

Design Studio Architects

The Hollow, Leicester

LONG TERM LANDSCAPE MANAGEMENT PLAN



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management scheme

ref: 22020 / DP / MS001

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1.0 Statement Of Aims:

- 1.1 Retention of existing mature trees throughout / adjacent the proposed development.
- 1.2 Enhance the screening benefit of existing site boundary vegetation.
- 1.3 The enhancement of site biodiversity and ecology.
- 1.4 The successful establishment of introduced new planting and grassland.
- 1.5 Achieve a landscape that combines quality design with aspirations of sustainable management and conservation.

2.0 Management Objectives:

- 2.1 Retain and manage the existing mature trees, screen planting to promote longevity.
- 2.2 Maintain and manage areas of shorter grass swards to enable the use of grass areas for passive recreation and to encourage species diversity.
- 2.3 Maintain and manage specimen tree and areas of ornamental planting to ensure successful establishment, maturity and longevity.
- 2.4 To maintain a clean and tidy finish to all external areas including all elements of soft landscaping, grass sward and tree planting.
- 2.5 To identify early defects in the landscaping and address these quickly by working collectively with the Land Owner.
- 2.6 To ensure best horticultural and health and safety practices at all times.

3.0 GENERAL LANDSCAPE MANAGEMENT OPERATIONS:

3.1 Watering (Plant Establishment):

- (a) **Generally:** watering to be undertaken during plant establishment as needed to maintain healthy growth of all new plants, irrespective of weather conditions. During watering restrictions use alternative water supply.
- (b) **All Plant Material (Including Turf):** to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. All plant beds to be watered to ensure soil is consistently moist to promote successful establishment
- (c) **Trees:** for individual trees a minimum of 50 litres of water per tree is to be used. Soil probe to be used to determine soil saturation to full depth of root ball.

Timings:

- During the first three years of plant establishment.
- All plant beds to be watered to ensure soil is consistently moist to promote successful establishment.
- Exact frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology.
- For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst)
- During hot, dry periods, plants are to be watered every six to ten days.

3.2 Litter, Refuse and Deleterious Material:

(a) **All Areas:** are to be kept free of litter, leaves and other debris.

- Carry out litter picking on all soft landscape areas by mechanical means.
- Hard surface areas to be swept and cleared once inclement weather has ceased.
- Remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
- Remove all arising's off site and dispose of in accordance with Local Authority guidelines.

Timings:

- To be carried out on maintenance visits every month as a minimum (12 times per year).

(b) **Litter Bins:** where litter bins are installed they are to be emptied regularly (frequency can be adjusted depending on expected use of bin, but likely to be a weekly in key activity areas) and remove any litter/deposits in the vicinity of the bins to keep area in a clean and tidy condition.

Timings:

- To be carried out on maintenance visits every week as a minimum (52 times per year).

(c) **Fly Tipping:** if noted during any maintenance visit.

- Consideration is to be given to install CCTV and signage as a deterrent to fly tipping in the first instance.
- Instances of fly tipping are to be reported to the landowner as soon as possible.
- The landowner is to arrange for collection and disposal of any fly tipped materials in accordance with The Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the Environmental Act 1995.

- *The landowner is to report the incidence to the Environment Agency and provide any evidence potentially gathered to identify the offenders to the Local Authority to allow prosecution of offenders.*

Timings:

- *To be monitored on maintenance visits every week as a minimum (52 times per year).*
- *Report and arrange for specialised waste disposal company immediately.*

3.3 Pernicious Weeds / Pest Control:

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- (a) **Soft Landscape Areas:** all trees, shrub areas and grass areas are to be maintained weed, pest and disease free at all times. The contractor is to adopt a pro-active approach to pests, diseases and treat accordingly. Any plant losses as a result of pest and disease infestation will be replaced by the contractor.
 - (b) **Hard Landscape Areas:** to ensure existing pathways and hard standings are not encroached by pernicious weeds which would be detrimental to the overall quality or integrity of the features. Remove any self set grass which would threaten these features for the same reasons. Cut back grass and overhanging vegetation on an annual basis.
 - (c) **Weed Control:** where feasible, an application of approved residual weed killer (Glyphosate or Neonicotinoides are not to be used) will be permitted, applied as per the manufacturer's instruction and specified frequency.

Timings:

- *Eradicate noxious weeds by manual or mechanical means (on a monthly basis) or selective herbicide (applied as per the manufacturer's instruction and specified frequency Glyphosate or Neonicotinoides are not permitted).*
- (d) **Inspections:** Undertake bi-annual inspection of site to monitor any areas of suspected Japanese Knotweed and Himalayan Balsam and pernicious weeds. Report any new findings to the Land Owner for their action.

