

PROPOSED RESIDENTIAL DEVELOPMENT  
LAND AT CHURCH ROAD  
OTHAM, MAIDSTONE

**Landscape and Ecological Management Plan**

*Compiled jointly by Aspect Landscape Planning Ltd  
and Aspect Ecology Ltd*

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**APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1** (Period between practical completion and the end of rectification period)

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**APPENDIX 4: PLANTING PLAN OVERVIEW SHEET** (Aspect Drawing Reference: 6703.PPOS.1.0)

## 1. INTRODUCTION

- 1.1. The following guidance has been produced for the aftercare and ongoing maintenance of the landscape planting to the proposed residential development at Church Road, Otham, Maidstone. The purpose of this report is to:
  - a) Support the planning application and associated Conditions (specifically Condition 34) and set out the client's intent for long term management of the proposed landscaping;
  - b) act as a briefing document to the estate managing agents.
  
- 1.2. It has been compiled jointly by Aspect Landscape Planning Ltd and Aspect Ecology Ltd for Bellway Homes Ltd (Kent), in conjunction with other team members. The document should be read alongside other related documents and information produced by Aspect Ecology and Aspect Arboriculture. The proposed landscaping is illustrated on Aspect drawings reference: 6703.PP.1.0-6703.PP.1.13 and the location of Faunal enhancements is included in Appendix 3.
  
- 1.3. The programme of implementation of all landscape areas shall be undertaken in accordance with the site construction management plan and programme, with all landscaping for each development phase being undertaken during the first available planting season immediately following the completion of the specific phase. Implementation of the public open space and play areas shall be undertaken at the earliest available opportunity in order to allow for the successful establishment of the landscaping, and prior to completion of the final dwellings / phase.

## 2. DEFINITION OF TERMS

2.1. For the purpose of this document the following terms are defined as:

- a) *The Developer* – Bellway Homes Ltd (Kent) who is responsible for the development of the site.
- b) *The Landscape Contractor* – A sub-contractor who is responsible for implementing the landscape scheme to the approved drawings and will be instructed directly by Bellway Homes Ltd (Kent). The Landscape Contractor will be liable for any failures to the planting and for the replacement planting during the rectification / defects liability period.
- c) *The Estate Managing Agent* – The Managing Agents who will be responsible for the upkeep and ongoing maintenance of the landscape areas following completion and handover from the Landscape Contractor. The Estate Managing Agent will be responsible for any replacement planting required after the rectification / defects liability period.

### 3. DESCRIPTION AND EVALUATION OF FEATURES TO BE MANAGED

#### 3.1. EXISTING HABITAT FEATURES

- 3.1.1. The majority of the site was recorded to be of low ecological value, dominated by a single arable field, with tall ruderal vegetation and scrub around its margins and an area of semi-improved grassland within the north-east corner of site.
- 3.1.2. Of the habitats currently within the site a proportion will be lost under the consented development. The habitats of elevated value due to be retained include the semi-improved grassland and the hedgerows (with the exception of a 129m section of the hedgerow along the southern boundary).

#### **Grassland**

- 3.1.3. The retained grassland habitat is formed by the area of semi-improved grassland in the north-eastern portion of the development site. It is dominated by False Oat-grass *Arrhenatherum elatius*, with frequent Rough Meadow-grass *Poa trivialis* and Hogweed *Heracleum sphondylium* invading throughout. Other herbaceous species recorded within the sward include Bindweed *Calystegia* sp., Hedge Bedstraw *Galium molluga*, Cleavers *Galium aparine*, Common Nettle *Urtica dioica*, Ribwort Plantain *Plantago lanceolata*, Common Ragwort *Jacobaea vulgaris*, Cut-leaved Crane's-bill *Geranium dissectum*, Dandelion *Taraxacum officinale*, Common Vetch *Vicia sativa*, Meadow Vetchling *Lathyrus pratensis*, Primrose *Primula vulgaris*, Common Knapweed *Centaurea nigra* and Creeping Thistle *Cirsium arvense*. The grassland is becoming heavily encroached by scrub, and is considered to be of ecological value at the site level only.
- 3.1.4. This grassland will be enhanced to open up the sward from the encroaching scrub and will be managed as tussocky grassland to maximise its value for reptiles going forwards.

## **Hedgerows**

- 3.1.5. Three hedgerows are present on-site. These were recorded to be dominated by Blackthorn *Prunus spinosa*, Hawthorn *Crataegus monogyna* and Beech *Fagus sylvatica* and were considered to qualify as a Priority Habitat under the standard definition<sup>1</sup>. As such, the hedgerows are considered to form an important ecological feature, although given the relatively limited network present, are only of importance at the local level. The hedgerows will be fully retained with the exception of the hedgerow along the southern boundary. A 98m section of the southern hedgerow will be retained, and a 129m section will be removed to facilitate the S278 highway works to widen Church Road and the construction of the access roads into the site.

## **3.2. NEW HABITAT FEATURES**

- 3.2.1. The development will provide a variety of new habitats, as set out within the soft landscaping plans. Habitats to be created which will be subject to ongoing management activities are identified below:
- Wildflower Grassland;
  - Amenity Grassland and Flowering Lawn;
  - Wetland Areas;
  - Native Woodland and Shrub Planting;
  - Ornamental Planting; and
  - Native Hedgerow Planting.

### **Wildflower Grassland**

- 3.2.2. New areas of wildflower grassland will be created around the site within the areas of public open space throughout the development. A general meadow mix, comprising Emorsgate EM3 Special General Purpose Meadow Mixture will be sown within these areas. Wildflower grassland will provide habitat for a variety of invertebrates, through providing larval food

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<sup>1</sup> Based on: Biodiversity Reporting and Information Group (2011) 'UK Biodiversity Action Plan (BAP) Priority Habitat Descriptions', ed. Ant Maddock

plants and a nectar source. This will in turn provide enhanced foraging potential for insectivorous bird and bats.

### **Amenity Grassland and Flowering Lawn**

- 3.2.3. Areas of amenity grassland and flowering lawn will be created throughout the site, in public areas and areas adjacent to private garden curtilages. The flowering lawn will be sown with Emorsgate EL1 Flowering Lawn Mix, which will serve to enhance the value of these areas for wildlife compared to regular amenity grassland.

### **Wetland Areas**

- 3.2.4. Five SuDS features will be created within the site, and sown with Emorsgate EM8 Meadow Mixture for Wetlands and Emorsgate EP1 Pond Edge Mixture, which are suitable for seasonally wet areas and pond/stream edges respectively. The permanently wet SuDS features will also be planted with various native marginal and aquatic species. The SuDS features will provide good opportunities for the species groups mentioned above, as well as for amphibians, particularly in the case of the permanently wet features.

### **Native Woodland and Shrub Planting**

- 3.2.5. New native woodland and shrub planting within the site will aid in enhancing the connectivity of the site for foraging corridors for wildlife. Tree species planted will include Oak *Quercus robur*, Beech *Fagus sylvatica* and Hornbeam *Carpinus betulus*, whilst shrubs will include Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa*, Crab Apple *Malus sylvestris* and Hazel *Corylus avellana*, which are fruit and nut-bearing shrub species to provide additional food for a variety of wildlife.

### **Ornamental Planting**

- 3.2.6. A number of ornamental tree and shrub species will be planted throughout the development focussed on amenity areas. A range of herbaceous



species will also be planted along with ornamental grasses, ferns, climbers and bulbs.

