

Landscape Management Plan

March 2026

**Land South of P15,
Hogwood Farm,
Finchampstead**

Prepared by
CSA Environmental

On behalf of
CALA Homes Thames Ltd

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Appendix A

Drawing Schedule

1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been drawn up by CSA Environmental on behalf of CALA Homes Thames Ltd. It sets out the necessary prescriptions for the landscape management of the existing planting and new landscaping associated with the landscape proposals at Land south of P15, Hogwood Farm, Finchampstead, hereafter referred to as 'the Site'.
- 1.2 This report is concerned with all areas of landscaping within the proposed development of Land South of P15.
- 1.3 Detailed proposals for the landscaping have been produced and include the key areas listed below. The schedule of drawings within **Appendix A**, including the 'Planting Specification', should be read in conjunction with the management prescriptions set out herein.
- CSA/6689/169-171 – Soft Landscape Proposals
 - CSA/6689/134 – Landscape Masterplan
 - JNP/00440-1201-1203-C-FIN P02 - Overall & Private External Finishes Layout Sheets 1-3 of 3
- 1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the Site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from pests and disease. This plan deals with the maintenance of the following areas:
- Maintenance of Thicket & Trees (existing & proposed)
 - Maintenance of Hedges (existing & proposed);
 - Maintenance of Proposed Shrub Planting;
 - Maintenance of Grassland & Wildflower Meadows (existing & proposed);
 - Maintenance of Boundary Treatment & Hard Surfacing.
- 1.4 Following initial development of the Site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. After this period, it is

anticipated that all management contained within this report will be undertaken by an appointed Management Company. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.

- 1.5 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance, in consultation with any relevant stakeholders, including any emerging residents groups.

2.0 SITE DESCRIPTION

- 2.1 The Site lies to the south of approved P14 and P15 residential development, facing across an arterial neighbourhood road which currently forms the southern edge of the emerging residential development. The Site comprises an agricultural parcel located the south-east of Hogwood Industrial Estate.
- 2.2 The Land south of P15 Parcel forms an extension to the previously approved P14 and P15 residential development which is currently being built out under RMA 220175 at Hogwood Farm, Finchampstead.
- 2.3 The proposals would deliver 48 new market dwellings and access to the Sports Hub Land and allotments, as well as the car park for the adjacent Sport Hub.
- 2.4 The Site sits off the south east edge of the P15 development parcel of Finchwood Park (Hogwood Farm). To the north east of the Site is an open grass field which is used as pasture/paddocks for animals. This land is associate with a complex of agricultural buildings, to the north of the field, which comprises a mix of domestic-scale dwelling buildings and storage buildings up to some large industrial-scale storage units. To the south of the Site is a continuation of the former agricultural field which the Site is part of. This area will become the community allotments and car parking for the community Sports Hub. The western site boundary is an extant hedgerow, which will be reinforced with proposed planting as part of the soft landscape scheme for the Site. On the other side of this vegetative boundary will be delivered a bridleway, with the sports hub beyond.
- 2.5 Existing vegetation on the Site is mainly to the western and north-eastern boundaries of the site, with established trees and hedgerows forming the existing boundaries. The existing vegetation creates physical, visual and acoustic separation between the proposed Sports Hub and the Site.

3.0 IMPLEMENTATION OF THE WORKS

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawings listed within **Appendix A**.
- 3.2 All planting should take place in the first available planting season following completion of the open space areas, and to meet the criteria of the general planting specification set out in on the drawings listed within **Appendix A**.
- 3.3 The actual programme of installation will be dependent on the build programme and a more detailed programme of installation should be developed once construction of the housing areas has commenced. All construction work should be completed in that area of the Site before soft landscaping is installed, to ensure damage is not caused to the soft landscaping after installation.
- 3.4 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, unless immediately signed over to a management company. Any defective planting should be replaced at the end of the first year (or before).
- 3.5 Following this period, it is anticipated that all management contained within this report will be undertaken by an appointed Management Company. Any planting areas that are conveyed to the individual private dwellings will remain the responsibility of the occupier.

