*Fagus sylvatica*) hedges

- 11.2.2 The Landscape Maintenance Contractor shall carry out the following to Beech hedges within communal areas:
- For newly planted Beech hedges, do not prune in years 1-5, unless branches are sparse. In such cases trim the leading shoot by one third, to encourage outward growth rather than upward growth. Trim in winter, or just after planting and repeat in second year, if more encouragement is required.
 - For established Beech hedges, trim annually in August to encourage the hedge to retain any new leaf growth when they turn brown in the autumn. This will ensure the hedge keeps its

autumnal leaves until new leaves unfurl the following spring, thereby maintaining structure and privacy screening all year round.

Long Term Design Objectives:

- Maintain newly established hedge lines clear of weed and grass growth for the first 3 years after planting.
- Control vegetation growth around the base of the hedge line to maintain a tidy appearance.
- From the third year onwards, trim the sides of the hedge.
- Without appropriate management, the hedgerows may become a line of trees or become fragmented through gaps. Hedgerow restoration shall be performed in the winter by laying or coppicing. Both coppicing and laying will reduce breeding bird opportunities in the few years immediately after management and shall, therefore, be carried out on a long rotation basis.

Weed Control

- Apply suitable residual herbicides prior to the spring growing season and spot herbicide applications as appropriate to control noxious weeds and unsightly growth in more prominent locations.
- Ensure species such as thistle, ragwort, nettle or bramble do not become established or set seed.

Watering

- 11.2.3 Water in dry / drought periods up to year 10. Apply sufficient water to bring soils up to a moist condition but avoid over-watering.

Firming Up

- 11.2.4 Inspect stock regularly, especially after strong frosts or heavy frosts. Firm up any stock suffering wind-rock /frost heave.

Canes and Guards

- Check Tubex Easywrap tree shelters annually and straighten canes and wraps to ensure they are still effective and replace any damaged. All accessories on the native hedge plants shall be removed by the end of the third year growing season following planting dispose of off-site if they haven't naturally split.
- Hedges have been planted either side of a post and wire fence, which will provide reinforcement to the hedge and shall be retained.

Mulch

- 11.2.5 Top-up mulched areas to achieve a 50mm depth over all areas, using bark mulch to the same specification as the original bark mulch.

11.3 SHRUBS AND GROUND COVER MANAGEMENT

11.3.1 The Landscape Maintenance Contractor shall visit each shrub bed fortnightly in the summer (April to September) and monthly in the winter (October to March). The Landscape Maintenance Contractor shall undertake the following operations on each visit;

- Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris, as detailed in Para 18
- The Landscape Maintenance Contractor shall ensure that each maintenance visit coincides with a litter removal visit.
- The Landscape Maintenance Contractor shall prune in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations and to allow access as directed by the Management Company.
- The Landscape Maintenance Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Landscape Maintenance Contractor shall otherwise prune all plant material at the correct pruning time. Any plants grown for winter stem colour or similar effects, as specified by the Management Company shall be pruned at the optimum time to provide the maximum display.
- All dead shrubs and plants shall be removed, and the Management Company advised.
- The Management Company may instruct The Landscape Maintenance Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Management Company within the planting season.
- Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. Use of herbicides shall be minimised.

Debris

11.3.2 All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal. Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

Edges

11.3.3 The Landscape Maintenance Contractor shall maintain the edges of all ornamental shrub beds in a neat and tidy appearance by using a half-moon edging iron on one occasion between October and March. Bed soil shall be pushed back and left at a 45-degree angle from the edge, starting slightly below surrounding levels. All litter, arisings and similar debris shall be removed from the adjacent channel for disposal in order to leave the channel neat and tidy following each visit.

Cultivation

- 11.3.4 Annually (in November) The Landscape Maintenance Contractor shall cultivate beds to relieve areas of compaction to a depth of 75mm in order to maintain a high standard of appearance, by forking or similar approved method. Care shall be taken not to damage or disturb roots, branches and stems, and avoid excessive treading of the surface.

The Landscape Maintenance Contractor shall break down any lumps and leave the surface weed free with a medium/fine tilth.

