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Landscape Management Plan for:

Former Mepal Outdoor Centre

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This Landscape Management Plan has been produced by The CDS Group for East Cambridgeshire District Council and should be read in conjunction with drawings and documents submitted in the associated Planning Application.

This document includes long-term design objectives and management responsibilities and should be adhered to in perpetuity. It should be read and implemented in conjunction with the Landscape and Ecology Management Plan to be supplied by The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, to ensure long term, appropriate care of the wider landscape within the red line boundary.

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## 1. Landscape Design Objectives

The long term design objectives are to establish an attractive landscape setting for the new crematorium and associated service and administration building, function building, natural burial areas, pet cemetery and car parking which will help assimilate the development into its surroundings and support and enhance the ecology of the overall site.

Key objectives of the proposals are to:

- create an accessible and sensitive landscape surrounding the new buildings and car park
- retain and manage existing boundary planting to ensure external views and ecology are protected
- introduce a range of new trees to provide structure, screening and new habitats around the buildings and car park
- protect, mitigate and enhance sensitive areas within the site that are to be absorbed into and surround the development
- work with The Wildlife Trust to ensure protection and improvement to the surrounding natural landscape
- protect the water and the ecology it supports from intrusion by the new development

Note:

The separate Landscape Management Plan provided by The Wildlife Trust will also incorporate management of the area to the north of the site for passive recreational uses – fishing, bird watching, controlled dog walking and picnicking. The general public will have access to this area but not to the crematorium areas.

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## 2. Landscape Design Proposals

### 2.i Entrance

The existing site entrance will be retained and improved leaving a rough grass verge at the side of the electronic gates that would be closed outside Crematorium hours. It is worth noting here that this is the only area of managed turf within the development area.

### 2.ii Boundaries

Existing vegetation being a mixture of trees, hedgerows and scrub planting will be retained as valuable screening and ecological resources, with management detailed within The Wildlife Trust document. A steel mesh security fence will be installed around the cemetery development and the ecologically sensitive areas to the south, and the vegetation should generally be allowed to grow through this to hide the structure over time.

A wildflower bank will be sown to the north east of the building.

### 2.iii Planting:

Proposed new planting will range from softly formalised planting around the building and car parks to more naturalistic planting to the west and south where a transition will be created between the development and the retained natural areas. A combination of shrubs and perennials will be used and these will be selected and managed to avoid migration through self seeding into natural areas. A series of new standard and multi-stem trees will be introduced into the development zone with pleached trees lining the main sinuous pedestrian route.

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### 3. Landscape Design Objectives & Proposals Summary

The ecology that has developed within the development zone has generally been possible due to the lack of site use since the previous Outdoor Centre closed in 2017. This has also allowed other areas within the site to develop a variety of habitats from overgrown woody vegetation, through beach sandy areas to open mosaic habitats. The ecological value of the water body has also increased.

Our proposal therefore has the following underlying philosophies that ensure an effective crematorium facility combined with overall ecological protection and enhancement:

- the main proposed development zone has been generally maintained within the previous development footprint.
- any disturbance to habitats within this zone has, in agreement with consultant ecologists and The Wildlife Trust, been managed by mitigation and compensation methods.
- ecology within the wider red line boundary will be protected and enhanced in line with The Wildlife Trust's Landscape and Ecology Management Plan.
- planting has been designed to define areas for more formal crematorium use and transition through to more naturalistic planting that will sit comfortably against the backdrop of the wilder site.

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#### **4. Landscape Maintenance and Management - General – Year 1**

##### 4.i Crematorium Areas – Year 1 – Landscape Contractor

- To promote rapid establishment and optimum growth of newly planted material following practical completion, the landscape contractor will be required to maintain his works for a minimum of 12 months. This will include but not be limited to: weeding, watering, pruning, re-staking, litter picking and bark mulch replacement. The frequency and standard of the maintenance work will be monitored by the construction contractor on behalf of the client during the defects liability period.
- The site will be jointly inspected by the construction contractor and landscape contractor at the end of the growing season after planting to identify any necessary plant replacements. The landscape contractor will replace any plant losses at his cost in the following planting season.
- After final completion year 2 onwards, care will be passed to East Cambridgeshire District Council.

##### 4.ii Wider Landscape Areas – Year 1 – Landscape Contractor

- the Landscape Contractor will be responsible through Year 1 for repair / reinstatement and management of any wider landscape areas that may have been affected by installation works. This should be in direct consultation with The Wildlife Trust.
- Responsibility for the long term maintenance of areas beyond the immediate development areas will be defined by The Wildlife Trust.