4.0 GENERAL MAINTENANCE ITEMS

4.1 Maintenance of the landscape areas shall be undertaken by a competent landscape contractor (as appointed by the Management Company), registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor.'

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

At each visit the following operations shall be undertaken:

- Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
- Rake-up any leaf litter and remove from site;
- Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
- Undertake weeding of planted areas;
- Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
- Sweep all communal hard surfaces to ensure they are kept free from litter and leaves; and
- Undertake all the necessary landscape maintenance outlined in the following sections.

4.3 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree Work – Recommendations', by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.

4.4 All pruning / removal works to existing vegetation, including trees, should be undertaken outside of the bird nesting season to ensure that

breeding birds are not disturbed. For clarification, the bird nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.

- 4.5 All trees and dense scrub / shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment submitted with the planning application, to meet the criteria of BS 5837:2012 'Trees in Relation to Construction' – Recommendations'.
- 4.6 Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.
- 4.7 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.8 All tree planting works to be in accordance with BS8545 'Trees: from nursery to independence in the landscape – Recommendations.
- 4.9 The Contractor shall physically maintain the whole of the Site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.10 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a six monthly basis and submitted to the Management Company for review.
- 4.11 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 4.12 The Contractor should ensure that the Site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.

- 4.13 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.14 The Contractor should notify the Management Company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.15 The Contractor shall advise the Management Company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.16 Chipping and shredding are not permitted on site without prior consent.
- 4.17 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.
- 4.18 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the Management Company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 THICKET AND TREES

Existing Thicket & Trees

- 5.1 Existing vegetation is mainly to the western and north-eastern boundaries of the site, with established trees and hedgerows forming the existing boundaries.

Objectives

- 5.2 To retain opportunities for local wildlife including corridors for movement across the Site.
- 5.3 To maintain and enhance the biodiversity value of existing trees scrub and hedge habitats across the Site.
- 5.4 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity.

Prescriptions

- 5.5 The status of existing trees will be assessed in years 2 and 5 of this management plan. Where appropriate, selective thinning will be undertaken to remove poor quality tree specimens and permit the development of a healthy mature woodland structure.
- 5.6 In year 4 of this management plan, existing trees will be inspected by a suitably qualified arboriculturist, registered with the Arboricultural Association. For veteran or mature trees in the vicinity of higher risk areas such as roads and play areas this inspection should be carried out every 2 years.
- 5.7 Retained trees will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 5.8 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist de-compaction e.g. 'Terravent'.
- 5.9 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance

with manufacturer's instructions, and hoed into bare soil beneath canopy line; annually as required.

- 5.10 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the trees health. Prior to undertaking such works, advice should be sought from the principal designer / principal contractor.
- 5.11 Tree work should be carried out in accordance with BS 3998 and the Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.
- 5.12 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.
- 5.13 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.

Objectives

- 5.14 To increase overall vegetated cover at the Site and to add to the general biodiversity, creating healthy linear wooded features of predominantly native species, providing new habitats for invertebrates and wildlife.
- 5.15 To create a tree-studded and thicket boundary to the Site to increase ecological value through native shrub / thicket planting to provide linear habitat corridors.
- 5.16 To use new thicket planting as a means to add long-term structure to the landscape.
- 5.17 To create a landscape buffer to the proposed development.

Prescriptions

- 5.18 Planting will incorporate native tree and shrub species appropriate to the local area. Planting will be undertaken in accordance with the species set out in the planting schedules.
- 5.19 Inspect trees / shrub shelters monthly to ensure they are secure and in position and re-firm / replace as required. Once ties / shelters are deemed to be too small and the trees have established, they should be removed and disposed of off-site.
- 5.20 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong growth, minimum annually.
- 5.21 Transplants will be re-firmed in the ground after strong winds, frost heave or other disturbances. New trees will be routinely inspected, at least annually, for pests and diseases.
- 5.22 New planting will be monitored annually to ensure successful establishment and any remedial actions required outlined to the Management Company.
- 5.23 The area at the base of new planting should be retained free from weed growth by occasional strimming between new planting stations, at least quarterly.
- 5.24 Protective post and wire and post and rail fencing should be maintained as prescribed in Section 11.0.

