

LANDSCAPE MANAGEMENT PLAN

Hogwood Farm, Finchampstead – Parcel 9

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1 INTRODUCTION

1.1 General Summary

This management plan and maintenance schedule for public landscape areas within the residential development of Parcel 9 and associated amenity open spaces, excluding land conveyed to private residential plots.

1.1.1 Objective

To provide an initial management plan for the upkeep of the landscaping with a view to providing a long-term strategy based upon both good horticultural / arboricultural procedures and visual aesthetic and screening objectives.

1.1.2 Managing Responsibility

All maintenance will be conducted by the Maintenance Operator. Fencing and temporary post and wire fences (as shown on softworks drawings 4360-PLN-9-5001 / 5002 as amended) to be relinquished to relevant managing party/management company.

1.2 Maintenance Notes

1.2.1 Ecology

The following maintenance prescriptions have considered relevant wildlife legislation with maintenance operations timed to avoid certain sensitive periods such as the nesting bird season (March to August inclusive). In addition, the maintenance operations described below, including appropriate cutting regimes for hedgerows, grassland and maintenance of attenuation features will ensure that the ecological value of retained and created habitats is maintained and enhanced in the long-term.

1.2.2 Quality and Workmanship

All operations shall be undertaken in a professional manner in accordance with the principles of good horticultural practice and the relevant and current British Standards.

Emphasis will be placed upon the encouragement of early establishment and the general appearance of the landscaped areas. Notwithstanding the specific instructions in the specification, the Maintenance Operator will be expected to maintain all landscaped areas to a high standard. The need to maintain a weed and litter free environment is seen as essential and the presence of such will not be tolerated.

The practical management of the amenity areas will be undertaken by a competent team of operatives familiar with such management operations. Where necessary, a suitably qualified and experienced professional will supervise all operations to assess and advise on all such operations.

1.2.3 Examination of the Site

The Maintenance Operator should be satisfied as to the nature of the planting, including all new tree, shrub, hedge, grassland and meadow planting, and any other matters that could affect the execution of the landscape maintenance.

1.2.4 Initial Site Preparation

The Maintenance Operator shall ensure that the site is brought up to an acceptable standard before regular maintenance begins.

1.2.5 Climatic Conditions

Work shall be conducted during the appropriate season. Ground and weather conditions should be suitable for the relevant operations.

1.2.6 Machines and Tools

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees and shrubs.

1.2.7 Cleanliness

1.2.8 Leaf clearance and litter

Collect, remove from site and dispose of grass, soil, weeds, leaves, debris and other litter that is detrimental to the appearance of the site. All paper, litter, tin cans, bottles, leaves and other incidental rubbish to be removed from hedges, shrubberies, meadows and lawns on a regular basis. Leaf litter shall be cleared from lawn, meadows and grasslands regularly as shown within the Appendices.

1.2.9 Hard surfaces

The amenity areas shall be left in a clean and tidy condition. The Maintenance Operator shall keep the adjacent roadways and footpaths free of soil, mud and any other obstruction, and in accordance with Local Highway Authority requirements.

1.2.10 Damages

Do not damage grass / plants and trees during the maintenance operations. All damaged plants should be replaced by the Maintenance Operator at their own expense. In particular the Maintenance Operator shall ensure that trees are not subjected to damage by strimming / mowing operations and shall implement all necessary protective measures. Protect existing grass by laying boards or tarpaulins. Do not place excavated material directly onto grass.

During the execution of the works, the Maintenance Operator will be held responsible for any damage to highways, roads, kerbs, footpaths and services caused by their employees, and they shall make good any damage at their own expense.

Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work to soil structure, planting, grass, fencing, hard landscaping structures or buildings.

1.2.11 General Chemicals

Use only where specified as approved and only the products on the current list of the Agricultural Chemicals Approval Scheme. Observe all precautions recommended by the manufacturer and remove containers from site immediately after they have been emptied or are no longer required.

Should any applications be required for specific reasons, all such chemicals shall comply with Environment Agency requirements / standards & those of the local Environmental Health Officer. All operations are to comply with current Safety and Pesticide Act Legislation and are only to be undertaken by suitably qualified personnel, all in accordance with Local Authority requirements and current CDM Regulations observing all precautions.