Pruning

- 11.3.5 The Landscape Maintenance Contractor shall prune all plant material at the correct pruning time and in accordance with this management plan. This represents general guidelines for pruning.

- The Landscape Maintenance Contractor shall note that pruning methods differ with species, cultivar, maturity and the exact position of the shrub. If the Landscape Maintenance Contractor is in any doubt about the appropriate method to be used, then the advice of the Management Company shall be sought.
- Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice. The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger. All pruning shall be carried out to the highest horticultural standards using secateurs, loppers and other method approved by the Management Company.
- Cuts shall be made to an outward pointing bud. Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner. All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.
- The Landscape Maintenance Contractor shall allow when pruning shrubs in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations, and to allow access.
- The Landscape Maintenance Contractor shall remove all dead, damaged, infested, reverted or diseased branches and stems, using correct horticultural practices.
- If a shrub is winter berry-bearing, pruning shall not be carried out until March or until there are no berries remaining (whichever is the sooner). When pruning is undertaken, care shall be taken to leave as many berries as possible and at least 2" (60mm) of the previous year's growth, to allow flowering the following year.
- All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.

Important Pruning Instructions

- 11.3.6 The following practices shall not be tolerated:

- The Landscape Maintenance Contractor shall never cut everything off at one level or prune up the stems of plants to access litter.
- They shall not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.
- If in the opinion of the Management Company, the Landscape Maintenance Contractor has incorrectly pruned any shrubs, then the Landscape Maintenance Contractor shall prune to make good to the complete satisfaction of the Management Company.
- Replacement or remedial work shall be carried out at the Landscape Maintenance Contractor's expense, unless the damage to the shrubs has resulted from acts of vandalism or theft.

11.3.7 Pruning Schedule

Spring Flowering shrubs

All wood which has borne flowers shall be removed. Young wood shall be retained to ripen and produce flowers in the following year. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out after flowering in May to July.

Deciduous/Vigorous Evergreen shrubs

One or two old stems shall be removed completely, and the younger flowering shoots shall cut back to the fresh growth of the main branches. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out between November and March.

Stem Effect/Marginal Hardiness

The previous season's wood shall be cut back to within two or three buds of the old wood. Thin out crowded and crossing shoots and remove weak growth during March to April.

Remedial Pruning shrubs

The Management Company may instruct the Landscape Maintenance Contractor to undertake remedial pruning to shrubs. Examples might include shrubs which have overgrown their position and become too tall, wide or mature. The Landscape Maintenance Contractor shall be required to liaise closely with the Management Company to ensure methods adopted are appropriate to particular situations.

Associated Works

Supply and Apply Pesticide

The Management Company may instruct the Landscape Maintenance Contractor to treat an insect or fungal attack with pesticide approved by the Management Company. The Landscape Maintenance Contractor shall supply and apply the pesticide at the rate of application, strictly in accordance with the manufacturer's recommendations.

Vandalism

Damage caused by vandalism shall be immediately reported to the Management Company. Vandalism occurring during the defects period following practical completion shall be made good by the Landscape Contractor. The Management Company may instruct the Landscape Maintenance Contractor to make good vandal damage occurring within the maintenance contractor.