Proposed Tree Planting

- 5.25 A range of new trees will be planted across the whole site within the public open space areas and highway verges and will include extra-heavy, standard, half-standard and multi-stem trees of both native and ornamental varieties.

Objectives

- 5.26 To provide immediate biodiversity value, landscape structure and visual interest.
- 5.27 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

- 5.28 Proposed species will include a mix of native and ornamental species as set out within the planting schedules and the Planting Specification on the drawings listed within **Appendix A**.
- 5.29 All tree planting will be conducted into well prepared ground in accordance with good horticultural practice and be in accordance with BS8545 'Trees: from nursery to independence in the landscape – Recommendations.
- 5.30 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 5.31 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow-release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.
- 5.32 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.33 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.
- 5.34 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.
- 5.35 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 5.36 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Trees should be formatively pruned in accordance with BS3998 'Tree work - Recommendations' (7 Pruning and related work) (7.4 Formative pruning).

- 5.37 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 50-100mm to a diameter of 1m around the trunk. Ensure mulch layer is free from weeds by hand cultivation. The root flare and the base of the stem should be maintained free from mulch.

Tree Watering

- 5.38 Newly planted trees should be watered when planted and for the first 2 summers. New trees should be watered at the beginning of the growing season (April/May) and regularly throughout the summer, with increased watering during spells of hot weather.
- 5.39 During the summer, water should be applied every other day at a rate at approximately 20-30 litres for standard trees and 40+ litres for larger trees. This figure should be reached during the height of summer and can be gradually increased to this in the spring and decreased before ceasing watering in the autumn.
- 5.40 If proprietary watering bags are used these should be checked regularly to ensure they are working efficiently and applying the correct watering rates to the tree.

6.0 HEDGEROWS

Existing Hedgerows

- 6.1 There are hedgerows across the western and north-eastern boundaries of the Site which are to be retained and protected for their ecological and biodiversity value.

Objectives

- 6.2 To protect and enhance the existing hedgerows / tree lines with regard to their features and function as wildlife corridors and general wildlife habitats.
- 6.3 To maintain the screening value of existing hedgerows / tree lines.

Prescriptions

- 6.4 Existing hedgerows / tree lines will be in-filled as required with appropriate native species of local provenance. Carry out an annual walk-over to assess gaps in hedgerow and carry out remedial work as required.
- 6.5 Infill planting will be conducted into well prepared ground. New transplants will be protected with proprietary spiral rabbit guards or shrub shelters.
- 6.6 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action taken when required.
- 6.7 Established sections of hedgerow will be managed with a cut every three years in January to February (outside of the bird nesting season) to a height appropriate to its context but no greater than 2m, with the aim of promoting an 'A' line profile. Hedges to cut using a tractor and flail where space permits. Where the use of a tractor and flail is not possible due to space constraints, hand pruning will be required. Due to the quantity of existing hedgerows a rotational cutting programme should be implemented by the Management Company. Arisings to be removed.
- 6.8 Any significant and stable dead wood will be kept on site to form log piles within woodland and thicket areas to form habitat that can be used by saprophytic organisms and hibernating fauna.

Proposed Ornamental Hedge Planting (single species)

- 6.9 New clipped ornamental hedge planting of both native and ornamental single species is proposed within the development.

Objectives

- 6.10 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.
- 6.11 To maximise biodiversity value by providing new habitats for wildlife.
- 6.12 To provide screening, structure and visual interest within the proposed landscape scheme.

Prescriptions

- 6.13 New planting of ornamental hedgerow species will be conducted as prescribed in the Planting Specification on the drawings listed within **Appendix A**.
- 6.14 Prune and re-shape transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually.
- 6.15 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 6.16 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.
- 6.17 Allow new ornamental hedges to attained planned height of 1.2m, by trimming lateral growth by hand once annually in September outside of the bird nesting season (March-August). Once established, hedges should be maintained at their planned dimensions. Inspect hedgerows for ground nesting birds prior to maintenance operations.
- 6.18 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

- 6.19 Apply an annual single dose of evenly spread, 11:22:9 NPK slow-release fertiliser at a rate of 60g per m², from March - April.
- 6.20 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 6.21 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.22 Monitor and replace failed planting with new plants of equivalent size and species between October and March.
- 6.23 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

Proposed Mixed-Native Hedge Planting

- 6.24 New mixed native species hedge planting is proposed around the southern boundary of the development, to provide structure and screening between the development and the neighbouring allotments & the car park.