Where work is near water / land drains, comply with the Ministry of Agriculture, Fisheries and Food 'Code of Practice' for the use of herbicides on weeds in watercourses and lakes, and the Environment Agency Guidance Notes 'AqHerb01: Agreement to use herbicides in or near water'. Do not use chemicals in the vicinity of herbaceous / bulb material.

1.2.12 Damage to Existing Trees / Shrubs

Any damage incurred to existing trees / shrubs by the Maintenance Operator during the works will be the liability of the Maintenance Operator and they shall replace such trees / shrubs at their own expense with material of a size and species to be agreed with the Local Authority.

1.2.13 Thinning by Removal of Surplus Plants

It should be noted that the objective of thinning is to aid the establishment and overall development of plant material. The main aim of thinning is to provide adequate space for improved growth. Overcrowded trees will become tall and thin with relatively limited root systems. It is important that thinning is conducted before trees become spindly, as some varieties are not able to respond well if they are given additional space in later years.

Selectively thin shrubs using the methods in BS 7370: Part 4, Clause 3.5.17.1. At the discretion of the Maintenance Operator and where necessary following the advice of consultants, begin to thin soon after the foliage of adjacent plants has begun to touch.

1.2.14 Health and Safety

The Maintenance Operator is to take all safety precautions to prevent injury to any persons by effectively covering excavations, and removing topsoil and rubbish from footpaths / roads etc. Pavements are to be swept and washed down before nightfall and the Maintenance Operator is to comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

The Maintenance Operator will ensure that all equipment or apparatus brought onto or used on site is safe and without risk to health and has been maintained at a standard that will not constitute an offence under the Health and Safety at Work Act 1974, or any other relevant statutory provision relating to Health and Safety.

Maintenance Operators should be adequately informed, trained and supervised and be sufficiently competent to perform their work without risk to the Health and Safety of themselves, or any other person. All work will be done in accordance with all relevant codes of safety practice currently in force.

All personnel on site shall use PPE (Personal Protective Equipment), or anything else necessary in the interest of the Health and Safety or welfare of themselves or any other persons who may be affected by their work.

1.2.15 General Watering

Water as necessary to ensure the continued thriving of all planting until restrained from doing so by statutory legislation.

Obtain approval before using a water supply other than portable mains water. Use a fine hose or low-pressure hose where appropriate to avoid damage or loosening plants.

Ensure the full depth of topsoil is thoroughly wetted. Where necessary loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

1.2.16 Notice

Provide 2 days' notice of the following operations:

- Use of any equipment during maintenance that may pose a risk to public health and safety;
- Application of herbicide;
- Application of fertiliser;
- Watering;
- Each site maintenance visit.

1.2.17 Shredding

Chipping or shredding on site of materials arising from work will not be permitted, unless instructed otherwise.

1.2.18 Replacement Planting Prior to Final Completion

All planting and turfing conducted by the Maintenance Operator shall carry a guarantee for 12 months from the date of Practical Completion. The works as finally handed over shall fully meet the specification in all respects. A plant or area of turf may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Only plants that have been stolen, trampled or vandalised and have been reported in the monthly maintenance reports are excluded from this guarantee.

1.2.19 Monitoring

This Landscape Management and Maintenance Schedule will be reviewed every 10 years and the Local Planning Authority (LPA) consulted as necessary as part of the review. **This document will not be changed without the written prior approval of the LPA.**

It is anticipated that there will be an annual review of the site looking at the following:

- Tree and shrub establishment;
- Pedestrian routes and desire lines;
- Litter;
- Usability of the Public Open Space.

It is anticipated that following the review, any problems or changes that are impacting on the landscape will be accommodated within reason with the prior agreement of the LPA.

