



**Brindle
&Green**

Landscape Management Plan

Land off Brascote Lane, Newbold Verdon

Report Reference: BG24.292

September 2024

For every environment



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2 nd Check by	Leonie Brown CMLI Head of Landscape	14/08/2024
Issued by (PDF)	Henry Collyer-Knight CMLI Senior Landscape Architect	14/08/2024
REV1 issued by	Henry Collyer-Knight CMLI Senior Landscape Architect	04/09/2024

Revision Details

Revision	Approved	Revision Details
REV1	Henry Collyer-Knight CMLI Senior Landscape Architect	Amendments based on Landscape and Ecological Management Plan (LEMP)

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1 Summary

1.1.1 Brindle and Green Environmental Consultants Ltd were commissioned by Persimmon Homes North Midlands to undertake a Landscape Management Plan for an area of land off Brascote Lane, Newbold Verdon. The purpose of this document is to set out the management and maintenance requirements for the hard and soft landscape treatments on the site. It is understood that the proposal involves the implementation of 239 residential dwellings with associated parking, as well as public open space with a Local Equipped Area of Play (LEAP), three Local Areas of Play (LAP), four attenuation basins, native landscape planting and accessible areas. Design proposals can be found in Brindle and Greens Landscape Proposals, document reference number: BG24.292-BRGR-ZZ-ZZ-DR-L-00001 to BG24.292-BRGR-ZZ-ZZ-DR-L-00022.

2 Introduction

2.1 Scope and aims of this report

2.1.1 This report is a Landscape Management Plan (LMP), which sets out the management and maintenance measures required by the various hard and soft elements of the proposed landscape scheme which accompanies the proposed development of land off 239 residential dwellings with associated public open space situated on a piece of land ('the site') off Brascote Lane, Newbold Verdon in Leicestershire.

2.1.2 The landscape management plan will cover the establishment period of the first 5 years following the completion of the works, as well as the ongoing management and maintenance operations applicable to maintain the landscape scheme in perpetuity.

2.1.3 This report has three broad aims: to establish the overall intended character of the landscape scheme and how it relates to the proposed development, to provide design objectives for individual hard and soft landscape treatments (hereafter referred to as 'landscape elements'), to set management actions for each of these landscape elements in order for them to achieve their respective design objectives.

2.1.4 The landscape management plan needs to be read in conjunction with the following appendices:

- Appendix 1 – references and further reading; and
- Appendix 2 – a schedule of works which details the landscape management and maintenance actions which are required to be carried out and the timescales in which these are necessary. Years 1-5 of the schedule cover the five-year establishment period following completion of the works, whereas Years 6-10 cover longer term management operations which are to be repeated on a 5-year rolling basis in perpetuity.

2.2 The site

2.2.1 The site is located to the east of Brascote Lane, on the southern boundary of the nearby settlement of Newbold Verdon. The boundaries of the site are defined by a combination of trees and field boundary hedgerows. To the west of the site is Brascote Lane, there are allotments to the north-west and south-west with arable field to the north-east, east and south-east.

2.2.2 The current land use of the site is as an arable field. The site has an overall managed appearance due to its farming use.

2.3 The proposed development

2.3.1 The proposed development includes the provision of 239 new residential dwellings with associated infrastructure. Public open space is provided across the site and contains 4 attenuation basins, 3 Local Areas for Play (LAP) and 1 Local Equipped Area of Play (LEAP). POS landscape planting includes native hedgerows, scrub and tree planting as well as species-rich meadow grass and wet grassland and a native woodland block to the south. On-Plot landscape planting includes ornamental hedgerows, turf, ornamental trees and ornamental planting beds in front of proposed dwellings, species have been selected to provide varying texture and colour as well as being hardy and easy to maintain.

2.4 Management arrangements

2.4.1 On completion of the landscape works on the site, the ongoing maintenance of the landscape works within the public open space and landscape buffers will be undertaken by a management company. This will be financed by way of a service charge for all plots.

2.4.2 The main highway (including associated visitor parking bays and drainage) in the proposed development will be adopted through S38 with the local highway authority. Shared drives and adjacent visitor parking bays will be the responsibility of the management company.

2.4.3 All on-plot landscape treatments will become the responsibility of the plot owner following sale; prior to sale the management company will be responsible for these.

2.4.4 Where landscape management is ecology related please refer to Brindle and Green LEMP for the management of these ecological habitats.

3 The landscape scheme

3.1 Description of the proposed landscape scheme

- 3.1.1 The design of the proposed soft landscape scheme within the site comprises a mixture of native and ornamental species. The soft landscape scheme for each area is described in more detail below.
- 3.1.2 The management of weeds across the site is to be undertaken through manual removal, with spot treatment of herbicides only permitted in extenuating circumstances on hard landscape treatments. This is intended to reduce the chemical input into the soft landscape and reduce impact on the environment and wildlife. If herbicide is required to be applied in or near water, this needs to be undertaken in accordance with the Environment Agency Guidance Note AqHerb01: Agreement to use herbicides in or near water (Environment Agency, 2017).
- 3.1.3 A variety of hard landscape treatments have been applied to the site including surfacing and play areas. Again, these are set out in relation to each area of the site below.