Timings:

- *Twice yearly; once in April / May and again in August / September.*
- *Report any new Japanese Knotweed and Himalayan Balsam findings to Local Authority Landowner for their record.*

3.4 Ash Dieback:

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- (a) **Inspection / Monitoring:** Existing trees and woodland stands to be inspected for signs of Ash Dieback by a suitably qualified arborist. The appointed arborist should also assess the risk of Armillaria (honey fungus) attack and felling is to be carried out immediately if present.
 - *All monitoring and felling operations with regard to Ash Dieback to be carried out in accordance with the Local Authority Ash Dieback Action Plan (ADAP).*

Timings:

- *On a monthly basis between June and September.*

(b) If Ash Dieback is noted:

- *Where more than 50 per cent of the crown is infected, and where survival of the tree depends on epicormic shoots, felling should be carried out immediately and arisings disposed of in accordance with forestresearch.gov guidelines.*
- *Where less than 50 per cent of the crown is infected, trees should be regularly monitored for further decline.*
- *Where feasible and prior agreement has been obtained from the Local Authority felled material can be retained onsite for ecological benefit provided that expert guidance is sought to confirm that any fungal spores pose minimal risk to spreading of the disease.*
- *In all instances clearing of leaf litter and removal from site is to be carried out around the base of any tree noted to be infected.*

Timings:

- *Immediately for trees considered unworthy of retention.*
- *Monitoring to be carried out on a monthly basis for infected trees considered worthy of retention.*

3.5 PRUNING (GENERALLY):

Pruning groups are identified on the latest landscape proposals and are to be pruned in accordance with RHS guidance as follows;

(a) Pruning Group 1: Light Pruning (PG1)

- *Evergreen and deciduous trees and shrubs with non-vigorous shoots.*
- *No routine pruning necessary. Remove diseased, damaged, congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out.*
- *After pruning, mulch and feed.*

Timings:

- *Late winter or early spring (late summer or early autumn for plants that bleed).*

(b) Pruning Group 2: Early-Flowering Shrubs (PG2)

- *Deciduous shrubs with flowers on strong young growth.*
- *Cut out any damaged or dead shoots back to their point of origin or to ground level.*
- *Where there are many stems remove some to ground level to keep the bush open and avoid congestion.*
- *take out any weak, spindly or twiggy shoots right to the point of origin or to ground level so the plant concentrates its resources on strong new shoots that will bear the best flowers.*
- *Cut back flowered growth to strong young shoots lower down. Each year cut out up to 20 percent of ageing stems to near the base.*
- *After pruning, mulch and feed.*

Timings:

- *Early-flowering shrubs are pruned after flowering (in late winter to spring and early summer, depending on the shrub).*

(c) Pruning Group 3: Shrubs which Shoot from the Base (PG3)

- *Deciduous shrubs producing new flowering growth from or near ground level.*
- *Cut out any damaged or dead shoots back to their point of origin or to ground level.*
- *Where there are many stems remove some to ground level to keep the bush open and avoid congestion.*

- *take out any weak, spindly or twiggy shoots right to the point of origin or to ground level so the plant concentrates its resources on strong new shoots that will bear the best flowers.*
- *Remove flowered shoots back to vigorous sideshoots. Cut back one in three stems to ground level each year.*
- *After pruning, mulch and feed.*

Timings:

- *Prune immediately after flowering*

(d) Pruning group 4: Summer-flowering shrubs (PG4)

- *Remove the dead flowerheads of Hydrangeas in early spring, cutting back the stem to the first strong, healthy pair of buds down from the faded bloom*
- *Faded flowerheads of Lacecaps can be cut back after flowering to the second pair of leaves below the head in order to prevent seed developing.*
- *Cut out one or two of the oldest stems at the base to encourage the production of new, replacement growth that will be more floriferous*
- *Poor or neglected plants can be entirely renovated by cutting off all the stems at the base.*
- *Climbing Hydrangea should have overlong shoots cut back immediately after flowering. Most flowers appear towards the top of the plant, so try to leave as much of this un-pruned as possible*
- *To prevent flower loss, stagger drastic pruning over three or four years, reducing the size of the plant gradually.*

Timings:

- *Usually late winter/early spring, but sometimes late summer.*

(e) Pruning Group 5: Deciduous Shrubs that Respond to Hard Pruning after Flowering (PG5)

- *Deciduous shrubs that respond to hard pruning after flowering.*
- *Cut out any damaged or dead shoots back to their point of origin or to ground level.*
- *Where there are many stems remove some to ground level to keep the bush open and avoid congestion.*
- *take out any weak, spindly or twiggy shoots right to the point of origin or to ground level so the plant concentrates its resources on strong new shoots that will bear the best flowers.*
- *Cut back all the stems to near the base.*
- *After pruning, mulch and feed.*

Timings:

- Prune immediately after flowering

(f) Pruning Group 6: Summer or Autumn-Flowering Shrubs (PG6)

- Shrubs that flower from mid-summer onwards.
- In early to mid-spring cut back the previous year's flowering stems to within one or two buds of the older woody framework. Also remove any thin, weak or dead growth.
- Fuchsia may need cutting back to near ground level. This stimulates development of strong new growth on which flowers will be produced in late summer.
- After pruning, mulch and feed.