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## 5. Maintenance Operations & Schedule - General

### 5.i The Site:

- The landscape contractor and landscape maintenance contractor are to visit the site and fully acquaint themselves with local conditions, the nature of the work, the state of the ground, and the value of the site's ecology. No claim for extra work on the grounds of lack of knowledge will later be entertained.
- Care is to be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the contractor's expense.
- No interference beyond work detailed by The Wildlife Trust should be carried out in areas beyond the immediate development zone.
- All work shall be carried out by experienced operatives holding relevant horticultural qualifications and training certificates, or under the supervision on site of such a person. It should be noted that the extraordinary character of this site and the sensitivity of the planting design demands the care and respect of qualified horticulturalists.
- All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings.
- All work will be carried out in accordance with:
  - BS 4428: 1989: Code of practice for landscape operations (Excluding Hard).
  - BS 3998:1989 Recommendations for tree works
  - BS 7370 part 4: 1993 Recommendation for maintenance of soft landscape

### 5.ii Replacements

Any replacements trees, herbaceous plants will be of same species and size as shown the original planting schedules.

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### 5.iii Pesticides and herbicides:

- The use of herbicides and pesticides should be kept to the minimum. When use is absolutely necessary, all procedures involving pesticides and herbicides will be accordance with the following legislation:
  - Health & safety at work Act 1974
  - Poisonous Substances in Agriculture regulations 1984
  - The Food & Environmental Protection Act 1990
  - The Control of Pesticides Regulations 1986
  - The control of Pollution Act 1986
- Applications will only be made when weather conditions are suitable.
- Herbicide selected to have full approval for use on amenity vegetation as advised by BASIS qualified supplier plus relevant COSHH data and Materials Safety Data.
- It is the Contractor's responsibility to ensure that he is fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials.
- All manufacturers' recommendations relating to application, storage, mixing and other safety precautions must be strictly adhered to, in the interests of health and safety.
- The Contractor will make such notifications as are required under the terms of **The Food and Environment Protection Act (1986)**.



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#### 5.iv Litter and Debris

- The Contractor shall ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.
- Particular care shall be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public or residents.
- The Contractor shall take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers supplied by the contractor.
- The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles.
- All litter and debris shall be removed off site to an authorised tip, no compost or leaf litter heaps to be left on-site.
- This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

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#### 5.v Grass Cutting:

- Prior to cutting all areas shall be cleared of litter and debris in accordance with Section 5.iv.
- All operations shall be carried out using machinery appropriate to the maintenance task and when weather and ground conditions are suitable.
- Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface.
- Where operations are suspended due to unsuitable conditions additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.
- During each maintenance visit the Contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task.
- Strimmers shall not be used around the base of trees.
- The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 50mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary. The first cut each year shall be carried out before mid April and grass mowing shall continue to mid October.
- All cuttings are to be collected and removed from site.
- After cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip, or a local recycle centre.
- When grass areas are well established, form edges to planting beds with a suitable edging tool, to clean straight lines or smooth curves. Draw back soil from edges to permit use of edging shears and remove all arisings. Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool.

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#### 5.vi Wildflower meadow:

- Prior to cutting all areas shall be cleared of litter and debris in accordance with Section 5.iv.
- Cutting of wildflower areas: wildflower areas shall be strimmed only once a year to a height of 100mm in late August / early September. To ensure that soil fertility is reduced, rake up the arisings immediately and remove off-site, or in hot dry weather, they can be left in situ for a maximum of 2 days to set seed before raking. In a warm and wet year, a second cut may be required and if so this should be carried out either in October or March as appropriate. The timing of all cutting operations should take into consideration any protected species (refer to management plant by The Wildlife Trust).
- Hand weed pernicious, ruderal and aggressive or invasive weeds in in order to maintain the visual amenity of the area. **Do not herbicide or fertilise.**
- Replacement of failed wildflower grassland areas: Meadow grass and wildflower sward that is species poor shall be enhanced. In areas of low fertility, closely strim or mow the existing sward and remove all cuttings in August. Rake or scarify to disturb the ground and overseed with the originally specified mix of wildflowers and repeatedly tread over the area. After sowing mow the grass to a height of 60mm in height to allow light and air to the emerging seedlings for a full growing season. In areas where soil fertility is too high or the sward has failed the area will require re-cultivating and re-seeding. Remove dead material and re-cultivate the topsoil to a depth of 100mm. For more wholesale degradation, cultivate the affected area until a fine, level tilth is achieved, removing stones greater than 20mm diameter. **Do not fertilise or herbicide** Evenly seed with the specified seed mix, carefully rake in thoroughly to ensure that the seed is a few millimetres below the surface and roll using a very light roller or a cylinder mower, ensuring the surface is even and level.