### **Native Hedgerow Planting**

- 3.2.7. In order to compensate for the loss of the section of the southern hedgerow, 153m of “instant” mixed native hedging and 68m of reinforced hedge planting will be included within the site, including 86m of “instant” hedging along the site frontage. The “instant” hedging will include species such as Hawthorn, Wild Privet *Ligustrum vulgare* and Blackthorn. A native hedgerow mix is proposed in other areas of the site, and a number of ornamental hedgerows will also comprise native species such as Hornbeam. These hedgerows will help to maintain and enhance the connectivity of the site for wildlife, as well as providing foraging opportunities in the case of the fruiting species.

## **3.3. FAUNAL ENHANCEMENTS**

- 3.3.1. A range of faunal enhancements will be provided comprising bird and bat boxes, hedgehog domes and habitat piles. Details of the installation of the enhancements are given in a separate Ecological Mitigation and Enhancement Strategy (prepared to address Condition 13), which is reproduced at Appendix 3.

#### **4. MANAGEMENT OBJECTIVES**

- 4.1. The primary management aim for the proposed planting is the establishment and future sustained growth of individual trees, shrubs and seeded / turfed areas. This document outlines the first 5 years of maintenance for the Estate Managing Agents; however, they will continue to be responsible for ongoing maintenance beyond this period.
- 4.2. The main aim for the existing vegetation is its integration and long-term management. Any existing trees within or directly adjacent to the site shown as retained on the landscape plans shall be protected in accordance with BS 5837: 2012, from commencement to completion of all works on site.
- 4.3. The proposed landscape scheme shall be implemented to the approved plans, using the relevant standards as noted on the Drawings. All plants are to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees are to be planted in accordance with BS3936. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I, II and III.
- 4.4. It is intended that the landscape scheme will be implemented by The Landscape Contractor appointed by Bellway Homes Ltd (Kent) and upon completion will hand over the ongoing maintenance responsibilities of each landscaped area to the Estate Managing Agents.

## **5. AFTERCARE PERIOD**

- 5.1. The programme of general operations shall be as described below. Refer also to the Landscape Maintenance Schedules at the end of this report. Visits are made to site depending on the operations necessary as specified in the maintenance schedule – typically weekly / fortnightly between March and October and monthly for the rest of the year.
- 5.2. Upon practical completion of each landscape area, the Developer's Landscape Contractor will hand over to the Estate Managing Agent who will be responsible for the maintenance of all landscaped areas during the Aftercare period. The Aftercare period shall be for 12 months following practical completion and covers the rectification period.

### **Litter Management**

- 5.3. The Estate Managing Agent shall be responsible for the upkeep of any completed planting work as required by the contract documents, and during the following maintenance / defects liability period.
- 5.4. The Estate Managing Agent shall maintain all of the plot areas free from all kinds of litter which shall be removed off site.
- 5.5. All relevant Acts of Parliament and the Manufacturer's instructions must be followed, and containers and other contaminated equipment must be cleared from the site after each day's work.

### **General Upkeep**

- 5.6. The Estate Managing Agent shall:
- a) Check all plants for damage, security, firmness, fixing and support, and replanted in an upright position and re-firmed if required.
  - b) Keep all planting areas free from weed growth and hoe over and level all cultivated areas and remove weeds to tip, reinstating mulch as necessary.

- c) Refix displaced, ease where necessary, or replace where damaged, tree ties and tree and shrub shelters.
  - d) Remove any litter or any surplus discarded materials from the above shall be removed off site.
- 5.7. The Estate Managing Agent shall eradicate weed growth of planted and seeded / turfed areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosphate or other approved product.

### **Watering**

- 5.8. When considered necessary by the Estate Managing Agent they shall, during routine maintenance visits, water trees, shrubs and other planted areas (including grass seeded / turfed areas if applicable) in order that the entire tree pit or planted area is watered to field capacity to ensure the establishment and growth of plants / grass.
- 5.9. The Estate Managing Agent is to allow for the provision of water, water carts or hoses with a fine rose attachment or sprinklers at normal mains pressure, allowed to run until the full depth of topsoil specified has reached a point where full absorption is achieved over the areas of all trees and shrubs. Typically, this should be 1-3 times a week during spring and summer and once a week outside this period. Refer to Annex G.2 of BS8545:2014 for watering field capacity.

### **Replacement of Failed Planting**

- 5.10. At the end of each growing season the Estate Managing Agent shall remove from the planting pits, cultivated beds and / or trenches all plants which have died or are failing to thrive or are likely to die or fail to thrive. The Estate Managing Agent shall remove such plants off site.
- 5.11. Prior to the growing season (March - November), the Estate Managing Agent shall assess the planted stock and submit a schedule of replacements necessary to maintain 100% stocking in accordance with the Drawings and any subsequent instructions.

- 5.12. The Landscape Contractor shall remain liable and shall replace all plants which have failed to survive and removed in accordance with clauses in this specification with identical plant material or as otherwise agreed during the rectification / defects liability period. After this period expires, replacements shall be the responsibility of the Estate Managing Agents. Replacement plant material shall be of the same size and species as specified in the Contract. Replacement planting shall be carried out by Landscape Contractor in the planting season, following the discovery of the defect.
- 5.13. During the rectification / defects liability period after having removed any mulching materials, the Landscape Contractor shall dig or fork over the existing planting pit, cultivated bed and / or trench to its original dimensions to relieve compaction prior to any replacement stock being planted. For isolated plants in cultivated beds or trenches a volume of 200mm x 200mm x 200mm shall be relieved. Upon completion of replacement planting, the Landscape Contractor will replace the mulching.

### **Pruning**

- 5.14. The Estate Managing Agent shall remove all dead wood, diseased tissue, suckers and epicormic growth, from all planted material at the end of each growing season. The Estate Managing Agent shall also be responsible for the training of new leading shoots, should the original become diseased or damaged.

### **Pest Control**

- 5.15. Check and re-apply spiral guards during each maintenance visit.

### **Wildflower Grassland Areas and Swale / Attenuation Features**

- 5.16. Areas of wildflower grassland need careful treatment, to maintain their ecological value. The Estate Managing Agents shall be responsible for following the cutting regime within the maintenance schedule, which requires regular mowing or topping within the first year following sowing to control weed growth and ensure successful establishment.

- 5.17. The wildflower grassland areas shall be cut back to a minimum height of 100mm, in order to safeguard reptiles. Cutting should be avoided in the active reptile season (March-October). This will also allow annuals to flower and set-seed in mid-summer before being cut. The application of fertiliser or herbicide on these areas should be avoided, and all cuttings within the area and elsewhere within the swales and attenuation ponds shall be removed directly following a cut. Once the wildflower meadow has established (second and subsequent years) a varied cutting regime should be followed.
- 5.18. Edges, banks and grass around obstructions including swale culverts should be strimmed on an ad hoc basis should it be necessary.
- 5.19. No pond areas are to be stocked with fish.
- 5.20. Only planting in and within 8 meters of the proposed new channel, in and around the pond and in any other bio-retention areas, should be of appropriate native species only, of UK provenance. Any non-native species are to be removed.

### **Strimming**

- 5.21. Edges, banks and grass around obstructions to be strimmed on an *ad hoc* basis should it be necessary. No strimming is to be carried out in the areas where the faunal enhancements are located, including around the hedgehog domes and habitat piles, to minimise disturbance to wildlife.
- 5.22. The Estate Managing Agent shall repair and reseed all open or poorly germinated areas using the same seed during April and September.