Timings:

- Prune in spring.
- Pruning deciduous shrubs as early in spring as possible will give the maximum growing period for the young shoots. Prune evergreen shrubs just before growth starts in mid-spring, after any risk of frost has passed. Evergreens that are still flowering or about to flower in mid-spring can be left until flowering has finished.

(g) Pruning Group 7: Pruning for Stems and Foliage (PG7)

- Coloured-stemmed shrubs such as dogwoods (*Cornus*) and some trees.
- In the second or third spring, cut back to 60-90cm (2-3ft) from the ground for pollards or 5-7.5cm (2-3in) for coppiced (sometimes called stooled) specimens.
- Pinch or thin out sideshoots to encourage further branching.
- In subsequent years, cut back annually or every few years to the previous stubs.
- Cut white-stemmed brambles such as *Rubus cockburnianus*, to ground level.
- Some vigorous plants such as *Salix* require pruning annually, others, often less vigorous ones, such as *Cornus sanguinea* 'Midwinter Fire', can just be pruned every couple of years.
- Apply a balanced general-purpose fertiliser at 70g per square metre (2 oz per square yard) each spring to support stem and flower growth

Timings:

- Late winter (February) to mid-spring (April).

(h) Pruning Group 8: Early Flowering Evergreen Shrubs (PG8)

- Prune out any diseased, damaged or dead shoots using long-handled loppers or a saw if necessary.

- Thin out crowded shoots and any badly positioned ones that spoil the shrub's appearance.
- Winter, spring and early summer-flowering evergreens such as *Rhododendron* and *Camellia* are best left unpruned except for removal of unsightly shoots and deadheading, unless some shaping is required. Do this by lightly cutting back shoots after flowering. Deadheading and removal of dead, damaged and diseased growth can be done at the same time.
- After pruning, plants benefit from mulching and feeding. Use either a general-purpose fertiliser or specialist rose or other high-potassium fertiliser.

Timings:

- April to May, immediately after flowering.
- Prune most evergreen shrubs just before growth starts in mid-spring, after any risk of frost has passed.
- Evergreens that are still flowering or about to flower in mid-spring can be left until flowering has finished.

(i) Pruning Group 9: Late Flowering Evergreen Shrubs (PG9)

- Prune out any diseased, damaged or dead shoots using long-handled loppers or a saw if necessary.
- Thin out crowded shoots and any badly positioned ones that spoil the shrub's appearance.
- Prune lightly removing unsightly shoots as required. Those shrubs recommended for hedges, topiary or foliage often require regular trimming and tolerate heavier pruning.
- After pruning, plants benefit from mulching and feeding. Use either a general-purpose fertiliser or specialist rose or other high-potassium fertiliser.

Timings:

- Prune mid- to late spring.

(j) Pruning Group 10: Evergreen Shrubs (PG10)

- Prune out any diseased, damaged or dead shoots using long-handled loppers or a saw if necessary.
- Thin out crowded shoots and any badly positioned ones that spoil the shrub's appearance.
- Remove shoots that have flowered to within 1.5-2.5cm ($\frac{3}{4}$ -1in) of the previous year's growth.
- After pruning, plants benefit from mulching and feeding. Use either a general-purpose fertiliser or specialist rose or other high-potassium fertiliser.

Timings:

- Prune immediately after flowering where flowering is on the previous year's growth, or in the subsequent early to mid-spring if flowering is on the current year's growth.

(k) Pruning Group 11: Vigorous Climbers (PG11)

- No regular pruning needed. However, trimming may be required to keep them to the space available, removing as much from the longer shoots as necessary.

Timings:

- Those that flower on the previous year's growth should be pruned after flowering and where flowering occurs on the current year's growth prune in late winter or spring.

(l) Pruning Group 12: Moderately Vigorous Climbers (PG12)

- Shorten sideshoots to within three to four buds of the permanent framework of branches. This induces more compact growth and promotes the formation of flower buds in the shortened shoots. Overcrowded, diseased or damaged shoots can be removed at the same time.