12 AMENITY GRASSLAND MANAGEMENT

- 12.1 The Contractor shall maintain all amenity grass areas in accordance with the specifications set out below.
- 12.2 All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. The Contractor shall notify the Management Company of the machines they propose to use on each of the regimes. The Contractor shall ensure that all machines engaged in this contract are sharp, properly set and operated at the speed in accordance with manufacturer's recommendations. All grass shall be cut cleanly and evenly to the same height as specified in the regimes allocated to each site and without damaging the existing surface or causing a washboard effect. Tractors and ride-on self-powered equipment shall not be operated on sloping ground with the gradient exceeding that recommended by the manufacturer.
- 12.3 Any arisings that 'fly' onto paths or other hard surfaces shall be removed by the Contractor and distributed evenly over the grass area or, if the arisings are deemed excessive, removed from the premises to a designated location for disposal. This shall take place promptly after grass cutting, in any event within one hour, at the expense of the Contractor.
- 12.4 The Contractor shall report to the Management Company any damage to the grass surface, fences, walls, street furniture, any plant material or other property caused during grass cutting operations. Should it be determined by the Management Company that the failure of a newly planted tree or shrub is due to the Contractor's negligence in grass cutting operations, then a replacement tree or shrub, approved by the Management Company, shall be supplied, planted and maintained until established, as detailed in Specification at the Contractor's expense.
- 12.5 Prior to cutting any area, the Contractor shall remove all stones above 20mm in any dimension, as well as any litter, twigs, etc. (see Section Litter Clearance, for definition). All such material shall be removed to the designated location for disposal. If the amount to be removed is considered excessive and has been deposited as a single load in excess of 1- 2m³ (i.e. fly-tipping), the Contractor shall inform the Management Company immediately, who will consider each site on its individual merit and may, in exceptional circumstances, arrange for the debris to be removed in accordance with the Contractor's tendered rates.

12.6 Any herbaceous plant growth, such as clover or flowering stalks of grass and weeds, within an area designated for grass cutting shall be cut as if it is grass.

12.7 Any damage caused to grass areas by the Contractor's negligence shall be made good, as directed by the Management Company at the Contractor's expense.

Variations to the Planned Grass Cutting Schedule

12.8 Unless weather conditions as stated in Section 11.10 prevail, the Contractor shall be required to keep to the standards detailed in the regimes.

12.9 In very wet weather, all operations involving grass cutting shall cease until conditions allow operations to continue without damaging the surface level and contours of the ground or creating grass cutting 'divots' from the rollers or cutters.

12.10 If inclement weather, as detailed in Section 14.10 prevents the Contractor from grass cutting, the Contractor shall inform the Management Company of work not completed from the programme. When the weather improves, the Contractor shall resume grass cutting in order to return to the agreed programme of work. The Contractor shall be expected to provide sufficient staffing and machinery to catch up if there is a substantial amount of mowing time lost through bad weather.

Selective Herbicide Treatment

12.11 Upon instruction from the Management Company, the Contractor shall supply and apply an approved selective herbicide to specified areas. Application shall normally be made during April to June. The grass shall not be cut two days prior to, or after, the application.

Rake Arisings by Machine and Remove

12.12 The Contractor shall collect all arisings from areas specified by the Management Company, using machinery approved by the Management Company. Arisings shall include all grass cuttings, litter, leaves, debris and similar items. All arisings shall be collected and removed to the designated location for disposal at the end of the work period.

Grass Replacement

12.13 Bare and damaged patches shall be identified by the Management Company for re-seeding works. Grass areas will only be accepted as reaching practical completion when germination has proved satisfactory. Management will be necessary to prevent infestation by weed species after seeding an area. A weed species may be defined as a species that is undesirable to the purpose/ objective of the grassland; species considered to be weeds will depend on the grassland type. (vi) Damage, failure or dying back of grass due to neglect of watering, especially for seeding out of normal season, shall be the responsibility of the Contractor.

- 12.14 The Contractor shall exercise care in the use of rotary cultivator and mowing machines to reduce to a minimum the hazards of flying stones and debris. All rotary mowing machines shall be fitted with safety guards.

Maintenance

- 12.15 The Contractor shall maintain all seeded areas to establish a uniform and healthy sward until notification by the Management Company. This shall include all necessary watering, weeding, cutting, repair of all erosion and settlement, and re-turfing operations.

13.0 NATIVE SHRUB PLANTING AREAS

- 13.1 Weeds shall be cut or strimmed taking care not to damage the new plants. Weeds shall be controlled a minimum of 8 times during the first growing season from March to October inclusive, reducing to four in the second year and two in subsequent years. If necessary, a suitable residual herbicides shall be applied prior to the spring growing season, and spot herbicide applications applied as appropriate to control noxious weeds to ensure species such as thistle, ragwort, nettle or bramble do not become established or set seed.
- 13.2 After five years plants shall be selectively thinned to control any over-dominant species, and this shall be repeated as required on a bi-annual basis checking that there are no nesting birds before thinning.