### **Fertiliser**

- 5.23. Fertiliser shall be applied to the surface of each planting pit, cultivated or hedge trench. Fertiliser to be used during aftercare period to be Growmore or a similar slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice.
- 5.24. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.

- 5.25. The Estate Managing Agent's contractor shall inform the Estate Managing Agent of their intention to apply fertiliser 10 days prior to the work being carried out.

### **Faunal Enhancements**

- 5.26. The locations of the faunal enhancements which will have been installed during construction are shown on Plan 4321/EEP1 provided at Appendix 3.
- 5.27. Bird and bat boxes should not require any regular management, although they should be monitored from the ground. Repairs and/or replacement of bird boxes should be undertaken during winter whilst any damaged bat boxes should be left in-situ and undisturbed with new bat boxes erected elsewhere within the site as necessary.
- 5.28. Hedgehog domes and insect boxes should also not require any regular management, however, repairs and/or replacement should be undertaken if such features are damaged or missing.
- 5.29. Arisings from vegetation management should be used to create new habitat/brush piles or to replace old habitat piles that have broken down or have been disturbed by weather.

## **6. ONGOING MAINTENANCE**

### **6.1. GENERAL MANAGEMENT YEARS 1-5**

6.1.1. The Estate Managing Agent will be responsible for the general management following 12 months rectification / defects liability period, to maintain all landscape areas. Visits are made to site depending on the operations necessary as specified in the maintenance schedule – typically weekly / fortnightly between March and October and monthly for the rest of the year.

6.1.2. The Estate Managing Agent shall make themselves aware of the requirements of Statutory Undertakers with respect to the planting of shrubs and trees and shall ensure that these requirements are complied with.

#### **Weeding**

6.1.3. The Estate Managing Agent shall keep all planted areas free from weeds by either hoeing over and hand weeding or by chemical means during the growing season.

6.1.4. The Estate Managing Agent shall suppress weed growth to planted and seeded / turfed areas at all times either by mechanical or chemical means. Shrub beds shall be kept clear of weed growth at all times.

6.1.5. The Estate Managing Agent must not carry out spraying operations during unsuitable conditions which may cause spray to drift on the adjoining land. The Estate Managing Agent will be held legally responsible for any damage or injury to persons, animals or property resulting from their spraying operations.

#### **Proposed Trees**

6.1.6. During maintenance visits the Estate Managing Agent shall check all trees for security, firmness, fixing and support. Any trees suffering from wind rocking shall be replanted in an upright position and refirmed.



- 6.1.7. Tree stakes, tree ties and restraints shall be regularly inspected to avoid any risk of chafing or rubbing of the tree against the stake. Tree ties must be correctly fitted so that they provide the necessary support to the tree but must not be so tight that they constrict and inhibit the natural growth of the tree.
- 6.1.8. Where spiral tree / shrub guards are fitted these shall be checked for correct position (ie. correctly fitted from base of tree trunk upwards) to afford some protection against accidental damage by strimmers or other machinery.
- 6.1.9. The Estate Managing Agent shall maintain, by mechanical or chemical means, a grass-free area of not less than 1200mm in diameter around every tree planted within grassed areas. Any trees damaged by chemicals or machinery must be replaced at the Estate Managing Agent's expense.
- 6.1.10. Any stakes, ties or spiral guards that become broken or damaged during the maintenance period shall be replaced by the Estate Managing Agent at their own expense.

### **Watering**

- 6.1.11. When considered necessary by the Estate Managing Agent they shall, during routine maintenance visits, water trees, shrubs and other planted areas (including planters, grass seeded / turfed areas) in order that the entire tree pit or planted area is watered to field capacity. Typically, this should be 1-3 times a week during spring and summer and once a week outside this period. Refer to Annex G.2 of BS8545:2014 for watering field capacity.

### **Amenity Grass / Turf Areas**

- 6.1.12. When the amenity grass has grown 50mm high the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne. Any bare patches shall be re-seeded with the specified mix.

- 6.1.13. The Estate Managing Agent's rates for maintaining grass areas shall allow for all necessary handwork around trees.
- 6.1.14. 48 hours prior to cutting grass, all stones exceeding 50mm diameter in any dimension shall be removed from the surface. All cutting shall be carried out with tools or machines properly sharpened and set. When the amenity grass is approximately 100mm high it shall be topped without tearing with a rotary mower to leave 25-30mm growth. When mowing without a box, clippings shall be spread out evenly to prevent damage to the grass beneath. Where density of clippings will damage grass they shall be raked up and removed from site.
- 6.1.15. During the growing season, the amenity grass shall be cut at 10 to 14 day intervals to ensure that the grass does not exceed 75mm high. The margins of seeded / turfed areas shall be trimmed with edging shears at the time of every second mowing. The Landscape Contractor shall allow in their rates for maintenance between the specified second cut and the final cut.
- 6.1.16. Areas of bulb planting within the amenity grass shall be left unmown during spring, until they have finished flowering and the post-bloom foliage of the bulb plants begins to yellow and die naturally. Mowing of these areas can continue once the post-bloom foliage is limp and has turned yellow. These areas shall be cut back gradually to ensure no more than one third of the length of the grass is removed in one mowing, and then a normal mowing schedule can be resumed.
- 6.1.17. Rolawn Medallion Turf Rolls or similar to be installed to plot frontages as shown on the latest revision of Aspect drawing reference: 6703.PP.1.0.
- 6.1.18. All turfed areas to be mown weekly during growing season between March and October and as required in the following months.
- 6.1.19. All informal mown grass footpaths to be sown with DLF UK - PM10 Slowgrowth Grass Mix maintained as per paragraph 6.1.18 above.

### Emorsgate EL1 Flowering Lawn Mix

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

#### Management once established

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

#### **Wildflower Grassland Areas**

- 6.1.25. The existing wildflower grassland areas, and once established, the new wildflower meadow areas will be subject to a low intensity and varied cutting regime for the second and subsequent years to maintain their ecological value and diversity. To safeguard reptiles, no cutting is to occur within the active reptile season (March-October). This will also allow the plants to flower and set seed in the summer.
- 6.1.26. The cuttings shall be left in place to dry and shed seed for 1-7 days before being removed off-site.

- 6.1.27. Repair and reseed all open or poorly germinated areas using the same seed during April and September.
- 6.1.28. The Estate Managing Agent shall undertake the removal of all litter at quarterly intervals throughout the year.

Emorsgate EM3 Special General Purpose Meadow Mixture

- 6.1.29. Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.
- 6.1.30. Mow newly sown meadows regularly throughout the first year of establishment to a minimum height of 100mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers, whilst also serving to safeguard reptiles.
- 6.1.31. Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.
- 6.1.32. Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established

- 6.1.33. In the second and subsequent years EM3 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by

traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. However, in order to safeguard reptiles on-site, cutting in the active reptile season (March-October) should be avoided.

- 6.1.34. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. Due to the presence of reptiles on-site, it is recommended that the grass is not cut until after the end of the active reptile season, i.e. until November. The grass then may be cut back with a scythe, petrol strimmer or tractor mower to a minimum of 100mm. The arising should then be removed from the site.
- 6.1.35. Mow or graze the re-growth through to late autumn / winter to a minimum of 100mm and again in spring if needed.

#### **Tussock Grassland Areas**

- 6.1.36. The existing tussock grassland areas, and once established, the new wildflower paths within the tussock grassland will be subject to a low intensity and varied cutting regime on a rotational basis for the second and subsequent years to maintain their ecological value and diversity.
- 6.1.37. Long-sward grassland areas to be maintained along edges, banks and around obstructions to be strimmed to a minimum height of 150mm every 1-2 years as required.