Objectives

- 6.25 To maximise new hedgerow diversity value and provide new linear habitat features for wildlife.
- 6.26 To ensure newly planted hedgerows are suitably cared for to enable successful establishment into a dense bushy hedge.
- 6.27 To provide screening, structure and visual interest within the proposed landscape scheme.

Prescriptions

- 6.28 New planting of native hedgerow species will be conducted as prescribed in the Planting Specification.
- 6.29 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate.
- 6.30 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually.

- 6.31 Mixed native hedges are to be maintained at a height appropriate to their setting (no higher than 2m). Those hedges lying immediately adjacent to a carriageway are to be maintained at no higher than 1.2m.
- 6.32 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.33 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 6.34 Monitor and replace failed planting with new equivalent plants between October and March.
- 6.35 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

7.0 ORNAMENTAL SHRUB PLANTING

- 7.1 New areas of proposed ornamental shrub planting will be provided throughout the Site consisting of a variety of species appropriate to their setting.

Objectives

- 7.2 To ensure planting within communal areas adjacent to dwellings and areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.
- 7.3 Planted areas will be used to reinforce access routes and define space within the recreational landscape.
- 7.4 To assist in creating a landscape of varying sensory experience, predominantly through colour, texture and scent to maximise wildlife benefit.

Prescriptions

- 7.5 All ornamental shrub planting to be conducted in accordance with the Planting Specification.
- 7.6 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 7.7 Prune and re-shape shrub species at the appropriate time according to individual requirements.
- 7.8 Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.
- 7.9 Avoid hard pruning to bare wood.
- 7.10 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

- 7.11 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 7.12 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 7.13 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.14 Regularly check beds on routine visits to assess whether thinning is required. When planting is starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 7.15 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.
- 7.16 Dead head flowering shrubs and herbaceous perennials following the flowering period to promote further flowering. Cut down perennials in autumn. NB:- Remove arisings from site.

8.0 GRASSLAND & WILDFLOWER MEADOWS

Wildflower Meadow Areas (WF1)

- 8.1 Swathes of new, diverse wildflower meadows are proposed throughout the open space areas.

Objectives

- 8.2 To provide areas of species-rich wildflower meadows of varying type, within the public open space areas to provide seasonal interest and maximise biodiversity value.
- 8.3 To define the edges of the built form of the residential development.
- 8.4 To provide diverse habitats adjacent to existing and proposed vegetation.
- 8.5 To provide nectar and food plants for invertebrates.

Prescriptions

- 8.6 Seeding of specified mixes is to be undertaken onto pre-prepared seed beds in accordance with the planting specification. No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed through deep ploughing to reduce fertility.
- 8.7 In all cases, special care should be taken to ensure the seed beds are as free from weeds as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.
- 8.8 The wildflower meadow areas will be managed as follows;
- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
 - Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at

which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.

- Year 3 onwards - A bi-annual cutting regime will be implemented with the grassland cut to a height no lower than 100mm in July / August (once gone to seed) and again at the same height in October/ November to maximise vascular plant vitality.

- 8.9 All cuttings will be left in-situ for 24 hours after being cut to allow for any wildlife to disperse. Arisings will then be removed from the area to reduce nutrient build-up which would encourage the development of more vigorous plant species.
- 8.10 The wildflower areas will be hand-weeded or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*.
- 8.11 Areas of persistent weeds should be 'capped off' by cultivation and sowing of a pure grass seed mix at the best available growing season (eg. September).

Amenity Grass Areas (AG-s & AG-t)

- 8.12 The proposed scheme includes extensive areas of short mown amenity grassland areas and grassed roadside verges throughout the Site.

Objectives

- 8.13 To provide significant areas of short mown recreational grassland to encourage active and passive recreation for the benefit of the new development and the wider community.
- 8.14 To ensure that highway verges are maintained so as to contribute to the visual amenity of the development.