Plant Protection

- 13.3 Transplants are to be supplied with Tubex Easywrap rabbit guards.
- 13.4 For transplants, every two months stakes, canes, and ties, are to be checked, firmed in, secured, and broken or missing items replaced, and ties adjusted to allow growth and prevent rubbing of bark. Damaged bark is to be cut back and all canes, stakes and ties which support the plant and or where the plant has outgrown their support shall be repositioned or replaced. Guards and canes shall be removed after year 5 and all plants firmed in, especially after extreme weather conditions.
- 13.5 For transplants and trees, the condition of tree shelters, tree stakes, and ties shall be checked during the winter and after strong winds and loose, broken or decayed stakes replaced. Loose or defectives ties shall be adjusted re-fixed or replaced, allowing for growth and to prevent chaffing. Stakes and ties shall be removed two years after planting. Trees shall be re-firmed after strong winds, frost heave and other disturbances.

14.0 HARD LANDSCAPE

General Maintenance of Hard Landscape Surfaces (Paths, Roads, and Gullies)

- 14.1 Road and path surfaces will include tarmac for the entrance drive, block paving for the access and turning head, and gravel for the private drives and parking spaces and paving slabs for access paths and patios.

- 14.2 In addition to and at the same time as the general litter and refuse clearance is being carried out, the Landscape Maintenance Contractor shall clean all paths, hard surfaces, and gullies.

Sweeping of Hard Landscape Surfaces

- 14.3 The Landscape Maintenance Contractor shall carry out the following:
- Maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar at all times.
 - Remove all arisings from site at the end of each work period and take them to the designated location for disposal.
 - Treat moss growth using an appropriate herbicide or weed killer and remove any ingrained algal growth using an appropriate paving cleaner. If the surface has been contaminated with by grease, oil, or gum etc remove with the appropriate removal products. If salt is used to eliminate ice and frost, wash off salt once weather conditions return to normal to remove all traces.
 - Inform the Management Company immediately they are aware of any occurrence of acts of vandalism to these areas.

Weeds in Hard Landscape

- 14.4 The Landscape Maintenance Contractor shall:
- maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Landscape Maintenance Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Management Company.
 - Weed growth is deemed to include the removal of moss.

Gullies and Slot Drains

- 14.5 The Landscape Maintenance Contractor shall:
- allow for inspection of all gullies, grilles, covers, on each site visit.
 - thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.
 - check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Management Company.
 - On removing any grating, cover or grille, clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

Drainage

- 14.6 The Landscape Maintenance Contractor shall always ensure that drains and gullies are kept free of debris to allow free draining of any surface water.

SuDS Maintenance

(Refer to Lanmoor Consulting Flood Risk Assessment & Drainage Strategy for further details)

- 14.7 Regularly inspecting the surface water drainage network for blockages and clearing unwanted debris or silt from the system should improve the performance of the surface water network and decrease the need for future repairs.
- 14.8 Regular maintenance of the drainage and SuDS features will include, inspections, removal of litter / debris and sweeping of the surfaces. Occasional maintenance will include removal of sediment etc. and remedial maintenance may include structural repairs if required.
- 14.9 The drainage and SuDS elements after an initial inspection following construction should be inspected on a monthly basis for the first 12 months and after large storms, thereafter the following maintenance regime should be applied and adjusted if the 12-month monitoring process has identified any issues.
- 14.10 A management company will be set up to manage the development which will include the access roads and landscaped areas. The developer will be responsible for the drainage and SuDS until the Management Company is set up when the responsibility for the maintenance of SuDS will be transferred and they will ensure the system is funded adequately. The appropriate health and safety equipment must be used when accessing manholes. Confined space certificates must be held by any personnel entering a manhole and the appropriate permits should be obtained.

Manhole / Pipe Maintenance Schedule

- Annually: Survey inside of pipe manholes for sediment build-up and remove if necessary.
Remove sediment from structures.
- 3-monthly: Inspect for evidence of poor operation via water level in chambers. If required, take remedial action.
- Monthly: Check and remove large vegetation growth near pipe runs.
Rod through poorly performing runs as initial remediation.
- As required: If continued poor performance jet and CCTV survey poorly performing runs.
Inspect/check all inlets, outlets, to ensure that they are in good condition and operating as designed.