#### **Emorsgate EM8 Meadow Mixture for Wetlands**

- 6.1.38. Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.

- 6.1.39. Mow newly sown meadows regularly throughout the first year of establishment to a height of 100mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.
- 6.1.40. Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.
- 6.1.41. Carefully dig out or spot treat any residual perennial weeds such as docks.

#### Management once established

- 6.1.42. In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in association with autumn and possibly spring mowing or grazing.
- 6.1.43. Meadow grassland is not cut or grazed from spring through to late July / August to give the sown species an opportunity to flower. Normally it is then cut in July or August; however due to the presence of reptiles on-site it is recommended that it is not cut until after the active reptiles season i.e. in November. The grass should be cut back with a scythe, petrol strimmer or tractor mower to c.100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- 6.1.44. Mow or graze the re-growth through to late autumn / winter to c.100mm and again in spring if needed.
- 6.1.45. Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for

instance, between the highs and lows in a ridge and furrow grassland. Localised differences may require a target approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.

#### Emorsgate EP1 Pond Edge Mixture

- 6.1.46. In the first year, annual weed growth may be cut back to encourage the development of a good perennial ground cover. Establishment on sites prone to flooding may be patchy and may take several years to fully colonise.

#### Management once established

- 6.1.47. The habitat value of pond edge sowings is enhanced if there are a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. Management of these wetland areas should therefore aim to create variation with minimum disturbance to animal populations.
- 6.1.48. Variation in structure can be achieved by cutting back and removing short sections of vegetation every 2-3 years in rotation. In ditches, cut out sections and / or work from one bank each year. With ponds, remove vegetation as a wedge, like removing a slice of cake. Dense stands of single species (e.g.: Yellow Iris) may benefit from selective thinning. Vegetation removal causes the least disruption to wildlife when carried out between September and November. Machines and heavy equipment should be used with care on wet sites to avoid damage to soil and vegetation.
- 6.1.49. Wet grassland which only occasionally or seasonally floods can be managed as meadow or grassland.
- 6.1.50. In marginal wetland zones the water levels in the soil are never more than 50cm below the surface, but only occasionally submerge the plants growing there. New ponds constructed with liners often have very narrow margins (less than 1 metre wide) unless wider, gently shelving edges are designed in from the outset.

6.1.51. Embankments away from the water's edge are often well drained. These are best seeded with a meadow mixture appropriate to the soil type.

6.1.52. Establishment of emergent pond vegetation (e.g.: reeds) and other aquatic plant is best achieved using plants.

### **Swales and Attenuation Features**

6.1.53. Natural methods of management will be used and chemical treatments avoided in the vicinity of the swales and attenuation features.

6.1.54. Any non-native species are to be removed from the swale / pond areas. Scrub adjacent to these areas will be trimmed when necessary in order to prevent excessive shading and blockage of the swale / pond. Other areas of shrub planting or scrub will also be pruned back periodically to promote vigorous bushy growth.

6.1.55. Specific wildflower grassland areas, around the attenuation features area will be allowed to develop to a tall sward height and will be left unmown to provide foraging and places of shelter for wildlife. These areas will be subject to occasional strimming on an ad hoc basis that leaves some areas unmown to provide refuges for wildlife. Strimming will not be done within the active reptile season (March-October)

6.1.56. The Estate Managing Agent shall remove all litter and debris from the pond and grass areas periodically. Excess leaves and excessive algal growth shall be removed from the swales, streams and ponds as necessary. Specific attention shall be paid to the inlet and outlet structures to ensure good working order.

6.1.57. No grass cuttings or potentially hazardous chemicals that could potentially leach into the swales / attenuation features or wildlife areas will be stored near to the attenuation features / swales.

6.1.58. As well as the removal of litter and debris, selective thinning shall be undertaken of the marginal and surrounding planting around the ponds as



considered appropriate, and the water conditions of the water features shall be monitored for algal blooms etc.

- 6.1.59. Any planting in and within 8 meters of the proposed new channel, in and around the pond and in any other bio-retention areas, should be of appropriate native species only, of UK provenance. Any non-native species are to be removed.

### **Fertiliser**

- 6.1.60. If instructed by the Landscape Architect / Supervising Officer, the Estate Managing Agent shall supply and spread agricultural fertiliser during showery weather at the rates indicated by the manufacturer in transverse directions.
- 6.1.61. Fertiliser to be used during aftercare period to be Growmore or a similar slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice.
- 6.1.62. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.
- 6.1.63. The Estate Managing Agent's contractor shall inform the Estate Managing Agent of their intention to apply fertiliser 10 days prior to the work being carried out.

### **Proposed Shrubs**

- 6.1.64. Any dead twigs or water shoots occurring on the clear stem of trees and dead shoots on shrubs shall be removed and disposed of by the Estate Managing Agent.
- 6.1.65. All plants shall be re-firmed after frost to ensure that they are not leaning and that the soil level around the plants remains at the level the plants grew in the nursery.

- 6.1.66. All rubbish, cuttings, surplus excavated material etc. shall be removed off site. Dead plants shall only be removed after a record of their number and location has been made.

### **Pest Control**

- 6.1.67. The Estate Managing Agent shall allow in their rates for the routine removal of any litter found over the site, including all grassed areas, planted areas and areas around trees which are included within their maintenance responsibilities.
- 6.1.68. The Estate Managing Agent shall include in their prices for any spraying or dusting required against pests and diseases throughout the maintenance period.
- 6.1.69. Plants shall be checked regularly for rodent damage.

### **Ground Conditions**

- 6.1.70. Any gullies, indentations or pockets caused by running water shall be made good and brought to the correct level.
- 6.1.71. Any shrinkage / ponding to the specified levels shall be rectified at the Estate Managing Agent's expense.

### **Mulching**

- 6.1.72. The Estate Managing Agent shall reinstate mulch where disturbed due to the maintenance or other causes and allow for returning mulch material to planting areas from adjacent grass and hard surfaces.

### **Hard Surfaces, Street Furniture and Boundary Treatments**

- 6.1.73. Regular visual checking shall be undertaken of all hard surfaces and street furniture including all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.

- 6.1.74. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Assessment of all boundary treatments (and repair where required) shall be undertaken.
- 6.1.75. All boundaries within play space and public open spaces, (including timber post and rail chestnut pale fencing, metal railings and self-closing gates) shall be assessed and repaired to maintain high standard of appearance and functionality of all boundaries, fencing and gates.
- 6.1.76. Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturer's guidance. All treatments to be appropriate to specific use in / near play areas. Additional guidance from manufacturers should be sought.

### **Play Equipment**

- 6.1.77. Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc) shall be undertaken.
- 6.1.78. Tightening / adjustments of fixings and fittings to ensure quality and safety of all play equipment.
- 6.1.79. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations. Manufacturer's guidance should be followed for specific equipment.

## 6.2. **SPECIFIC MANAGEMENT YEARS 1-5**

- 6.2.1. All works within this section shall be the responsibility of the Estate Managing Agent or their nominated landscape contractor, who shall remain responsible for the general management of all landscape areas. The Estate Managing Agent shall maintain a bi-annual shrub trimming regime to promote bushy regrowth.
- 6.2.2. The Estate Managing Agent shall carry out works outside the general bird breeding season where possible.