Timings:

- Annually; after flowering for those that flower on the previous year's growth, or in late winter or early spring for those flowering on the current year's growth.

(m) Pruning Group 13: Wall Trained Shrubs (PG13)

- Shorten sideshoots to within two to four buds of the permanent framework of branches. Remove shoots growing towards the wall.

Timings:

- Annually; after flowering for those that flower on the previous year's growth, or in late winter or early spring for those flowering on the current year's growth.

(n) Pruning Group: Herbaceous (PGHB)

- Selective cutting back in Autumn can retain the dried, bleached flowerheads of plants, while removing material showing signs of decay or fungal growth.
- Cut stems close to the 'crown' or dormant base of the plant.
- Cut back Perennials that produce leaves and flower stems from below the soil level, such as *Crocsmia* and *Paeony*, to soil level.
- Less severely cut back perennials showing new basal shoot growth – *Asters* and *Sedum spectabile*, for example.
- After cutting back, mulch and fertilise to promote growth and flowering.

- Separate and burn any diseased material (showing signs of leaf-spots, mildew and rusts, for example).
- Apply a light mulch and feed in early spring.

Timings:

- General cutting back to be carried out in Autumn.
- More tender plants with woody stems, such as Penstemons, are left so that the old stems protect the crown from frost. Leave pruning of these and other borderline-hardy perennials until the risk of frost has passed – usually April or May.
- Evergreen perennials such as certain Kniphofia and ornamental sedges are not cut back, but are tidied during spring and summer by removing dead foliage.

(o) Pruning Group: Grasses (PGGR)

- Deciduous grasses are cut back. Evergreen grasses require tidying up.
- Some deciduous species, for example Calamagrostis × acutiflora 'Karl Foerster' and Deschampsia cespitosa 'Goldtau' should be trimmed to ground level before growth starts in early spring. Other deciduous grasses, such as Pennisetum orientale, do not produce new growth until later in the season. The culms (old stems) will protect the crown, so delay clipping these types until late April.
- Pruning late (mid-March to April) is also appropriate for Miscanthus, which has structural stems that persist over the winter. These should be pruned away individually with secateurs to ensure the new, green shoots are not cut off in the process.
- Small evergreen grasses, such as Festuca glauca, can be trimmed in spring. Remove any brown tips and cut back the dead leaves that usually collect around the base.
- Larger evergreen species such as Cortaderia selloana (pampas grass) benefit from hard annual pruning in early spring, cutting back as far as possible without damaging new growth.
- Evergreens such as sedges (Carex and Luzula) are not cut back completely like deciduous grasses. Spent flowering stalks can be cut off, and any unsightly scorched or diseased leaves can be removed individually.

Timings:

- Early spring to mid-spring depending on the species.

(p) Pruning Group: Bamboo (PGBC)

- Remove any weak, dead, damaged or spindly canes, cutting them to ground level with secateurs or loppers.
- Cut out flowering shoots promptly to discourage more from forming.
- Remove any debris at the base of clumps.

Timings:

- To be carried out in spring.

(q) Pruning Group: Clematis (PGC1)

- Unless the plant already has three or four healthy stems growing from the base, all newly planted clematis should be pruned back hard the first spring after planting.
- Cut back to just above a strong pair of leaf buds about 30cm (12in) above soil level.
- During the spring and summer, tie in new growth, spacing stems evenly on the support.

Timings:

- Prune mid- to late spring, after flowering and once the risk of frost has passed.

(r) Pruning Group: Clematis (PGC2)

- The aim with pruning group two clematis is to retain a framework of old wood and also to stimulate new shoots in order to maximise flowering throughout the season.
- Unless the plant already has three or four healthy stems growing from the base, all newly planted clematis should be pruned back hard the first spring after planting.
- Cut back to just above a strong pair of leaf buds about 30cm (1ft) above soil level. This will encourage multiple stems which can be trained in to supports to give a good coverage.

Timings:

- Prune in February and after the first flush of flowers in early summer.

(s) Pruning Group: Clematis (PGC3)

- Unless the plant already has three or four healthy stems growing from the base, all newly planted clematis should be pruned back hard the first spring after planting.
- Cut back to just above a strong pair of leaf buds about 30cm (1ft) above soil level. This will encourage multiple stems which can be trained in to supports to give a good coverage.

Timings:

- Prune in late winter or early spring when buds show signs of growth – typically in February.

(t) Pruning Group: Fruit Trees (PGF)

- Shorten the previous year's growth on each main branch (primary) by about one third to a bud facing in the required direction.

