

Landscape Management Plan

Maintenance Agreement	Avant Homes
Maintenance Activities Schedule	Attenuation Features Management Plan
Development	TG2979 Chestnut Acres, Burbage
Date	19th March 2026

Introduction

This Landscape Management Plan is designed to provide information regarding the long term management and monitoring of the general amenity areas being retained or created on this development. This document compliments the information provided as part of the tender package including the Detailed Planting Plans and Proposed Layout.

The plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas for the lifespan of the development.

The plan covers all aspects of the soft landscaping within the managed amenity areas to include; underground attenuation tanks which are not being maintained by the individual plots.

The Landscape Management Plan is a live document and may therefore be subject to review based on the findings of monitoring of the success of initial management.

For Management & Maintenance of the private landscaped areas please refer to the individual plots, deeds of transfer title documents.

Objectives

The objectives for the maintenance plan are:

- To ensure the target habitat conditions are met
- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure suitable horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:

- Provide service to the development within this plan with two visits per month between March and October and one visit per month between the months of November and February.
- Ensure that all materials and workmanship is to be of a high standard in accordance with relevant good practice.
- Provide periodic inspections of paved areas within the POS and report any defects.
- Ensure that critical catch-pits and tail-walls are inspected following heavy rainfall if deemed necessary following met office warnings and any silt or gravel buildup reported.
- Ensure that all work will be carried out by appropriately skilled and experienced operatives for the specific type of work, specifically where Control of Substances Hazardous to Health (COSHH) is applicable.
- Ensure that work is only to be carried out while ground and weather conditions are suitable.
- Provide only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- Ensure that soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- Ensure that litter is collected from all soft landscape areas and removed from site.
- Undertake a pro-active approach to weed, pest and disease control with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage should be replaced as soon as possible.
- Ensure that chemicals are only to be used where specified and approved.
- Prune vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.

SUDS MANAGEMENT & MAINTENANCE STORM WATER SYSTEM

The proposed storm water system consists of the following SuDS components:

- Attenuation Tanks

There are three categories of maintenance activities referred to in this report:

Regular Maintenance (including inspections and monitoring)

Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

Occasional Maintenance

Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial Maintenance

Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.

SUDS - ATTENUATION STORAGE TANKS/CRATES

Maintenance objectives:

- To ensure the Attenuation facility is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or erosion within the system are dealt with to help prevent the capacity from being reduced or/and any contamination entering the network.

Management requirements:

- Ensure that all inlets, outlets, traps, flow control devices and catch pits are free from debris taking care during winter maintenance not to allow cuttings to wash into the system.
- Periodic jetting of all gullies and inlets along with manhole lifting and inspection will be carried out if required.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring & review is set out below. It is envisaged that at each stage agreement will be reached between the Developer AND Management Company. The stages of agreement, monitoring and review are set out below:

- Management proposals and annual maintenance schedules to be agreed by all parties involved in the on-going management of the POS areas & associated features specific to this plan.
- The Developer & Management Company may meet on site annually for the lifespan of the development to review the condition of the open spaces.
- No changes to the approved Landscape Management Plan are to be made without the written approval of the LPA.
- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;

SUDS – Storm Water Storage Crates

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Inspection & Checks; Inlets, outlets, silt traps, headwalls, manholes, catch pits & pipe work (as applicable)	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Regular Maintenance; Litter/debris removal, inlet/outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; silt/sediment control, & removal as required.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Annually	X	X	X	X	X	X	X	X	X	X	X
Remedial Maintenance; Repair/rehabilitation of inlets, outlets and overflows.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	As required	X	X	X	X	X	X	X	X	X	X	X

Minimal vegetation removal will be undertaken annually from Year 11 onwards, in perpetuity for the lifespan of the development;

Monitoring

Feature	Monitoring	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
SUDS	To ensure the attenuation facility are free from obstruction and operating to their designed capacity.	Monthly	X	X	X	X	X	X	X	X	X	X	X

Routine monitoring visits and amendments to the plan will be continuous, in perpetuity for the lifespan of the development;