### **Existing Tree / Vegetation Belts**

- 6.2.3. All tree works are to be carried out by a competent operative in accordance with the British Standard Recommendations for Tree Work, BS 3998: 2010.
- 6.2.4. All trees growing within falling distance of roadways, footpaths and areas regularly used should be inspected at least every two years and immediately after any extreme weather events by a qualified arboriculturist, in order that any risks they present can be assessed and any action necessary to maintain a reasonable level of safety can be implemented.
- 6.2.5. Care must be taken that the ground next to retained trees and adjacent offsite trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained in the belt, as this could cause soil compaction and consequently root death.
- 6.2.6. No works shall be carried out during the general bird breeding season between the months of March to August. If removal of trees is required for any reason, an update tree inspection by a suitably qualified ecologist will be required to confirm the tree has not developed features with the potential to support roosting bats.

### **Proposed Trees**

- 6.2.7. Any tree which dies up to 5 years after completion of the site, or is removed / damaged, shall be replaced within the next planting season, with similar size and species as originally specified.
- 6.2.8. Weed growth within a 1200mm diameter of the tree shall be removed by spraying or by mechanical means to achieve a weed free area.
- 6.2.9. Remove suckering growth annually.
- 6.2.10. Apply slow acting fertiliser every spring to all trees and rake into top 50mm of surrounding soil. Fertiliser to be Growmore or a similar slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice.
- 6.2.11. During spring and summer remove all litter and related detritus over 50mm in diameter off site.
- 6.2.12. Check tree stakes / guying are in a vertical and secure position. Tree ties are positioned correctly and are not chaffing the bark.
- 6.2.13. Check all rodent protection sleeves are positioned correctly and that no chaffing occurs and that the sleeve is positioned at the base of the tree.
- 6.2.14. All damaged branches from frost or other damage shall be removed with a clean cut.
- 6.2.15. Within visibility splays maintain to a height of 600mm from the base.
- 6.2.16. During the latter years of the maintenance period, the above management regime shall continue with removal of suckering shoots, the checking of rodent damage and tree protection on a bi-annual basis. Spraying shall continue so that a 1200mm diameter around the trees is kept weed free.
- 6.2.17. The Estate Managing Agent shall during each planting season replace all dead or dying trees and replace with similar size and species.

### **Tree Pruning**

- 6.2.18. All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), Recommendations for tree work, and should be undertaken by appropriate persons as necessary.
- 6.2.19. Inspections should be carried out in the early autumn when the trees are in leaf, and any fungal activity is more likely to be evident. Any dead or diseased wood should be removed appropriately.
- 6.2.20. All damaged branches from frost or other damage shall be removed with a clean cut.
- 6.2.21. No tree works are to be carried out during the general bird breeding season of March until August. If any trees require significant works, an update tree inspection survey will need to be undertaken by a suitably qualified ecologist to confirm whether the trees have developed features with the potential to support roosting bats.

### **Proposed Hedges**

- 6.2.22. Monitor the hedges regularly following planting and make good gaps as they occur with replacement plants. The large native hedges / instant hedgerow mix shall be maintained at a height of approximately 2m while the native hedges shall be maintained at 1.5m. Ornamental hedges (inc. *Osmanthus burkwoodii*, *Prunus lusitanica* etc.) shall be maintained at a height of 600mm. Within vehicular visibility splays, all hedge and shrub planting should be maintained to a maximum height of 600mm.

### **Hedge Pruning**

- 6.2.23. Prune in early spring to remove any frost damage or diseased shoots. Cut to within 15cm of the base of the young leading shoots to encourage vigorous side branching.
- 6.2.24. Remove suckering growth annually.

### **Proposed Shrubs**

- 6.2.25. The main objective of the management of shrub beds, including the raised planters and individual specimens is the establishment and future sustained growth of plants to create an attractive feature. Pruning should keep the plant healthy and vigorous, and prevent shrubs becoming leggy.
- 6.2.26. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I, II and III.
- 6.2.27. Keep all areas of planting free from weed growth at all times. After planting, hoe over all cultivated areas and remove all weeds to tip.
- 6.2.28. Remove any litter or debris found over the site in planted areas that are included within the maintenance responsibilities.
- 6.2.29. At the end of each growing season, remove from the planting areas all plants which have died or are failing to thrive or are likely to die or fail to thrive. These should be removed off site.
- 6.2.30. All plants shall be re-firmed after frost to ensure that they are not leaning, and that the soil level around the plants remains at the level the plants grew in the nursery.

### **Shrub Pruning**

- 6.2.31. All pruning and management should be carried out by competent persons who are fully acquainted with the correct techniques to apply to the plants specified.
- 6.2.32. Remove all dead wood, diseased tissue, suckers and epicormic growth from all planted material at the end of each growing season. Shape appropriately to each species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- 6.2.33. When pruning stems, use clean sharp secateurs, and cut immediately above a bud and as close to it as possible without damaging the bud or

the portion of twig which is feeding it, therefore leaving the smallest possible wound.

- 6.2.34. Where shrubs are becoming leggy, coppice and thin out shrubs to encourage regeneration and healthy, bushy growth. These operations shall not compromise the visual screening of the planting.
- 6.2.35. No works to shrubs are to be carried out during the general bird breeding season of March and August.

### **Pruning Flowering Shrub Species**

- 6.2.36. Prune as follows:
- Winter flowering shrubs in spring.
  - Shrubs flowering between March and July immediately after the flowering period.
  - Shrubs flowering between July and October back to old wood in winter.
  - Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

### **Structural Native / Woodland Planting**

- 6.2.37. The main aim for the structural / native woodland planting area is the establishment and future sustained growth of the woodland plants, to create an appropriate woodland area and landscape buffer.
- 6.2.38. Any tree which dies up to 5 years after completion of the site, or is removed / damaged, shall be replaced within the next planting season, with similar size and species as originally specified.
- 6.2.39. Weed growth within a 1200mm diameter of the tree shall be removed by spraying or by hand to achieve a weed free area. The use of strimming and mowing equipment should ideally be avoided near establishing young trees.
- 6.2.40. Remove suckering growth annually. Pruning shall seek to produce a stout branch-free lower trunk and pruning should not extend any more than a



third of the height of the tree with only healthy trees showing vigorous regrowth to be pruned.

- 6.2.41. During spring and summer remove all litter and related detritus over 50mm in diameter off site.
- 6.2.42. Check all rodent protection sleeves are positioned correctly and that no chaffing occurs and that the sleeve is positioned at the base of the tree.
- 6.2.43. All damaged branches from frost or other damage shall be removed with a clean cut.
- 6.2.44. The Estate Managing Agent shall during each planting season replace all dead or dying trees and replace with similar size and species. The structural / woodland planting belt should be actively managed as one cohesive unit and the maintenance of it shall be continued to encourage the future sustained growth of the woodland.

#### **Amenity Grass / Turf Areas**

- 6.2.45. The Estate Managing Agent shall eradicate weed growth from all areas of grass. Perennial weeds shall be treated using glyphosate or other approved product carefully so as not to harm adjacent grassed areas.
- 6.2.46. Ensure that the amenity grass is not allowed to grow above a height of 75mm throughout the growing season.
- 6.2.47. Repair and reseed all open or poorly germinated areas using the same seed during April and September.
- 6.2.48. Estate Managing Agent shall undertake the removal of all litter at quarterly intervals throughout the year.
- 6.2.49. All turfed areas to be mown weekly during growing season between March and October and as required in the following months.
- 6.2.50. All informal mown grass footpaths to be maintained as per paragraph 6.2.49 above.