- *Leave young laterals (side-shoots) unpruned so they can develop fruit buds in the second year.*
- *Only remove the young laterals if they are crossing or if the growth is too crowded, i.e. growing closer than 10-15cm (4-6in) at the base.*
- *Remove strong shoots (greater than 15cm (6in) long) growing towards the centre of the tree.*
- *On older trees, remove or thin out any spur systems that have become congested. Where thinning or removal is required, remove spurs on the underside of the branches.*

Timings:

- *Pruning should be carried out when the tree is dormant, between leaf fall and bud burst (usually between November and early March).*
- *Cherries to be light formative pruned in spring as the leaves start to develop, but the time to prune established trees is in early to mid-summer.*

4.0 SOFT LANDSCAPE MANAGEMENT OPERATIONS:

4.1 Existing Mature Tree Management Operations:

- (a) **Condition Survey:** of all retained mature trees situated close to proposed buildings and publicly accessible areas

Timings:

- *Prior to commencement of development proposals and reviewed every ten years from initial survey.*
- *Additional surveys required after storms or severe weather conditions.*

- (b) **Tree Surgery:** to be implemented to promote the longevity of existing mature trees with due consideration for health and safety. All tree surgery works are to be undertaken in accordance with BS 3998 by a qualified arborist registered with the Arboricultural Association. Prior inspection for bats by an appropriately licensed ecologist will be required regardless of the season.

Timings:

- *Prior to commencement of development as detailed on proposals or as identified within the tree survey report or as applied for separately by the main contractor.*
- *To be reviewed every ten years from initial surgery.*
- *Additional surgery required after storms or severe weather conditions should damage be noted.*
- *Restriction of works to late September / October to minimise potential for impact upon protected species.*

- (c) **Decaying trees:** Perpetuate existing, dead and decaying trees for ecological benefit where safe and appropriate to do so. Retain reasonable amounts of felled material on site for benefit of habitat diversity.

- (d) **Protect Existing Trees:** from damage during construction and management operations in accordance with BS 5837: Trees in Relation to Construction.

4.2 Proposed Specimen Tree Management Operations:

- (a) **Initial Establishment:** for all planted trees. Routinely check to ensure staking is secure and not causing damage to the trees. Base of newly planted trees to be kept free from grass and weeds for a minimum 1 metre diameter area. Tree stakes to be removed once trees are established.

Timings:

- *On a monthly basis until 5 years post planting.*

- (b) **Thinning:** Specimen tree groups to be thinned by mechanical or manual means, arisings to be shredded and used to mulch where appropriate. Thinning to be carried out during September / October.

Timings:

- *Thinning to be carried out every 15 years or as required, to favour specimens that are well established, disease free with a good habit, structure and a strong central leader.*
- (c) **Tree Surgery:** to be undertaken at appropriate times. All dead, dying and diseased wood, unwanted branches, thin or malformed roots, multiple leaders, crossing / rubbing branches and potential heavy disfiguring limbs to be removed.

Timings:

- *On a monthly basis between late September / October.*
 - *Restriction of works to late September / October to minimise potential for impact upon protected species.*
 - *Additional surgery required after storms or severe weather conditions should damage be noted.*
- (d) **Replant Failures:** Replace any dead or damaged tree (matching species and size) during the appropriate planting season. The planted areas are to be reviewed every five years thereafter, re-planting dead or damaged trees with the same species.

Timings:

- *On an annual basis for a period of five years after practical completion*
- (e) **Arboricultural Works:** to be restricted to late September / October. All proposed arboricultural works, regardless of the season, will require prior inspection for bats by an appropriately licensed ecologist.

4.3 Grassland Management Operations:

- (a) **Mown Grass:** grass verges to meadow areas and open space areas of grassland to be regularly cut throughout the growing season. Arisings to be collected and removed from site.

Timings:

- *Average frequency of 10-14 day throughout the growing season*
- (b) **Grass Reinstatement Works:** For a period of five years after practical completion any failed areas are to be re-seeded / re-turfed on an annual basis. Area to be reviewed every year thereafter, areas of excess wear and tear to be cordoned off where practicable. Improvement works to comprise, re-seeding and alleviation of compaction.

4.4 Ornamental Planting Area Maintenance Operations:

- (a) **Ornamental Plant Beds:** to be kept free of debris, litter and weed growth on a regular basis throughout the year.