NOTE: these are general guidelines, seed mix manufacturer's recommendations to take precedence if in conflict with the guidelines above. Landscape and Ecology Management Plan by the Wildlife Trust to take precedence over all other recommendations and guidelines.

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#### 5.vii Trees:

- All staked trees shall be inspected on each maintenance visit, and any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot, or removed.
- At the beginning and end of each growing season all stakes ties and guying systems shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from site.
- Any trees which have died as a result of the contractor's operations or omissions shall be replaced by the contractor at his own expense during the next planting season.
- Where the operations manager has agreed that plants have died due to circumstances out of the control of the contractor, replacement planting shall be instructed by the operations manager and paid for at an agreed rate. All replaced trees to be planted in the following planting season with specimens of the same size and species as originally supplied.
- It is required that all trees that are dying, becoming severely damaged, removed or diseased, within 5 years of planting to be replaced at the following planting season by trees and plants of the same size and species as originally required to be planted.

With regard to pleached trees along the sinuous pedestrian walkway:

- Tie new growth as it emerges into the framework to develop a dense head.
- Prune out any forward growing breastwood.
- Once established the mature head can be clipped overs with shears each late spring.
- Ties onto the framework to be released / removed as wood matures.

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5.viii Ornamental Shrubs, Hedges & Herbaceous Planting:

- Prior to maintenance, all areas shall be cleared of litter and debris in accordance with Section 6.3.
- All plants shall be checked and if necessary firmed up in ground.
- Any damaged shoots or branches shall be pruned off using secateurs.
- no ornamental shrubs should be pruned using shears to avoid a stiff topiarised appearance
- The Contractor shall ensure that all shrubs are maintained 90% free of weed growth. This shall normally be achieved by hand weeding or the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.
- The Contractor shall ensure that all hedges are trimmed twice a year (May / June and August / September) to the required established height
- The Contractor shall remove any dead, dying or diseased plants, which are evident during any maintenance visit. The operations manager shall be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor's operations or omissions shall be replaced by the Contractor at his own expense during the next planting season. All shrubs should be pruned to a high standard and keep from overhanging footpaths and parking areas, but in accordance with specific requirements of each species using secateurs. Shrubs should not be clipped with hand or electric shears into unnatural shapes.
- Where the Operations Manager has agreed that plant have died due to circumstances out of the control of the contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate.
- All replacement planting shall be with like species unless otherwise agreed with the Operations Manager.

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- The Contractor shall clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.
  - Where the Operations Manager has agreed that plants have died due to circumstances out of the control of the Contractor, replacement planting shall be instructed by the Operations Manager and paid for at an agreed rate. After the initial 5 years, any lost, dead or diseased ornamental shrubs, hedges & herbaceous planting shall be replaced to ensure continuity of planted areas on site so the landscaping is attractive and fulfils design objectives.

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## **6. Maintenance Operation Schedules**

- The following schedules will form the basis of the maintenance schedules for Year 1 for the landscape contractor and subsequent years to be carried out by the landscape maintenance contractor in perpetuity.

- The following maintenance schedule should be read in conjunction with submitted drawings and in conjunction with the Landscape and Ecology Management Plan by The Wildlife Trust.

### **6.i MAINTENANCE SCHEDULE - YEAR 1:**

- The operations identified on the following pages will be general requirements of the client appointed maintenance contractor to ensure the continued successful establishment of the planting scheme; however it should be noted that this list is not exhaustive and specific requirements may be further detailed and specified by the client accordingly.

Component	Objectives	Tasks	Time of year	Frequency
Wildflower sowing	Create a seasonal display and ecologically rich wildflower and grass mix to cover existing eastern bank to rear of building	Specified mix to be managed according to supplier's instructions	As per mix manufacturer's instructions	As per mix manufacturer's instructions
Amenity grass	Good sward of even colour and smooth gradients. Height maximum 50mm	Litter and debris removal	Every visit	Fortnightly
		Grass cut, trim edges with edging shears and collect trimmings and remove from site. (Recycled if possible).	April - October	Fortnightly
		Reforming of edges to paths and planting	1st Autumn	Annually or if required
Trees	To ensure that all new & existing trees remain in a healthy attractive and safe condition	Inspection of trees	March - September	Annually
		Adjustment of stakes and ties	As necessary following inspection	As required
		Watering	As necessary depending on weather conditions - largely dry conditions	As required. Daily in very dry conditions
		Removal of debris trapped in branches etc	As necessary following inspection	As required
		Removal of dead trees	As necessary following inspection	As required
		Replacement of dead trees	October - March	Annually

With regard to pleached trees along the sinuous pedestrian walkway:

- Tie new growth as it emerges into the framework to develop a dense head.
- Prune out any forward growing breastwood.
- Once established the mature head can be clipped over with shears each late spring.
- Ties onto the framework to be released / removed as wood matures.