Permeable Paving Maintenance Schedule

- Annually: Remove debris and leaves etc. after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surfaces from adjacent impermeable areas as this area is most likely to collect the most sediment.
Monitor inspection chambers.
- As required: Stabilise and mow contributing and adjacent areas.
Removal of weeds once per year on less frequently used pavements.

Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving.

Remedial work to any depressions, rutting etc.

Rehabilitation of surface and upper substructure Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging).

Inspect for evidence of poor operation and/or weed growth - if required, take remedial action.

3 monthly: 48 hours after large storms in the first six months Inspect silt accumulation rates and establish appropriate frequencies for rehabilitation.

Attenuation Tanks Maintenance Schedule

Annually: Inspect and identify any areas that are not operating correctly. If required, take remedial action

For systems where rainfall infiltrates in the tank from above, check surface of filter for blockage by sediment, algae or other matter, remove and replace surface infiltration medium as necessary.

Remove sediment from pretreatment structures.

Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.

Monthly: Remove debris from the catchment surface (where it may cause risk to performance).

As required: Repair/rehabilitate inlets/outlets, overflows and vents.

Survey inside of tanks for sediment build-up and remove if necessary.

Winter Maintenance

- 14.11 The Landscape Maintenance Contractor shall ensure that autumn leaves are removed from the surface by using a blower or a vacuum or a very soft broom can be used to gently sweep off the surface leaves. Do not use a coarse hard brush.

Additional Sweeping

- 14.12 The Landscape Maintenance Contractor may be required to undertake additional areas of sweeping outside the normal routine sweeping.

Clear Snow and Supply and Apply Rock Salt

- 14.13 The Management Company may at times of inclement weather require the Landscape Maintenance Contractor to clear snow and ice and apply approved rock salt, evenly spread at 20g/m², to specified areas within the Contract area.
- 14.14 The Landscape Maintenance Contractor shall only apply rock salt on the highways and pavement areas. Any damage caused by the Landscape Maintenance Contractor's negligence shall be fully reinstated at the Landscape Maintenance Contractor's expense to the Management Company's satisfaction.

Spray and Scrape Weeds on Hard Surfaces

- 14.15 The Landscape Maintenance Contractor shall apply an approved herbicide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates.
- 14.16 The Landscape Maintenance Contractor shall return to site in approximately two weeks following application (as agreed by Management Company), depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings offsite.

Fencing and Gates

- 14.17 Gates and fences within Management Company land shall be regularly maintained throughout the year to meet function and health and safety requirements.

15.0 LEAF CLEARANCE

Standard

- The Landscape Maintenance Contractor shall be responsible for the clearance of leaves and twigs from areas specified normally from October until the end of December. The Management Company will instruct The Landscape Maintenance Contractor when leaf clearance commences.
- The Landscape Maintenance Contractor shall carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work and approved by the Management Company.
- The Landscape Maintenance Contractor shall ensure that all planted beds, paths, channels, drains, paths, and ramps or other specified by the Management Company, are kept clear of leaves.
- Machines used for the clearance of leaves shall be fitted with suitable tyres to prevent damage. Any damage caused by The Landscape Maintenance Contractor's negligence shall be reinstated at the Landscape Maintenance Contractor's expense.
- The Landscape Maintenance Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Landscape Maintenance Contractor shall not leave groupings of collected leaves on site for bulk removal, unless specific approval from the Management Company has been issued in writing.
- The Landscape Maintenance Contractor shall schedule operations to achieve this standard.

15.0 LITTER CLEARANCE

- 15.1 The Landscape Maintenance Contractor shall maintain all sites and all areas covered by the Contract to a clean and litter free standard by removing all litter to the standards defined below. At no time shall litter coverage of 5% of the total public area will be tolerated.