- *Remove dead / damaged growth from ornamental shrubs and prune to encourage healthy, bushy growth and desirable ornamental features as appropriate to each species, e.g. flowers, fruit, autumn colour and stem colour in accordance with the Royal Horticultural Society pruning guidelines.*
 - *Formal ornamental hedges to be cut back in September to encourage bushy growth down to ground level.*
 - *Evergreen ornamental grasses to be annually tidied to remove dead leaves and deciduous ornamental grasses to be cut back close to the ground in late winter to prevent the build-up of old culms and encourage sturdy growth.*
 - *Maintain consistent specified depth of mulching materials by raking over and replenishment as necessary.*
- (b) **Replant Failures:** Replace any dead or damaged planting (matching species and size) during the appropriate planting season on an annual basis for a period of five years after practical completion. The planted areas are to be reviewed every five years thereafter to ensure adequate canopy cover, re-planting dead or damaged planting with the same species should gaps in planted areas be noted.

5.0 HARD LANDSCAPE MANAGEMENT OPERATIONS:

5.1 Proposed Close Boarded Fence:

- (a) **Check:** all parts of fencing and gates for signs of wear and tear, repairing / replacing if necessary any;
- Any post which has become destabilised is leaning and or is otherwise not correctly secured in concrete surround. Remove by deconstructing rails and replacing with new posts (Class 4 treated for timber or steel reinforced for concrete).
 - Any section (Panels / Gravel Boards and / or Gates) which are rotten / broken / cracked or showing signs of onerous decay (so that the element will cease to function within 12 months if left unchecked). Replacing with new Class 4 treated timbers and / or reinforced concrete elements.
 - Tighten any fixing, latch, brace or support (as necessary to ensure longevity) which is showing signs of destabilisation or replace worn fixtures and fittings with galvanised components.
 - Regularly check and replace any warped or sagging timbers and re-hang sagging gates to ensure normal operation.

Timings:

- Carry out checks on a monthly basis.
 - Replace items as soon as is practicable to maintain fencing.
- (b) **Remove:** from site any items left over from maintenance work.

5.2 Hard Surfaced Pedestrian Footpaths:

- (a) **Generally:** to be kept free of litter, debris and material arisings from landscape management / maintenance works.

Timings:

- Litter picking to be carried out on maintenance visits every three months as a minimum (4 times per year).
 - Sweep and tidy pathways on monthly maintenance visits.
 - Cut back grass and overhanging vegetation on an annual basis.
 - At each maintenance visit keep surfaces free of leaves and other debris, remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
- (b) **Remove:** instances of weed growth on or between hard surfaces by manual or mechanical means (on a monthly basis) or selective herbicide (applied as per the manufacturer's instruction and specified frequency Glyphosate or Neonicotinoides are not permitted).

- (c) **Pedestrian Pathways:** to be inspected on a monthly basis for wear and tear or any other such damage that may be deemed unsafe / unsuitable for intended use. Report any damage or deterioration to the Land Owner for immediate action.
- (d) **Repair:** hard surfaced pathways as appropriate to ensure ongoing safety use for site pedestrians. Repair operations to include the following;
 - Any trip hazard, uneven, sunken or loose / rocking paving units to be carefully lifted, sub-bases reinstated to the appropriate levels and in accordance with the original construction (allowing for additional materials / deeper construction as necessary to alleviate any onsite issues). Once completed paving units to be re-laid as original specification.
 - Worn, damaged or broken paving units to be removed and replaced with same or similar units as necessary to maintain overall pavement structure.
 - Remove algae and moss in accordance with paving suppliers recommendations on an annual basis.
 - Joints in paving to be checked every two months to establish joints are intact and structurally sound. If required Block Paved areas to be re-furbished with jointing sand (or fine grit for permeable paving) swept into low or empty joints and surplus removed from site. Paved areas with mortar joints that are cracked, loose or deformed or missing are to be re-jointed to match the original construction.
 - Sealants, washes, acid or other cleaners to be used in accordance with paving suppliers maintenance instructions.

5.3 Tarmacadam Surfacing:

- (a) **Generally:** to be kept free of litter, debris and material arisings from landscape management / maintenance works.

Timings:

 - Litter picking to be carried out on maintenance visits every three months as a minimum (4 times per year).
 - Sweep and tidy pathways on monthly maintenance visits.
 - Cut back grass and overhanging vegetation on an annual basis.
 - At each maintenance visit keep surfaces free of leaves and other debris, remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
- (b) **Remove:** instances of weed growth on or between hard surfaces by manual or mechanical means (on a monthly basis) or selective herbicide (applied as per the manufacturer's instruction and specified frequency Glyphosate or Neonicotinoides are not permitted).
- (c) **Pedestrian Pathways:** to be inspected on a monthly basis for wear and tear or any other such damage that may be deemed unsafe / unsuitable for intended use. Report any damage or deterioration to the Land Owner for immediate action.