1.2.20 Long Term Objectives

The long-term design objectives of this Landscape Management and Maintenance Schedule are as follows:

- To integrate the proposed development sympathetically, to be in keeping with the local landscape character and setting;
- To retain (where possible) the areas of existing woodland to the eastern boundary landscape buffer, including the trees and hedgerows and the grassland to these areas;
- To ensure the successful planting operations, initial establishment and continued long term growth through to maturity of the trees, shrubs, bulbs, amenity grass and wildflower grassland for the benefits of the users and wildlife;
- To ensure the continued health and welfare of existing trees, hedgerows and grassland across the site; with particular attention paid to the Ancient Woodland located to the north-east of the development.
- To establish functional and attractive public open spaces both within and adjacent to the housing development that contribute to the visual amenity and promote opportunities for exercise, which will aid the health and wellbeing of the residents;
- To ensure the best of horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To identify any defects in the landscape and address them promptly;
- To ensure that formal and informal footpath routes throughout the site are maintained to provide access routes in and around the development and continued access to adjacent areas and footpaths;
- To provide guidance on the management of the elements within the street side planting to maintain their use by the local residents;
- To create more diverse and species rich habitats through the planting of native trees, shrubs and grassland areas;
- To provide an attractive and varied streetscape through the use of tree and hedge planting and the planting of trees of seasonal contrast or colour at the termination of street vistas.

2 LANDSCAPE ELEMENTS

The various soft landscape elements are summarised below:

2.1 Amenity and structure planting in communal spaces associated with residential and shared parking areas

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located next to residential apartments, houses and car parking areas. This is a varied palette of planting includes:-

- Domestic scale trees including flowering and fruit species;
- Formal hedge planting;
- Evergreen screen planting which includes deterrent type species;
- Evergreen shrub and herbaceous planting;
- Robust shrub planting in parking areas.

2.2 Amenity planting associated with public open spaces

- Feature tree planting;
- Amenity and meadow grass areas;
- Buffer mix shrub planting;
- Mature existing trees.

2.3 Amenity planting associated with adoptable Highway's areas

- Amenity grass areas;
- Robust ground cover planting to verges.

2.4 Performance Requirements

The performance requirements of these elements are detailed below:

2.5 Amenity Grass

- Grass species appropriate to the situation and intended maintenance regime to create an even, uniformly coloured sward to cover at least 95% of the relevant area and contain a maximum of 10% herb species.
- Maintain amenity grass areas at a height of 50-75mm throughout the growing season,
- Provide an even dense sward free of dips, hollows and other obstacles suitable for general amenity and informal recreation.

2.6 Meadow and Wetland Grass

- Grass species appropriate to the situation and intended maintenance regime to create an even, sward to cover at least 95% of the intended area and contain a minimum of 20% herb species.
- Meadow grass shall be flailed annually after flowering to encourage diversity of species to a height of 50mm with all arising removed.
- Provide an attractive sward of diverse species offering seasonal interest for the benefit of visitors and wildlife alike.

2.7 Shrub and Herbaceous Planting

- Ornamental shrubs and groundcover plants to cover 100% of the relevant area at Year 3 and maintained thereafter as necessary. The plants shall attain growth rates and form typical of the relevant species and shall not encroach upon or overhang footpaths or carriageways.
- Ornamental grass and herbaceous species to cover 100% of the relevant area at Year 2 and maintained thereafter as necessary.
- Provide attractive planting areas of a mix of plant species maintained to present their natural form to enhance the setting of the built form and areas of public and private realm.

2.8 Hedge Planting

- Provide effective and consistent vegetated barrier to contain neighbouring land uses and demark different areas of activity and / or ownership whilst adding to the overall green infrastructure of the scheme.
- The location of the hedgerow shall be a consideration to the exact degree of maintenance including ultimate heights so as not to impede of visual permeability at key locations.
- Formal hedgerows shall be cut at least annually during the growing season to maintain healthy vigour and a dense structure with all arisings removed off site.
- Mixed native hedgerows shall be cut on a 3 year rotation with alternate sides cut in years 1 and topped and topped in year 3 to maintain an even shape and dense screen. Cutting shall only be carried out in the Autumn and maintained at between 1.2 - 1.8m in height.

2.9 Native mix planting

- Provide effective and consistent vegetated barrier to contain neighbouring land uses and offer visual mitigation from sensitive areas/views whilst adding to the overall green infrastructure of the scheme and providing wildlife refuge.
- Carry out thinning as required in Year 3 onwards to provide species balance and thin out more vigorous species to ensure long term structure.
- Undertake coppicing of certain species as appropriate on a 5 year cycle to rejuvenate some species and ensure a dense vegetated barrier.