3.2 Areas within the proposed landscape scheme

- 3.2.1 The site boundaries will retain the existing trees. Throughout the site, patches of native scrub have been proposed as part of the ecological enhancements of the development. A stretch of public open space is proposed along the boundaries and centrally as a belt separating two parcels of development. The space will be mostly seeded with species-rich grassland (EM1), with wet grassland proposed surrounding the 4 attenuation basins on the site. A mown path is proposed for residential recreation throughout the southern area to facilitate recreational and maintenance access. A handful of native specimen trees have been proposed to support ecology and to provide a linear vertical element within the proposed development.
- 3.2.2 Plots within the site will primarily include amenity turf to the front and rear of the houses. Ornamental shrub planting is proposed to delineate plot boundaries and provide seasonal interest with the residential parcels. The back gardens themselves are fenced using close board fencing, with close board access gates to access the back gardens from the plot frontage.

3.3 Design principles and intentions

3.3.1 The design of the proposed landscape scheme has been primarily driven by the provision of ecological enhancements, as well as providing an aesthetically pleasing living environment for residents.

3.3.2 The overarching principles and intentions of the landscape scheme set out in section 3.1 are as per Table 1.

Table 1: Overarching principles and intentions of the landscape scheme

Number	Principle	Relevant areas of the site
1	Maintain and protect existing landscape and conservation value of retained features such as tree lines and field boundary hedgerows.	Site boundaries
2	Ensure that existing retained trees and hedgerows are protected, managed and maintained in line with the Arboricultural Impact Assessment	Site boundaries
3	Create new habitat including species-rich grassland area, native scrub and specimen trees	Site boundaries and public open space
4	Monitor retained and created habitats	Site boundaries and public open space
5	Ensure the successful establishment of soft landscape elements during the five-year establishment period	Whole site
6	Ensure the ongoing management of the landscape scheme in perpetuity beyond the initial establishment period	Whole site
7	Use the landscape elements to replace, reinforce and enhance the landscape character of the site in line with the current site condition, the site context, and local published landscape character assessments	Whole site
8	Manage surface water throughout the site through the provision of permeable surfacing	Plots
9	Provide boundary treatments (in particular, fencing) that are similar to others locally	Plots
10	Provide a design that complies with the requirements of the Disability Discrimination Act	Whole site

Number	Principle	Relevant areas of the site
11	Ensure the successful establishment of soft landscape elements during the five-year establishment period	Whole site

4 Landscape elements

4.1 Existing retained trees, hedgerows and shrubs (reference number 01)

Applicable areas

4.1.1 Site boundaries

Intended character

4.1.2 These landscape elements will provide a semi-mature landscape framework into which the new landscape proposals can sit and develop.

Element objectives

4.1.3 The existing retained trees, hedgerows and shrubs within the site need to meet the following management and maintenance objectives:

- Retain semi-mature existing vegetation;
- Contribute to green infrastructure;
- Integrate new planting into areas of existing vegetation; and
- Monitor and manage the growth of existing vegetation to provide a diversity of vegetation within the site.

Actions

4.1.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Undertaken pruning of hedgerows on an annual basis, to be undertaken outside of the bird nesting season (March-October inclusive); and
- Undertake hand weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds and laying a mulch to suppress weed growth.

Inspections

4.1.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Monitoring by a qualified Arboriculturist at the construction stage, in particular the following key points: signing off the installation of tree protection fencing, ground protection and pre-works toolbox talk with the contractor; erection of any required scaffolding and ground protection within the RPA; and removal of tree protection fencing following completion of all ground works;
- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species; and
- Four-yearly inspections to be carried out by a qualified Arboriculturist to ascertain the health of retained trees and shrubs and specify any remedial measures.

4.2 Specimen trees and shrubs (reference number 02)

Applicable areas

4.2.1 Public Open Space

Intended character

4.2.2 Specimen tree planting is proposed in the public open space to provide structure and vertical interest within the scheme.

Element objectives

4.2.3 Specimen trees and shrubs within the site need to meet the following management and maintenance objectives:

- Ensure establishment, particularly that of larger plant specimens; and
- Monitor and manage the growth of specimen trees and shrubs on a longer-term basis to ensure that the range of sizes and ages of vegetation across the site remains varied.

Actions

4.2.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Provide artificial irrigation as and when required, particularly during periods of abnormally dry weather. Artificial irrigation to be undertaken through surface watering. Where watering is either the initial application or the first application for a period of five or more weeks, the soil around the tree needs to be loosened for a radius of 0.5m as this will aid the percolation of the water into the soil. Should there be a restriction on water usage, seek advice on the use of grey or second-class water as an alternative;
- Adjust and replace any displaced or damaged spiral guards, stakes, tree ties or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Ensure that chafing is not an issue and adjust any ties accordingly should this occur. Remove and dispose of all spiral guards, stakes, tree ties and other equipment at the end of the five-year establishment period;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- During the establishment period, undertake formative pruning on an annual basis to encourage a natural shape and form for each specimen. Pruning should be undertaken by a qualified Arboricultural Contractor and comply with both BS3998 (British Standards Institute, 2010) and good arboricultural practice. Pruning operations to include the crown lifting of all standard trees to achieve a maximum of 3.0m clear stem. At no point should the leader shoot be cut.
- The planting areas need to be inspected quarterly and any dead, dying, damaged or diseased trees and/or shrubs recorded/reported. These defective specimens are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the specimen must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly.