- (d) **Repair:** hard surfaced pathways as appropriate to ensure ongoing safety use for site pedestrians. Repair operations to include the following;
- *Crack repair w/sealing, localised clean and seal / saw and seal / rout and seal with suitable sealant for minor fractures. Crack filling including adequate preparation of repair area for moderate fractures.*
 - *Full depth crack repairs for areas too deteriorated to benefit from sealing including the re-establishment of sub-bases.*
 - *Pot hole patching in severe instances may be required where ongoing repairs have failed, including cold and hot mixtures, spray or injection methods as well as slurry and micro surfacing materials.*
- (e) **Fog Seal:** annual fog seal, seal coat and or micro surfacing operations to be carried out to prevent excessive raveling and rutting of pathway surface.

5.4 Site Furniture, Signage:

- (a) **Inspect:** for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary;
- *Remove any excess dirt or graffiti.*
 - *Ensure all bins are emptied regularly (frequency can be adjusted depending on expected use of bin, but likely to be a weekly in key activity areas); and*
 - *Remove any litter/deposits in the vicinity of the bins to keep area in a clean and tidy condition.*
 - *Tighten any fixing, hinge or lock (as necessary to ensure longevity / normal operation) which is showing signs of destabilisation or replace worn fixtures and fittings with galvanised components.*
 - *Treat areas of rust as appropriate in accordance with manufacturers instruction and replace units as necessary.*

5.5 Boundary Brick Walls:

- (a) **Inspect:** for damage / stability to ensure safe for public use and performing its original function. Repair/replace/clean as necessary;
- *Remove any excess dirt or graffiti.*
 - *Report any structural damage / structural issues to owner.*

Timings:

- *Carry out on a monthly basis.*
- (b) **Repair:** sections of walling, loose units, loose / worn copings and flaking mortar joints appropriate to ensure ongoing safety use for site pedestrians. Repair operations to include the following;

- Any hazard, uneven, sunken or loose units to be carefully lifted and reinstated in accordance with the original construction (allowing for additional materials / construction as necessary to alleviate any onsite issues).
- Worn, damaged or broken units to be removed and replaced with same or similar units as necessary to maintain overall wall structure.
- Remove algae and moss in accordance with brick suppliers recommendations on an annual basis.
- Joints in wall to be checked every month to establish joints are intact and structurally sound. If required joints to be routed out and re-pointed in accordance with the original construction (allowing for additional materials / construction as necessary to alleviate any onsite issues).

Timings:

- Carry out on a monthly basis.

(c) **Remove:** from site any items left over from maintenance work.

6.0 SITE SAFETY:

- | | |
|-----|--|
| 6.1 | When working in public areas, carrying out hedgerow maintenance or grass cutting, do so with due regard for public health and safety. Ensure adequate notification, with protective fencing and signage as appropriate. |
| 6.2 | Power tools such as chain saws or scrub cutters should be operated only by qualified and experienced operatives. Ensure such machinery is never left unattended. Particular care should be taken when working with machinery on slopes or steep banks. |
| 6.3 | Carefully inspect water depths prior to commencing work in or adjacent to wetland areas. Sudden increases in depth are to be clearly marked. Never work on ice over deep water. |
| 6.4 | Use of chemical weed control is to be in strict accordance with manufacturers' recommendations and the Control of Pesticides Regulations. |

7.0 MONITORING AND REVIEW:

- | | |
|-----|--|
| 7.1 | This management scheme and maintenance schedule have been prepared for 20+ years and are to be undertaken and adhered to in perpetuity; ongoing for the lifetime of the development. The first 5 years of the maintenance schedule is primarily concerned with establishment of the new landscape scheme. Should the operations within the maintenance schedule continue uninterrupted until year 20 then the schedule is to be repeated from year 10 on a cyclical basis for the lifetime of the development. |
| 7.2 | The management of the site is to be reviewed every five years for the lifetime of the development to ensure the aims and objectives of the scheme are being met, incorporating any additional operations required. |

- 7.3** On review any amendments or additional operations (as identified within the review) to the Management Operations and / or Frequency are to be agreed in writing with the Local Planning Authority prior to the commencement of the revised plan. The continuation of the current Management Plan is to be ongoing until written LPA approval of the revised Management Plan is received and at this time the revised Management Plan is to be put into effect, superseding the previous iteration.
- 7.4** Whilst the included Maintenance Schedule covers a period of 20 years the maintenance of the development is to be carried out in perpetuity. Any amendments to timings and frequency of operations as an outcome of the review are to be agreed in writing with the Local Planning Authority prior to the commencement of the revised schedule. The continuation of the current Management Schedule is to be ongoing until written LPA approval of the revised Management Schedule is received and at this time the revised Management Schedule is to be put into effect, superseding the previous iteration.
- 7.5** If no amendments to the timings or frequency of the Management Schedule are required for the duration of 20 years then at that time the schedule of maintenance is to be recommenced as from year 10 (which would then in effect be year 21) on the attached schedule and the subsequent ongoing schedule of maintenance be undertaken as identified between years 10-20 within the schedule and repeated in perpetuity unless amendments are required as above.