2.10 Individual Trees

- Individual trees planted as specimens or in groups include ornamental and native species.
- Where they immediately adjoin roads or foot and cycle paths they shall have a clear stem up to 2m from the ground to prevent physical or visual encroachment to pedestrian, cycle and vehicle routes. A balance canopy shall be maintained with a central leader.
- Where trees are away from routes, in areas of larger open space the lower branches can be retained to allow a fuller or feathered appearance .
- They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species with any redundant stakes, ties and shelters removed and disposed of off site.
- Provide an important structural presence to the overall landscape setting of the development, including enhancing legibility by acting as focal points and reinforcing site layout. They shall offer seasonal interest and consider species diversity to reduce susceptibility to disease.

2.11 Swales

- Maintain swales including attenuation basins and ditches as part of the sites sustainable drainage systems.

- Remove any obstructing debris and overgrown or fallen vegetation to maintain water flows particularly around any inlets and outlets.
- Remove excessive algal bloom as required to maintain a healthy water quality to support pond life.
- Provide an attractive blue infrastructure feature that enhances the sites' landscape setting and offers diversity of habitat and provides a valuable wildlife resource.

2.12 Existing Vegetation

- Protect, conserve and enhance existing trees and hedgerows where retained to maintain a mature green infrastructure for the development,
- Continual tree and hedgerow lines provide important wildlife corridors which shall be enhanced wherever possible to support the movement and feeding for birds, mammals and insects.
- Vegetation shall be maintained in a sympathetic manner to ensure species replicate their natural form including imperfections and local characteristics.
- Annual inspections shall be carried out to ensure the structural integrity, health and vigour of trees and hedgerows and any remedial works carried out as required.
- Provide an established landscape setting for the scheme offering instant maturity and sense of place to the built form and demonstrating integration of existing landscape features into development. The green infrastructure shall be conserved, managed and enhanced for the benefit of the site and the wider setting.

2.13 Hard Landscape

- Maintain all hard paved surfaces, lighting elements, street furniture items and ecological features (e.g. bat and bird boxes) in a clean and safe state of use. Bird boxes should only be cleared out of debris after the nesting season preferably in winter
- Carry out monthly inspections to all street furniture and carry out any repairs as necessary.
- Refix/repair and/or replace any damaged elements as necessary to maintain all street furniture in a fully operational condition.
- Carry out monthly inspections to all signage and carry out any repairs as necessary to maintain all items / surfaces in a condition fit for its originally intended purpose
- Keep all hard landscaped surfaces and items of street furniture clear of litter and graffiti.
- Repair surfaces or street furniture items which are worn, damaged or vandalised.
- In addition to, and at the same time as, the general litter and refuse clearance is being carried out, all paths, hard surfaces and gullies shall be cleaned.
- Maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. If wished 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.
- At times of inclement weather, it may be required to clear snow and ice and apply approved rock salt, evenly spread at 20 grams per square metre, to specified areas.
- Care shall be taken to avoid spreading rock salt near and around trees, shrubs, seed and other plant material. Any damage caused by negligence shall be fully reinstated to the Management Company's satisfaction.
- It is assumed that no snow requires moving prior to application. This operation shall be provided at both working and non-working hours including weekends and Bank Holidays when/if required.
- Apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates. The purpose of this is to treat areas of hard surfaces where weeds have rooted and require a thorough drench in order to achieve a complete root kill. Approximately two weeks following application, depending on the time of year and the prevailing weather conditions, scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period. Apply chemicals in accordance with manufacturer's recommendations and to comply with COSHH regulations.

- All elements, such as bollards, railings, gates, fences, tree grilles/guards, litter bins, benches and all other street furniture elements are to be regularly maintained throughout the year to meet health and safety requirements.
 - Maintain seating, cycle stands, bollards, and bins in good working condition.
 - Monitor street lights and carry out repairs as necessary.
 - Empty litter bins.
 - Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall and other extreme weather.
 - Check furniture for vandalism to ensure it is in safe working order and fixings are secure. Replace / repair as necessary to original specification.
 - Maintain the 1.5m high post and rail fence which defines the extent of the Ancient Woodland Buffer to the north-east of the parcel, to ensure that it is a fully functional enclosure which serves to limit / control pedestrian, domestic animal and vehicular traffic into the buffer. Monitoring of the fencing should be part of the routine monitoring regime mentioned above (i.e. to be assessed on a monthly basis). Regular inspection of any gates associated with the post and rail fencing will also be required, ensuring that gates are operational and safe, with specific reference to the inspection of slide bolts and hinges within the gate system.
- Regularly inspect, and maintain where appropriate, all lighting elements throughout the year within health and safety guidelines and/or requirements.