Component	Objectives	Tasks	Time of year	Frequency
Shrubs, hedge plants and herbaceous plants	To create healthy & attractive shrubs mixes. Beds should be kept weed-free and any pernicious weed such as dock and thistle removed immediately.	Year 1 monitor new plant growth	Bare root stock: October - March	As required
			Container stock: All year round	As required
		Manual weed control in planting areas	March - November	Monthly
		Litter / debris removal	All year round	As required
		Watering	As necessary depending on weather conditions - largely dry coinditions	As required
		Trimming edges of planting beds	April - October	Monthly with grass cutting
		Removal and replacement of dead plants	October - March	Annualy
Weed control	The undertaking of weed control will be necessary to keep the site, including paved areas, in a weed free condition. Combination hand / hoe / herbicide.	Hand pull	March - November	As required
		Hoe	March - November	As required
		Herbicide (without damaging shrubs, herbaceous plants or grass in any way)	March - November	As required
	Any Herbicides must be approved by the relevant bodies and used in strict accordance with current legislation and any new legislation that is applicable. Do not rely on herbicide for weed control in ground cover species.	Review for presence of any invasive or reportable weed species.	All year round	As required
Litter and leaf clearance	To keep all areas litter free	Litter pick	All year round	Every visit
		Leaf fall collection	October - December	Every visit

Component	Objectives	Tasks	Time of year	Frequency
Bark mulch	To enhance amenity shrub beds & suppress weeds.	All Mulched areas shall be topped up to provide 50mm of cover and maintained to that level. Surfaces should be tidied and material that has spread into adjoining surfaces removed during routine visits	October - November	Annually / Every visit
Fertiliser applications	Establishment and longevity of new planting	Slow release fertiliser shall be applied during planting	Before and during planting	First year
Re-firming of plants and adjustment of tree support systems + Hedge wires / clips	To keep all plants healthy	Tree staking to be inspected and adjusted or replaced if necessary.	All year round	As required
		Re-firm shrubs & groundcover	All year round	As required
Control of pests and diseases	To keep plants healthy and in an attractive condition.	Planted areas to be monitored for evidence of stress due to pest or disease. Any pesticides must be approved by the relevant bodies and used in strict accordance with current legislation and any new legislation that is applicable and seeking BASIS qualified input.	All year round	Monitor during every scheduled visit
Replacement of failed plant material	The Landscape architect will inspect the site and a schedule of plant replacements will be carried out by the landscape contractor before the end of maintenance period. Additional fertiliser applications will be made to new planted material.	At end of 1st year growth	September - November	Annually

Component	Objectives	Tasks	Time of year	Frequency
<b>MAINTENANCE SCHEDULE - YEAR 2 ONWARDS</b>				
Amenity grass	Good sward of even colour and smooth gradients. Height maximum 50mm	Litter and debris removal	Every visit	Fortnightly
		Grass cut, trim edges with edging shears and collect trimmings and remove from site. (Recycled if possible).	April - October	Fortnightly
		Fertiliser - Spring	April	Annually
		Fertiliser - Autumn	October	Annually
		Scarification	March	Annually
		Spiking	Autumn	Twice annually
		Reforming of edges to paths and planting	Autumn	Annually or if required
		Returfing worn areas	Late Autumn - Early Spring	As required
Trees	To ensure that all new & existing trees remain in a healthy attractive and safe condition	Inspection of trees	March - September	Annually
		Pruning and repair of wounds	October - February	Annually or if required
		Replacement of dead trees	October - March	As required
		Adjustment and eventual removal of stakes and ties	As necessary following inspection	As required
		Watering	As necessary depending on weather conditions - largely dry conditions	As required - daily in very dry conditions
		Removal of debris trapped in branches etc	As necessary following inspection	As required

With regard to pleached trees along the sinuous pedestrian walkway:

- tie new growth as it emerges into the framework to develop a dense head
- prune out any forward growing breastwood
- once established the mature head can be clipped over with shears each late spring
- ties onto the framework to be released / removed as wood matures