### **Wildflower and Tussocky Grassland Areas**

- 6.2.51. The maintenance of wildflower and tussocky grassland areas shall continue, with no cutting to occur within the active reptile season (March-October), to safeguard the reptiles on-site and allow the grassland species to flower. As a minimum, a single annual cut shall be taken, which shall be cut to a height of 100mm. The cuttings from the summer 'hay cut' shall be left in place to dry and shed seed for 1-7 days then removed offsite.
- 6.2.52. A varied cutting regime shall include areas of tussock grassland left undisturbed on a rotational basis, hedgerow margins left unmown each time and the cuttings shall be removed offsite. Any strimming shall be to a minimum of 150mm height every 1-2 years. This will allow for the unmown areas to develop tall swards for ecological benefits.
- 6.2.53. 48 hours prior to wildflower grassland cutting, all stones exceeding 50mm diameter in any dimension shall be removed from the surface. All cutting shall be carried out with tools or machines properly sharpened and set.
- 6.2.54. Edges, banks and grass around obstructions to be strimmed on an ad hoc basis should it be necessary.
- 6.2.55. Repair and reseed all open or poorly germinated areas using the same seed during April and September.
- 6.2.56. The Landscape Maintenance Contractor shall undertake the removal of all litter at quarterly intervals throughout the year.

### **Swales and Attenuation Features**

- 6.2.57. Attenuation features and swales maintained in a sensitive manner to grass cutting and kept clear to allow water to pass through. Any planting within swales, streams and around attenuation features to be cut back to maintain clear access around culverts.

- 6.2.58. The Estate Managing Agent shall remove all litter and debris from the pond and grass areas periodically. Excess leaves and excessive algal growth shall be removed from the swales, streams and ponds as necessary. Specific attention shall be paid to the inlet and outlet structures to ensure good working order.
- 6.2.59. As well as the removal of litter and debris, selective thinning shall be undertaken of the marginal and surrounding planting around the ponds as considered appropriate, and the water conditions of the water features shall be monitored for algal blooms etc.
- 6.2.60. Any planting in and within 8 meters of the proposed new channel, in and around the pond and in any other bio-retention areas, should be of appropriate native species only, of UK provenance. Any non-native species are to be removed.

#### **Green Wall Planting / Climbing Species**

- 6.2.61. The main objective of the management of green wall climbing species is the establishment and future sustained growth of the climbing plants to create an attractive green wall feature. Pruning should keep the plant healthy and vigorous and assist in covering the green wall frame / structure.
- 6.2.62. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III.

### 6.3. **SPECIFIC MANAGEMENT YEARS 5+**

#### **Existing Trees**

- 6.3.1. All tree works are to be carried out by a competent operative in accordance with the British Standard Recommendations for Tree Work, BS 3998: 2010.
- 6.3.2. All trees growing within falling distance of roadways, footpaths and areas regularly used should be inspected at least every two years and immediately after any extreme weather events by a qualified arboriculturist, in order that any risks they present can be assessed and any action necessary to maintain a reasonable level of safety can be implemented.
- 6.3.3. Care must be taken that the ground next to retained trees and adjacent offsite trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained in the belt, as this could cause soil compaction and consequently root death.
- 6.3.4. No works shall be carried out during the general bird breeding season between the months of March to August. If any trees require significant works, an ecologist will first need to confirm that the trees have not developed features with the potential to support roosting bats.

#### **Proposed Trees**

- 6.3.5. During regular maintenance visits, the Estate Managing Agent shall remove all remaining tree stakes, ties and spiral protection and re-grade the surrounding ground.
- 6.3.6. Continue removal of broken, dead or dying branches.
- 6.3.7. Continue spot weed control within areas where the canopy has not closed over.

### **Existing / Proposed Shrubs and Hedges**

- 6.3.8. Where shrubs are becoming leggy the Estate Managing Agent shall coppice and thin out shrubs to encourage regeneration. Established planting to be pruned to provide a neat, pleasing appearance and promote new growth. These operations shall not compromise the visual screening of the planting.
- 6.3.9. The large native hedges / instant hedgerow mix shall be maintained at a height of approximately 2m and the native hedges at 1.5m. All ornamental hedges shall be maintained at a height of 600mm. Within vehicular visibility splays, all hedge and shrub planting should be maintained to a height of 600mm.
- 6.3.10. Existing native hedgerows and along boundaries shall be maintained at current heights or reduced in height to avoid over-shading as per the landscape / arboricultural drawings.
- 6.3.11. Remove all litter accumulated during 6 monthly intervals.
- 6.3.12. No works to shrubs are to be carried out during the general bird breeding season of March and August.

### **Structural Native / Woodland Planting**

- 6.3.13. The structural native / woodland planting belt should be actively managed as one cohesive unit and the maintenance of it shall be continued to encourage the future sustained growth of the woodland.
- 6.3.14. Weed growth around the base of trees should be restricted.
- 6.3.15. Check all rodent protection sleeves are positioned correctly and that no chaffing occurs and that the sleeve is positioned at the base of the tree.

- 6.3.16. Pruning to promote bushy regrowth shall be continued and if and where required any thinning of the tree species should be undertaken to ensure the trees do not suppress each other.
- 6.3.17. Selective thinning shall be undertaken annually to all new woodland planting areas to reduce the competition of lower quality specimens and maximise the future sustained growth of better quality specimens.

#### **Amenity Grass / Turf Areas**

- 6.3.18. The management and cutting of all amenity grassed / turfed areas shall continue as described in the relevant ongoing maintenance sections above.

#### **Wildflower and Tussocky Grassland Areas**

- 6.3.19. The existing grassland areas, and once established, the new wildflower meadow and tussocky grassland areas will be subject to a low intensity and varied cutting regime for the second and subsequent years to maintain their ecological value and diversity. The regime comprises an annual or bi-annual hay cut after flowering in July or August, allowing plants to flower and set seed.
- 6.3.20. Long-sward grassland areas to be maintained along edges, banks and around obstructions to be strimmed to a minimum height of 150mm every 1-2 years as required.
- 6.3.21. The Estate Managing Agent shall undertake the removal of all litter at quarterly intervals throughout the year.

#### **Swales, Attenuation and Water Features**

- 6.3.22. Ongoing management should involve natural methods and chemical treatments avoided in the vicinity of the attenuation features and swales.
- 6.3.23. The wildflower meadow grassland areas within the attenuation features and swales will continue to be managed in a sensitive manner to minimise disturbance to wildlife, with infrequent grass cutting, not to be undertaken

between March and October. Specific grassland areas will be allowed to develop to a tall sward height and left unmown to provide foraging and places of shelter for wildlife. These areas will be subject to occasional strimming on an ad hoc basis.

- 6.3.24. The Estate Managing Agent shall remove all litter and debris from the attenuation feature / swales and grass areas periodically. Excess leaves and excessive algal growth shall be removed from the water features as necessary, with specific attention made to the inlet and outlet structures to ensure good working order.
- 6.3.25. As well as the removal of litter and debris, selective thinning shall be undertaken of the marginal and surrounding planting around the ponds as considered appropriate, and the water conditions of the water features shall be monitored for algal blooms etc.
- 6.3.26. All planting enhancements around the ponds and within 8m of the channel should be checked to ensure only native UK species are present and healthy. Any non-native species should be removed during maintenance visits to ensure biodiversity enhancements remain effective.