LANDSCAPE MANAGEMENT PLAN

APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
Planting: General	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
Planting: General	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 14 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (1)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (1)		
Planting: General	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
Planting: General	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
Planting: General	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders and seek appropriate permission prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
Planting: General	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

LANDSCAPE MANAGEMENT PLAN

APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
Planting: General	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
Planting: General	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
Planting: General	Generally, make good all ridges, ruts, depressions and dead areas.			✓	✓	✓	✓	✓	✓	✓	✓		
Planting: General	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing Hedgerow	To ensure that the hedgerows retain dense growth and value to wildlife, clipping should be minimised where possible. No more than one side of the hedgerow should be trimmed in any one year, with the remainder left un-trimmed to allow continuity of cover and opportunities for wildlife. Trimming should take place during late winter to maximise food and cover availability for wildlife and also to avoid detrimental effects on breeding birds. Where gaps are present, supplementary planting of native species to match those already present should be undertaken and managed accordingly. Use of herbicides or pesticides to be avoided.	✓											
New Hedgerow	New hedgerows to be trimmed / faced up to promote healthy growth and effective screening. Allow for 3 No. cuts total. New hedge planting to be maintained at a height of 1m. Screening hedge to be maintained at 1.5m height (unless site conditions dictate otherwise). Where infill planting within an existing hedgerow, new planting to be maintained at a height to match existing hedgerow. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built. Invasive species (e.g. bramble) should be controlled to allow new planting to establish, taking care not to damage new hedgerow plants.				✓			✓			✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
Mown Lawn	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow:	Area to be sown with seed in spring. Area to be mown late summer after annual weeds have flowered and late autumn (2 No. cuts total). Remove cuttings from site. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).								✓ (1)		✓ (1)		
Tussock Grassland	Low intensity cutting regime (as required – review annually)									✓			
Climber Planting	All climbers need some initial training against wires or support structures. Slide support canes beneath wires (use a fan shape if multi-stemmed and train each stem against the cane). Tie the canes and shoots to the wires using soft twine and prune leggy stems. In the first year regularly tie new growth in with soft twine and extend canes if required. If stems are weak and spindly then reduce the main stem by one third to promote bushing out. Keep well-watered at each maintenance visit and if late frosts are forecast then protect young plants with a horticultural fleece.				✓	✓	✓	✓	✓	✓			

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APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing) and repair immediately; provide temporary barriers to secure fence line where any damage may pose a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
General	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
Planting: General	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
Planting: General	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 8 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (2)		✓ (2)		✓ (2)		✓ (2)			
Planting: General	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
Planting: General	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
Planting: General	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
Planting: General	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
Planting: General	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
Planting: General	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing Hedgerow	To ensure that the hedgerows retain dense growth and value to wildlife, clipping should be minimised where possible. No more than one side of the hedgerow should be trimmed in any one year, with the remainder left un-trimmed to allow continuity of cover and opportunities for wildlife. Trimming should take place during late winter to maximise food and cover availability for wildlife and also to avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided.	✓											
New Hedgerow	New hedgerows (native and ornamental) to be trimmed / faced up so as to promote healthy growth and effective screening, albeit trimming of native hedges to be kept to a minimum to allow dense, bushy vegetation to develop. Allow for 3 No. cuts total. Ornamental hedge planting to be maintained at a height of 1m. Screening hedge to be maintained at 1.5m height (unless site conditions dictate otherwise). Where infill planting within an existing hedgerow, new planting to be maintained at a height to match existing hedgerow. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built. Invasive species (e.g. bramble) to be thinned if required to ensure continued establishment of planted species, taking care not to damage new hedgerow plants.				✓			✓			✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
Mown Lawn	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow:	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol strimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Tussock Grassland	Low intensity cutting regime (as required – review annually)									✓			
Climber Planting	In second and subsequent years regularly tie new growth onto wires with soft twine. Nip off untidy growth with secateurs and keep well-watered. If the climber has formed thicker, woody self-supporting stems then the canes can be removed.				✓	✓	✓	✓	✓	✓			
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing) and repair immediately; provide temporary barriers to secure fence line where any damage may pose a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
General	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓	✓		
Planting: General	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
Planting: General	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
Planting: General	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
Planting: General	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
Planting: General	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
Planting: General	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
Ornamental Hedgerows	Ornamental hedgerows to be trimmed / faced up so as to promote healthy growth and effective screening. Allow for 3 No. cuts total. Ornamental hedge planting to be maintained at a height of 1m. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.				✓			✓			✓		
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		