8.0 ROLES AND RESPONSIBILITIES:

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- 8.1** For areas of Public Open Space and individually privately allocated landscape areas refer to conveyancing plan. Individual purchasers of property are to be supplied with this plan at point of sale or otherwise made aware of their landscape maintenance obligations.
- 8.2** The maintenance of the landscape within public / communal areas will be undertaken by a management company (details to be confirmed) and managed by agents (details to be confirmed).
- 8.3** Contractors invited to tender for the implementation of the management scheme will be required to include within the tender an Annual Work Programme and Method of Working statement.

yearly management programme



project: 22020 / DP / MPr001			review date: 5 Years from landscape practical completion											
SOFT GENERAL MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
3.1 ALL	Watering	As required for plant establishment	2	2	2	4	4	4	4	2				
3.2 ALL	Litter Pick	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Fly Tipping	Monitor weekly	4	4	4	4	4	4	4	4	4	4	4	4
3.3 ALL	Weed Control	Monthly	1	1	1	1	1	1	1	1	1	1	1	1
	Japanese Knotweed	Biannual inspection			1				1					
3.4 Ash Dieback	Inspection/Monitoring	Monthly between June and Sept				1	1	1	1					
3.5 Pruning		Depending on Pruning Group	1	1	1	1			1					1



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SOFT LANDSCAPE MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
4.1 Existing Trees	Tree Surgery	Prior to development and once every ten years thereafter. Between late Sept / October.												
	Condition Survey	Prior to development. Additional surveys required after storms or severe weather conditions.												
4.2 Prop Trees	Staking	Once a month until established	1	1	1	1	1	1	1	1	1	1	1	1
	Thinning	Thinning to specimen tree groups be carried out every 15 years or as required.												
	Surgery	Yearly and as required after storm							1	1				
4.3 Grass Areas	Grass Cutting	Bimonthly during season if required	2	2	2	2	2	2	2	2				
4.4 Shrub Planting	Bark Mulch Top Up	Four times per year	1			1			1			1		
	Cut back Hedges	Annually							1					

HARD LANDSCAPE MAINTENANCE			spring			summer			autumn			winter		
Landscape Type	Operation	Frequency	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
3.2 ALL	Litter Pick	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Sweep / clean surfaces	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Clean gutters and drains	Monthly as a minimum	1	1	1	1	1	1	1	1	1	1	1	1
	Empty Litter Bins	Weekly	4	4	4	4	4	4	4	4	4	4	4	4
	Fly Tipping	Monitor and report weekly	4	4	4	4	4	4	4	4	4	4	4	4
3.3 ALL	Weed Control	Monthly	1	1	1	1	1	1	1	1	1	1	1	1
	Japanese Knotweed	Biannual inspection			1				1					
5.1 Close Board Fence	Check	Monthly (repair / replace if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Paint / re-stain	Annually							1					
5.2 Paved Areas	Check	Monthly (repair / re-lay if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Edging Grassed Areas	Annually							1					
	Joints	Annually							1					
	Algae and Moss	Annually							1					
5.3 Tarmac / Asphalt	Check	Monthly (repair / replace if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Seal Coat Application	Annually				1								
	Edging Grassed Areas	Annually							1					
	Algae and Moss	Annually							1					
5.4 Site Furniture	Check	Monthly (repair / replace if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Tighten fixings	Four times per year	1			1			1			1		
	Clean	Four times per year	1			1			1			1		
	Paint / Re-stain	Annually							1					
	Rust Treatment	Annually							1					
5.5 Brick Walls	Check	Monthly (repair / replace if necessary)	1	1	1	1	1	1	1	1	1	1	1	1
	Clean	Four times per year	1			1			1			1		

The Landscape Maintenance is to be carried out by an approved Landscape Contractor who is a certified member of B.A.L.I (British Association of Landscape Industries). The maintenance is to commence on completion of the approved landscape proposals.

This maintenance programme has been prepared on an annual basis as an example of routine maintenance tasks on a month-by-month basis. The landscape maintenance contractor is to undertake their own individual maintenance programme or approval in order to meet the requirements of the management plan. All maintenance is to be carried out by competent staff with good plant knowledge and routine tasks listed above are to be adjusted to compensate for variations in seasons and weather.

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