Prescriptions

- 8.15 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 8.16 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing

season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.

- 8.17 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/trimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
- 8.18 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
- 8.19 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 8.20 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 8.21 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 8.22 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.
- 8.23 Grass cutting will be avoided in areas planted with bulbs during late winter / early spring when bulbs are growing and for a period of 6-8 weeks after flowering to allow the bulbs to regain nutrients, after which a normal mowing regime can resume.
- 8.24 Dedicated bins for the disposal of dog mess are to be provided at strategic locations within the amenity grass areas.

9.0 HARD SURFACES & FENCING AND BOUNDARY TREATMENTS

Hard Surfaces

- 9.1 A network of surfaced footpaths as well as areas of hardstanding will be provided throughout the Site.

Objectives

- 9.2 To form part of the wider footpath network to facilitate public access across the Site.
- 9.3 To provide areas of hard standing for both active and passive recreation.

Prescriptions

All Paved Surfaces

- 9.4 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 9.5 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.
- 9.6 Areas of hard surfaces to be spot treated bi-annually with an appropriate herbicide (eg. Glyphosate) to remove any weeds, moss or algae growth.

Roads and Paved Areas Only

- 9.7 Undertake twice yearly (every 6 months) vacuum sweeping of all standard vehicular carriageway areas using proprietary vehicle mounted sweeper.
- 9.8 The use of salt or grit for de-icing should be kept to a minimum wherever possible.

Fencing and Boundary Treatments

- 9.9 A variety of fencing types will be used throughout the Site.

Objectives

- 9.10 To be used to define space and restrict access to landscaped areas as appropriate.

Prescriptions

- 9.11 Ensure that all fencing is maintained in a safe, hazard-free state to facilitate the effective function of its intended use.
- 9.12 Undertake bi-annual inspections to ensure that all fencing is sound and free from damage.
- 9.13 Damaged or broken sections of timber and wire fencing should be securely repaired or replaced as required with treated softwood and mild steel wire as appropriate.
- 9.14 Remove any temporary fencing to planted areas once the planting has established.

Maintenance Schedules

General Maintenance Schedule

A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years. Before the end of this Management Plan period the Management Company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Undertake watering as required to ensure healthy establishment of all plant stock	May-Aug As req.	May-Aug As req.	May-Aug As req.	May-Aug As req.	May-Aug As req.
B	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
C	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req.	As req.	As req.	As req.	As req.
D	Re-instate any failed plant stock to agreed specification as agreed with client, including for top dressing with slow-release fertiliser @ 50g/m2	As req.	As req.	As req.	As req.	As req.

E	Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req.	As req.	As req.	As req.	As req.
F	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
G	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.
H	Ensure all plants are maintained disease and pest free through the application of a suitable proprietary herbicide / pesticide	Annually As req.	Annually As req.	Annually As req.	Annually As req.	Annually As req.

Existing Tree Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / condition	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits

Thicket Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Inspect tree stakes / ties / guards and replace/remove as required	Monthly	Monthly	Monthly	-	-
B	Undertake formative pruning of young trees to encourage good growth and shape	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov
C	Transplants re-firmed into ground after severe weather and stakes checked	As required	As required	As required	As required	As required
D	Thicket planting to be routinely inspected for pests / disease	At least Annually	At least Annually	At least Annually	At least Annually	At least Annually
E	Base of new planting to be free from weeds by occasional strimming	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
G	Remove any dead plant material at the end of the growing season	Annually as required Sept	Annually as required Sept	Annually as required Sept	Annually as required Sept	Annually as required Sept

New Tree Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Inspect tree stakes / ties / guards and replace/remove as required	Monthly	Monthly	Monthly	Monthly	Monthly
B	During excessive hot weather spray crowns	As required	As required	As required	As required	As required
C	Supply & apply slow-release fertiliser to base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
D	Following strong winds, re-firm base and check stakes / ties for stability	As required	As required	As required	As required	As required
E	Undertake formative pruning of young trees to encourage good growth and shape	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov	Annually as required Oct-Nov
F	Monitor and replace failed trees and replace with new trees into well prepared ground	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar	As required Oct-Mar