LANDSCAPE MANAGEMENT PLAN

APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mown Lawn	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow:	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol strimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Tussock Grassland	Low intensity cutting regime (as required – review annually)									✓			
Climber Planting	In subsequent years regularly tie new growth onto wires with soft twine. Nip off untidy growth with secateurs and keep well-watered. If the climber has formed thicker, woody self-supporting stems then the canes can be removed.				✓	✓	✓	✓	✓	✓			
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing) and repair immediately; provide temporary barriers to secure fence line where any damage may pose a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
General	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
Planting: General	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
Planting: General	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
Planting: General	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
Planting: General	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
Planting: General	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
Planting: General	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
Ornamental Hedgerows	Ornamental hedgerows to be trimmed / faced up so as to promote healthy growth and effective screening. Allow for 3 No. cuts total. Ornamental hedge planting to be maintained at a height of 1m. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.				✓			✓			✓		
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		

LANDSCAPE MANAGEMENT PLAN

APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mown Lawn	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow:	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol strimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Tussock Grassland	Low intensity cutting regime (as required – review annually)									✓			
Climber Planting	In subsequent years regularly tie new growth onto wires with soft twine. Nip off untidy growth with secateurs and keep well-watered. If the climber has formed thicker, woody self-supporting stems then the canes can be removed.				✓	✓	✓	✓	✓	✓			
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing) and repair immediately; provide temporary barriers to secure fence line where any damage may pose a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
General	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
Planting: General	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
Planting: General	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
Planting: General	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
Planting: General	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			

LANDSCAPE MANAGEMENT PLAN

APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Check / replace / adjust tree stakes, ties and rabbit / trimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances. Where trees have successfully established, untie and remove stakes / ties from site. (Acceptable tree establishment to be ascertained by the presence of a full, balanced canopy of healthy foliage and evidence of strong, annual growth. This should be supported by a healthy trunk and root plate, firmly anchored into the ground).	✓		✓		✓		✓		✓		✓	
Planting: General	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
Planting: General	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting: General	Carefully, (with a clean cut), crown-lift standard specimen trees to one-quarter of their overall height, up to a maximum of 2.5m height for small ornamental trees and 4.0m height for larger forest scale / avenue trees. The leader shoot(s) must not be cut. Feathered trees and multi-stems should not be crown lifted.												✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
Ornamental Hedgerows	Ornamental hedgerows to be trimmed / faced up so as to promote healthy growth and effective screening. Allow for 3 No. cuts total. Ornamental hedge planting to be maintained at a height of 1m. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.				✓			✓			✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
Grassland: General	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge, as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
Mown Lawn	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow:	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol trimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Tussock Grassland	Low intensity cutting regime (as required – review annually)									✓			
Climber Planting	In subsequent years regularly tie new growth onto wires with soft twine. Nip off untidy growth with secateurs and keep well-watered. If the climber has formed thicker, woody self-supporting stems then the canes can be removed.				✓	✓	✓	✓	✓	✓			
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing) and repair immediately; provide temporary barriers to secure fence line where any damage may pose a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
General	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

BS	3882	Specification for Topsoil
BS	3998	Recommendations for Tree Work
BS	4428	Code of Practice for General Landscape Operations (excluding hard surfaces)
BS	5837	Guide for Trees in Relation to Construction
BS	7370	Grounds Maintenance
	Part 1	Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance
	Part 2	Recommendations for maintenance of hard areas (excluding sports surfaces)
	Part 3	Recommendations for maintenance of amenity and functional turf (other than sports turf)
	Part 4	Recommendations for maintenance of soft landscape (other than amenity turf)
	Part 5	Recommendations for the maintenance of water areas