### **Green Wall / Climbing Species**

- 6.3.27. Continue watering, weed control and litter clearance as required.
- 6.3.28. Check climbing supports and refix / tighten as required.
- 6.3.29. Climbing shoots should be trained onto supports by encouraging stem growth in a particular direction using ties where necessary and check supports are securely fixed to the wall.
- 6.3.30. Prune back stems as required to prevent growth beyond the growing zone.
- 6.3.31. Pruning should be undertaken in accordance with shrub pruning, going back to a healthy part of the plant.

### **Watering**

- 6.3.32. The Estate Managing Agent shall, when considered necessary, water trees, shrubs and other planted areas during routine maintenance visits as required, until the entire tree pit or planted area is watered to field capacity.

### **Hard Surfaces, Street Furniture and Boundary Treatments**

- 6.3.33. Regular visual checking shall continue of all hard surfaces and street furniture including all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.
- 6.3.34. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Assessment of all boundary treatments (and repair where required) shall be undertaken.
- 6.3.35. All boundaries within play space and public open spaces, (including timber post and rail chestnut pale fencing, metal railings and self-closing gates) shall be assessed and repaired to maintain high standard of appearance and functionality of all boundaries, fencing and gates.
- 6.3.36. Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturer's guidance. All treatments to be appropriate to specific use in / near play areas. Additional guidance from manufacturers should be sought.

### **Play Equipment**

- 6.3.37. Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc) shall be undertaken.



- 6.3.38. Tightening / adjustments of fixings and fittings to ensure quality and safety of all play equipment.
- 6.3.39. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations. Manufacturer's guidance should be followed for specific equipment.

### **Faunal Enhancements**

- 6.3.40. The locations of the faunal enhancements which will have been installed during construction are shown on Plan 4321/EEP1 provided at Appendix 3.
- 6.3.41. Bird and bat boxes should not require any regular management, although they should be monitored from the ground. Repairs and/or replacement of bird boxes should be undertaken during winter whilst any damaged bat boxes should be left in-situ and undisturbed with new bat boxes erected elsewhere within the site as necessary.
- 6.3.42. Hedgehog domes and insect boxes should also not require any regular management, however, repairs and/or replacement should be undertaken if such features are damaged or missing.
- 6.3.43. Arisings from vegetation management should be used to create new habitat/brush piles or to replace old habitat piles that have broken down or have been disturbed by weather.

**APPENDIX 1**

LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1

**APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1** (Period between practical completion and the end of rectification period)

Notes: Unless otherwise agreed all works highlighted within this schedule as the responsibility of the landscape contractor are to be undertaken by the landscape contractor responsible for the installation of the relevant works.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly/As required	Landscape Contractor
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly/As required	Landscape Contractor
	Manual weed control	To ensure successful establishment of planting and hard surfaces remain weed free.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Contractor
	Chemical weed control (non-residual)	To ensure successful establishment of Planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
	Feeding	To ensure ongoing success of landscape planting.	Slow acting organic fertiliser applied to planted areas as considered necessary and raked into top 50mm of surrounding soil. To be spread evenly and replace any mulch materials.	Annually in early spring	Landscape Contractor
	Manual cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards	Undertaken using hand tools.	Monthly	Landscape Contractor
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Contractor
	Removal of dog dirt from dog bins and ground	To ensure the park remains a clean, safe and pleasant environment for all users.	Remove dirt and dispose of by bagging and disposal off site.	Weekly	Landscape Contractor
	Graffiti removal	To maintain high standard of appearance		Monthly	Landscape Contractor
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Contractor
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Contractor
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Contractor
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non-toxic to humans and animals, and 100% biodegradable and eco-friendly.	As required during winter months	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Amenity Grass Areas	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Contractor
	Recreational amenity grass areas to be rolled as required during growing season between March and October following grass cutting.	To ensure a firm, level and well drained surface in order to maintain high standard of appearance and use for recreational purposes.	Heavy roller shall be used at varied frequency, starting with light and infrequent passes. Rolling should be undertaken when ground is moist but avoid wet or saturated ground conditions as well as completely dry soil.	As required following grass cutting, to ensure level and firm surface (During growing season between Mar & Oct)	Landscape Contractor
Wildflower Grass Areas	Grass cutting/strimming to a minimum height of 100mm with a varied cutting regime on an ad-hoc basis, leaving hedgerow margin areas unmown each time. No mowing is to occur in the active reptile season (March-October). Cuttings to be removed directly following cut.	To maintain high standard of appearance and ensure all wildflower grassed areas create a tall sward and offer diversity and foraging places / shelter for wildlife and ecology purposes. Hedgerow margins areas shall be left unmown.	Wildflower areas should have a varied cutting regime, with random areas being cut on an ad-hoc basis outside of the active reptile season (March-October), leaving hedgerow margins areas unmown each time. As a minimum an annual cut take place, with remaining unmown areas allowed to develop into tall swards for ecological benefits being strimmed every 1-2 years. If necessary, another cut may be taken in autumn/winter if significant regrowth has occurred. Cuttings to be removed offsite directly following cut.	As required to ensure appearance is maintained and height is occasionally reduced. (Generally annually as a minimum)	Landscape Contractor
	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same wildflower grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high level of diversity.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Wildflower grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Contractor
Tussock Grass Areas	The existing tussock grassland areas, and the new wildflower paths within the tussock grassland will be subject to a low intensity and varied cutting regime on a rotational basis for the second and subsequent years.	To maintain a variable sward height and their ecological value and diversity, particularly for reptiles.	Tussock grass areas should have a varied cutting regime, with random areas being cut on an ad-hoc basis, leaving hedgerow margins areas unmown each time. Cuttings to be removed offsite directly following cut.	As required to ensure appearance is maintained and height is occasionally reduced.	Landscape Contractor
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Contractor
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success.		Monthly	Landscape Contractor
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Contractor
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor
Climbing Species	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of climbing species and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune climbing plants at a time and in a manner which is appropriate to the species growth habit and form. Prune back stems as required to ensure it does not grow beyond growing zone/climbing frame.	To promote healthy climbing plants and provide planting with greatest opportunity for success. To ensure complete coverage of green wall / climbing structure.		Monthly (Pruning as required)	Landscape Contractor
	Climbing shoots should be trained onto adjacent supports/climbing structure by encouraging stem growth in a particular direction, using ties where necessary, and check any supports necessary are securely fixed to the wall.	To promote full, attractive green feature wall and ensure complete coverage of green wall / climbing structure.	All green wall maintenance should be undertaken as required by green wall structure manufacturer's guidance.	Monthly (Training as required)	Landscape Contractor
	Re mulching to all planted areas associated with green wall to maintain specified depth.	To minimise weed growth within planting areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor
Play / Recreational Surfaces	Regular checking of all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Weekly	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Play Equipment	Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).	To ensure quality and safety of all play equipment and features.	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations.	Weekly	Landscape Contractor (or specialist play sub-contractor)
	Tightening / adjustments of fixings and fittings.	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those original specified. Manufacturer's guidance should be followed for specific equipment.	As required through weekly checks	Landscape Contractor (or specialist play sub-contractor)
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Contractor
	Re-stain timber fencing, seating, play equipment and other timber features as necessary. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Contractor
Street Furniture	Regular visual checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those original specified	Monthly	Landscape Contractor
	Re-staining / Re-painting if required by manufacturer guidance as per boundary treatments above.	To maintain high standard of appearance and functionality and improved longevity of all street furniture.		As required	Landscape Contractor
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Contractor
Water Features including Streams & Ponds	Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects.	To ensure feature is functioning properly, and to maintain its appearance.	Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity. Replace items under manufacturers guarantee where possible. Any non-native planting to be removed from around pond and within 8m of new channel.	Monthly	Landscape Contractor
Annual Defects Review / Snagging	Review of all landscape areas and planting to identify all defect requirements.	To ensure any areas where previous planting works have been unsuccessful are replaced with new to match original, or an agreed variation within defects period.	Undertaken by Landscape Architect, Client representative , Main Contractor and the relevant landscape contractor	Just prior to end of defects liability period.	Landscape Architect, Landscape & Main Contractor, Client Rep