15.2 **Definition of Litter**

- 'Litter' is anything whatsoever which is thrown down, dropped, or otherwise deposited in, onto or from any place in the open air to which the public are permitted to have access without payment, unless otherwise by law or done with the written permission of the Management Company. This shall include all items, i.e., beverage containers, fast food packaging, tree branches and animal faeces.
- Litter shall be collected from all hard and soft landscaped areas in communal areas
- Large items such as discarded furniture and household effects, mattresses, etc., which require two or more people to lift and single deposits in excess of 1-2m³ shall be treated as fly tipping. The Landscape Maintenance Contractor shall inform the Management Company soon as possible after discovering any fly tipping. The Management Company will, in appropriate circumstances, issued instructions to The Landscape Maintenance Contractor to remove such waste material.

15.3 **Method of Litter Collection**

- Methods of litter collection may be by hand, paper picker or mechanical means as approved by the Management Company.
- Any damage caused to the soft landscaped or hard landscaped areas due to litter picking/collection operations being carried out by The Landscape Maintenance Contractor shall be made good at The Landscape Maintenance Contractors expense and to the completed satisfaction of the Management Company.
- All arisings from litter collection operations shall be immediately cleared on completion. The Landscape Maintenance Contractor shall leave groupings of collected litter on site for bulk removal unless specific approval from the Management Company has been issued in writing.

Appendix A: Annual Maintenance Schedule

		Frequency	J	F	M	A	M	J	J	A	S	O	N	D
Component	Operation													
All	Plants: Watering	As nec												
All	Replacement planting	Annually												
All	Mulch	Annually												
Amenity grassland	Mowing	X 16/pa												
	Spot weeding	X7/pa												
	Removal of leaf litter	Annually												
Hedges	Trimming to shape	Annually												
	Weed control	x12/pa												
	mulch	Annually												
	Check/straighten shelters	x2/pa												
	Lay or coppice	Annually												
Native shrub planting	Weed control	X 8/pa												
	Check/straighten shelters	x2/pa												
	Formative pruning	Annually												
	Thinning	x2/pa												
Amenity shrubs and ground covers	Pruning	x2-3/pa												
	fertilise	x2/pa												
	Weed control	x12/pa												
	edging	Annually												
	Cultivation	Annually												
	Dead heading	Annually												
	fertilise	x2/pa												
	Split and replace	As nec												
Trees	Check and adjust stakes ties and guys	Bi monthly												
	Re-firm trees after strong winds	Annually												
	Formative pruning of young trees	Annually												

Appendix B – Five-year maintenance schedule

Component	Operation	Frequency pa				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
All	Watering	As	As nec.	As	As	As nec.
	Replacement planting	As	As nec.	As	As	As nec.
	Mulch	1	1	1	1	1
Amenity grassland	Mowing	16	16	16	16	16
	Spot weeding	7	7	7	7	7
Hedges	Trimming to shape on 2 year rotation					1
	Check/straighten shelters	1	1	1		
	Lay or coppice on rotation			1		
	Weed control	12	12	12		
	Mulch	1	1	1		
Amenity shrubs and ground covers	Pruning	2-3	2-3	2-3	2-3	2-3
	Weed control	12	12	12	12	12
	Fertilise	2	2	2	2	2
	Edging	1	1	1	1	1
	Cultivation	1	1	1	1	1
	Dead heading	1	1	1	1	1
Native shrub planting	Weed control	8	4	2	2	2
	Check/straighten shelters	1	1	1		
	Formative pruning	1	1			
	Thinning					1
Ditches	Clear obstructions and cut back vegetation as required					1
Trees	Check and adjust stakes ties and guys	1	1			
	Re-firm trees after strong winds	As	As nec.			
	Remove stakes and ties			1		
	Formative pruning of young trees	1	1			
	Crown pruning/shaping/thinning			1	1	1
	Deadwooding			1	1	1
Gates & fences	Safety/damage inspection and repair	12	12	12	12	12
Leaf and litter clearance	Leaf clearance	6	6	6	6	6
	Litter clearance	18	18	18	18	18
Paved surfaces	Weed control	7	7	7	7	7
	Sweeping	12	12	12	12	12

	Snow removal	As	As nec.	As	As	As nec.
	Visual inspection/repair	As	As nec.	As	As	As nec.
	Clean gullies	As	As nec.	As	As	As nec.