G	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
H	Trees to be routinely inspected for pests / disease	At least Annually	At least Annually	At least Annually	At least Annually	At least Annually

Existing Hedgerows Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Infill planting to be monitored and shelters and guards inspected	Bi-annually	Bi-annually	Bi-annually	-	-
B	Hedges monitored for defects or poor health; remedial action taken	Annually as required	Annually as required	Annually as required	Annually as required	Annually as required
C	Hedges managed with a cut to promote an 'A' line profile every 3 years	-	-	1 time Jan-Feb	-	-

New Hedgerow Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all planting areas removing rubbish, litter from hedge trenches	Each visit	Each visit	Each visit	Each visit	Each visit
B	Re-cultivate around base of transplants by light hoe to relieve soil compaction	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
C	Supply & apply slow-release fertiliser to planting areas; 60g/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	-	-
D	Undertake pruning of hedges, to encourage growth and promote good form	Annually (lateral growth only), late summer	Annually, late summer	Annually, late summer	Annually, late summer	Annually, late summer
E	Remove any dead plant material at the end of the growing season	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct	Annually as required Sept/Oct
F	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
G	Following strong winds, re-firm loose plants back into the ground	As required	As required	As required	As required	As required

Ornamental Shrub Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all planting areas removing rubbish, litter from planting beds	Each visit	Each visit	Each visit	Each visit	Each visit
B	Dead head flowering shrubs following flowering period	As required July-Sept	As required July-Sept	As required July-Sept	As required July-Sept	As required July-Sept
C	Re-cultivate around base of shrubs by light hoe to relieve soil compaction	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct
D	Supply & apply slow-release fertiliser to planting areas; 60g/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
E	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan	Annually, as required Sept-Jan

F	Remove any dead plant material at the end of the growing season	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
G	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
I	Edge up planting beds to maintain soil level below adjacent hard surfaces	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
J	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
K	Following strong winds, re-firm loose plants back into the ground	As required	As required	As required	As required	As required

Amenity Grass / Wildflower Meadow (AG-s, AG-t, WF1 etc) Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Tidy up all grass areas removing rubbish, litter	Each visit	Each visit	Each visit	Each visit	Each visit

B	Growing Season: Maintain amenity grass at height of 25mm and trim / re-form edges	Apr-Oct	Apr-Oct	Apr-Oct	Apr-Oct	Apr-Oct
C	Dormant Season: Maintain amenity grass at height of 30mm and trim / re-form edges	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
D	Remove fallen leaves from grassed areas as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
E	Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct
F	Carry out autumn scarification of all amenity grassed areas; depth 15mm	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov
G	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

H	Supply & apply slow release lawn fertiliser: Spring: 15:10:10 fertilizer @35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov
I	Over-seed patchy areas, as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
J	Cutting regimes for wildflower meadows: Remove all arisings from site 24 hours after cut	Monthly cuts to maintain 100mm sward height Apr-Oct	Regular cuts to maintain 100mm sward height Apr- May. 2 further cuts late July & Sept to 100mm	Bi-annual cuts to 100mm in July and Sept	Bi-annual cuts to 200mm in July and Sept	Bi-annual cuts to 200mm in July and Sept
K	Spot treat meadow areas with approved herbicide where required	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually

L	Mow bulb areas in short grassland	6-8 weeks after flowering period and then Maintain grass at height of 25- 30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.	6-8 weeks after flowering period and then Maintain grass at height of 25-30mm.
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Boundary Treatments & Hard Surfacing

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Check items for damage / wear & tear and repair as appropriate	2 times annually	2 times annually	2 times annually	2 times annually	2 times annually
C	Vacuum sweeping of standard carriageway	2 times annually April & November	2 times annually April & November	2 times annually April & November	2 times annually April & November	2 times annually April & November

APPENDIX A

Drawing Schedule

NOTE: The LMP should be read with reference to the latest revision of the above drawings available at the time of reading

- 6689/137-139 – Soft Landscape Proposals
- 6689/134 – Landscape Masterplan
- JNP/00440-1201-1203-C-FIN P02 - Overall & Private External Finishes Layout Sheets 1-3 of 3



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