**APPENDIX 2**

**LANDSCAPE MAINTENANCE SCHEDULE – ONGOING**

**APPENDIX 2: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING** (following completion of Contractor's 12 months maintenance / rectification period)

Notes: Unless otherwise agreed all works within this schedule are the responsibility of the nominated landscape maintenance contractor / private landscape management firm / estate managing agent as instructed on behalf of the client. Timings for operations are indicative and for guidance only and will be subject to site specific and/or client requirements. Additional maintenance requirements for specialised equipment may be necessary – refer to manufacturer's guidance.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Manual weed control	To ensure ongoing success of landscape planting and hard surfaces remain weed free.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Maintenance Firm
	Chemical weed control (non-residual)	To ensure ongoing success of landscape planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Maintenance Firm
	Removal of dog dirt from dog bins and ground	To ensure the park remains a clean, safe and pleasant environment for all users.	Remove dirt and dispose of by bagging and disposal off site.	Weekly	Landscape Maintenance Firm
	Graffiti removal	To maintain high standard of appearance		Monthly	Landscape Maintenance Firm
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Maintenance Firm
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Maintenance Firm
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Maintenance Firm
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	As required during winter months	Landscape Maintenance Firm
Amenity Grass Areas	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm



Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm
	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape maintenance Firm
	Recreational amenity grass areas to be rolled as required during growing season between March and October following grass cutting.	To ensure a firm, level and well drained surface in order to maintain high standard of appearance and use for recreational purposes.	Heavy roller shall be used at varied frequency, starting with light and infrequent passes. Rolling should be undertaken when ground is moist but avoid wet or saturated ground conditions as well as completely dry soil.	As required following grass cutting, to ensure level and firm surface (During growing season between Mar & Oct)	Landscape Contractor
Wildflower Grass Areas	Grass cutting/strimming to a minimum height of 100mm with a varied cutting regime on an ad-hoc basis, leaving hedgerow margin areas unmown each time. No mowing is to occur in the active reptile season (March-October). Cuttings to be removed directly following cut.	To maintain high standard of appearance and ensure all wildflower grassed areas create a tall sward and offer diversity and foraging places / shelter for wildlife and ecology purposes. Hedgerow margins areas shall be left unmown.	Wildflower areas should have a varied cutting regime, with random areas being cut on an ad-hoc basis outside of the active reptile season (March-October), leaving hedgerow margins areas unmown each time. As a minimum an annual cut take place, with remaining unmown areas allowed to develop into tall swards for ecological benefits being strimmed every 1-2 years. If necessary another cut may be taken in autumn/winter if significant regrowth has occurred. Cuttings to be removed offsite directly following cut.	As required to ensure appearance is maintained and height is occasionally reduced. (Generally annually as a minimum)	Landscape Maintenance Firm
	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same wildflower grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high level of diversity.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Wildflower grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Maintenance Firm
Tussock Grass Areas	The existing tussock grassland areas, and the new wildflower paths within the tussock grassland will be subject to a low intensity and varied cutting regime on a rotational basis for the second and subsequent years.	To maintain a variable sward height and their ecological value and diversity, particularly for reptiles.	Tussock grass areas should have a varied cutting regime, with random areas being cut on an ad-hoc basis, leaving hedgerow margins areas unmown each time. Cuttings to be removed offsite directly following cut.	As required to ensure appearance is maintained and height is occasionally reduced.	Landscape Maintenance Firm
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable. No works to trees should be undertaken in the breeding bird season (March-August). Prior to removal or any significant works, an ecologist will first need to confirm that the trees do not have any potential for roosting bats.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Maintenance Firm
	Crown lift specimen trees as they mature where necessary to ensure clear sight lines / activity zones and footways / roadways.	To ensure clear sight lines / activity zones and footways / roadways and avoid vandalism.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Bi-Annually	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required. No works to trees should be undertaken in the breeding bird season (March-August). Prior to removal or any significant works, an ecologist will first need to confirm that the trees do not have any potential for roosting bats.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Maintenance Firm
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm r
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Thinning out of structural planting areas.	To ensure long term succession, remove low quality plants to encourage longer living species and development of structural planting.	The native structural / woodland planting belt should be actively managed as one cohesive unit and the maintenance of it shall be continued to encourage the future sustained growth of the woodland.	Annually	Landscape Maintenance Firm
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Maintenance Firm
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm
Climbing Species	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of climbing species and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Maintenance Firm
	Prune climbing plants at a time and in a manner which is appropriate to the species growth habit and form. Prune back stems as required to ensure it does not grow beyond growing zone/climbing frame.	To promote healthy climbing plants and provide planting with greatest opportunity for success. To ensure complete coverage of green wall / climbing structure.		Monthly (Pruning as required)	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
	Climbing shoots should be trained onto adjacent supports/climbing structure by encouraging stem growth in a particular direction, using ties where necessary, and check any supports necessary are securely fixed to the wall.	To promote full, attractive green feature wall and ensure complete coverage of green wall / climbing structure.	All green wall maintenance should be undertaken as required by green wall structure manufacturers guidance.	Monthly (Training as required)	Landscape Maintenance Firm
	Re mulching to all planted areas associated with green wall to maintain specified depth.	To minimise weed growth within planting areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm
Play / Recreational Surfaces	Regular checking of all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Weekly	Landscape Maintenance Firm
Play Equipment	Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).	To ensure quality and safety of all play equipment and features.	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations.	Weekly	Landscape Maintenance Firm
	Tightening / adjustments of fixings and fittings.	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those original specified. Manufacturers guidance should be followed for specific equipment.	As required through weekly checks	Landscape Maintenance Firm
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Maintenance Firm
	Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Maintenance Firm
Street Furniture	Regular visual checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those original specified	Monthly	Landscape Maintenance Firm
	Restaining / Repainting if required by manufacturer guidance as per boundary treatments above.	To maintain high standard of appearance and functionality and improved longevity of all street furniture.		As required	Landscape Maintenance Firm
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Maintenance Firm
Water Features including Streams & Ponds	Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects.	To ensure feature is functioning properly, and to maintain its appearance.	Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity. Any non-native planting to be removed around pond and within 8m of channel.	Monthly / as required	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Faunal Enhancements	Regular checking of bat and bird boxes, Hedgehog domes, insect boxes and habitat piles. Regular maintenance unlikely to be required, but features should be repaired or replaced if damaged or removed. Repairs to bird boxes should be carried out in the winter. Damaged bat boxes should be left in-situ and a replacement box located elsewhere on-site. Arisings from vegetation management should be used to repair existing / create new habitat piles as required.	To ensure the faunal enhancements continue to provide opportunities for wildlife on-site.		As required	Landscape Maintenance Firm

**APPENDIX 3**

LOCATION OF FAUNAL ENHANCEMENTS (4321/EEP1)

**APPENDIX 4**

PLANTING PLAN OVERVIEW SHEET  
(Aspect Drawing Reference: 6703.PPOS.1.0)

landscape planning • ecology • arboriculture

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