Wildflower bank – refer to the general guidelines provided, seed mix manufacturer’s recommendations to take precedence if in conflict with said guidelines. Landscape and Ecology Management Plan by the Wildlife Trust to take precedence over all other recommendations and guidelines

Component	Objectives	Tasks	Time of year	Frequency
Shrubs, hedge plants and herbaceous plants	To create healthy & attractive shrubs mixes. Beds should be kept weed-free and any pernicious weed such as dock and thistle removed immediately.  Pruning shall be carried out in the appropriate time to maintain flowering and fruiting.  Amenity shrubs and groundcover shall be cut back to kerb, road & pavement edges and to ensure visual splays kept clear of obstruction.	Pruning to encourage best display of give species, taking into account of natural habitat and form:		Annually
		Winter flowering species	Spring	Annually
		Species flowering between March an July	Immediately after the flowering period	Annually
		Species flowering between July an October	Prune back to old wood in Winter	Annually
		Coppicing Cornus after Winter interest	February	Annually
		Chemical weed control	All year round	As required
		Manual weed control in planting areas	March - November	As required
		Replacement of dead plants	October - Match	As required
		Litter / debris removal	All year round	Every scheduled visit
		Watering	As necessary depending on weather conditions - largely dry coinditions	As required - daily in very dry conditions
		Trimming edges of planting beds	April - October	Monthly with grass cutting
		Other works - removal of dead plants	October - Match	As required
		Formative prune	May	Annually
Shaping prune	August	Annually		

Component	Objectives	Tasks	Time of year	Frequency
Weed control	The undertaking of weed control will be necessary to keep the site, including paved areas, in a weed free condition. Combination hand / hoe / herbicide.	To all planting beds, wall lines and paved surfaces	All year round	As required
		Chemical weed control		As required
	Any Herbicides must be approved by the relevant bodies and used in strict accordance with current legislation and any new legislation that is applicable. Do not rely on herbicide for weed control in ground cover species.	Manual weed control in planting areas	March-November	As required
		Review for presence of any invasive or reportable weed species.	All year round	As required
Litter and leaf clearance	To keep all areas litter free	Litter pick	All year round	Every visit
		Leaf fall collection	October - December	Every visit
Bark mulch	To enhance amenity shrub beds and suppress weeds	All Mulched areas shall be topped up to provide 50mm of cover and maintained to that level	October - November	Annually
		Surfaces should be tidied and material that has spread into adjoining surfaces removed during routine visits	All year round	As required

Component	Objectives	Tasks	Time of year	Frequency
Re-firming of plants, adjustment of tree support systems and hedge support system	To keep all planting healthy	Tree staking to be inspected and adjusted or replaced if necessary	All year round	As required
		Re-firm shrubs & groundcover	As required	As required
		Tree stakes shall be removed from trees no longer requiring them & ground reinstated	As required	5+ years
		Hedge (Single line support) fence to be removed from hedge when established and no longer required	As required	Check annually and remove when no longer required
Control of pests and diseases	To keep plants healthy and in attractive condition	Planted areas to be monitored for evidence of stress due to pest or disease. Any pesticides must be approved by the relevant bodies and used in strict accordance with current legislation and any new legislation that is applicable and seeking BASIS qualified input	All year round	Monitor during every scheduled visit
Closed boarded fence	Keep fence sound and serviceable to retain security and screening	Inspection of fence	All year round	Monitor during every scheduled visit
Hard surfacing areas	Keep areas tidy and free of litter	Sweep or use leaf blower	All year round	As required
		Collect and remove rubbish	All year round	As required
		Weeds to be removed manually	All year round	As required

## 7. Soft Landscape Maintenance Programme – Routine Operations

Below is an example of maintenance operation table to be used.

This may require adjustment, depending on degree of maintenance required for site.

OPERATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEZ
<b>GRASS</b>												
Cut (after litter collection)		X	X	X	X	X	X	X	X	X	X	
Fertiliser			X							X		
Weedkiller						X						
<b>PLEACHED TREES</b>												
Prune		X										
Refirm		X										
Check and adjust ties		X										
Hand weed					X	X	X	X	X			
Weedkiller				X					X			
Fertiliser					X							
Replacements	X	X									X	X
<b>SHRUBS</b>												
Prune		X										
Refirm		X										
Replacements	X	X								X	X	X
Fertiliser			X							X		
Hand weed				X	X	X	X	X	X	X		
Weed kille				X				X				
<b>LITTER COLLECTION (all areas)</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>FENCING</b>	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required
<b>WATERING</b>	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required	As required