Inspections

4.2.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species; and
- Four-yearly inspections to be carried out by a qualified Arboriculturist to ascertain the health of all trees and specify any remedial measures.

4.3 Native hedgerow (reference number 03)

Applicable areas

4.3.1 Site boundaries and Public Open Space

Intended character

4.3.2 Native hedgerow planting is proposed throughout the site as a boundary treatment and as an ecological resource to provide structure within the scheme. To ensure the ecological value of the hedgerows, they need to be kept as a densely planted feature. Species are chosen to be reflective of the local landscape character.

Element objectives

4.3.3 Native hedgerow planting within the site needs to meet the following management and maintenance objectives:

- Compensate for lost habitat and provide a new viable habitat as part of an overall biodiversity net gain;
- Enclose various parts of the proposed development and prevent pedestrian access; and
- Ensure successful establishment of all hedgerows within the site.

Actions

4.3.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Adjust and replace any displaced or damaged spiral guards, stakes or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Remove and dispose of all spiral guards, stakes, and other equipment at the end of the five-year establishment period;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- Undertake formative pruning on an annual basis to encourage growth and a dense structure to the hedgerow. In years 1 and 2, the formative pruning needs to comprise of the central plant leader to be clipped to a height of two-thirds of its annual growth, with the remainder of the hedge trimmed to an A-shape. Hedgerows to be maintained at a height of 1.2-1.5m and all pruning operations to be undertaken in line with good horticultural practice and current standards;
- The hedgerows need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and
- The hedgerows need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.3.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they

are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.4 Ornamental hedges (reference number 04)

Applicable areas

4.4.1 Plot frontages

Intended character

4.4.2 Ornamental hedge planting is proposed to provide screening to plot frontages and add an aesthetic feature to the street scene. Species are chosen to be low maintenance and have qualities that provide year-round interest.

4.4.3 As the ornamental hedge planting is present on private plots, the establishment actions will be set out for year 1 only. Following the plot sale, the maintenance will be the responsibility of the plot owner.

Element objectives

4.4.4 Ornamental hedge planting within the site needs to meet the following management and maintenance objectives:

- Form a visually attractive feature for residents and visitors;
- Provide a partial screen to timber fences that front public areas; and
- Ensure successful establishment of all ornamental hedge planting within the site.

Actions

4.4.5 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Re-firm any plants which are leaning or otherwise not vertical as necessary;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period;

- Apply a bark mulch to the base of each plant to a minimum 50mm depth and 300mm radius from each plant centre;
- During the establishment period, undertake formative pruning on an annual basis to promote a dense hedge, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards;
- The hedge planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and
- The hedge planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.4.6 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides – whilst herbicides are generally not to be used on the site, there may be some extenuating circumstances where limited spot treatment is appropriate. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.5 Native woodland (reference number 05)

Applicable areas

4.5.1 Public open space to the south of the site

Intended character

4.5.2 Native woodland planting is proposed to the south of the site to provide a buffer to the south of the site. This would add vertical interest to the scheme as well as acting as an ecological resource

and provide softening of the proposed development. Species are native and chosen to be reflective of local landscape character.

Element objectives

4.5.3 Native woodland planting within the site needs to meet the following management and maintenance objectives:

- Provide a new viable habitat as part of an overall biodiversity net gain; and
- Ensure successful establishment of all native wet woodland planting within the site.

Actions

4.5.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Adjust and replace any displaced or damaged spiral guards, stakes or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Remove and dispose of all spiral guards, stakes, and other equipment at the end of the five-year establishment period;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- During the establishment period, undertake formative pruning on an annual basis to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards. At no point should the leader shoot of any plant within this area be cut; and
- The native woodland planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and
- The native woodland planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.5.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.6 Native scrub (reference number 06)

Applicable areas

4.6.1 Public open space

Intended character

4.6.2 Native scrub planting is proposed throughout the public open space to act as an ecological resource as well as visual interest. Species are chosen to be reflective of the local landscape character, as well as their fruiting qualities to encourage wildlife.

Element objectives

4.6.3 Native scrub planting within the site needs to meet the following management and maintenance objectives:

- Compensate for lost habitat and provide a new viable habitat as part of an overall biodiversity net gain; and
- Ensure successful establishment of all native scrub planting within the site.

Actions

4.6.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;

- Adjust and replace any displaced or damaged spiral guards, stakes or other equipment for securing the plants. Re-firm any plants which are leaning or otherwise not vertical as necessary. Remove and dispose of all spiral guards, stakes, and other equipment at the end of the five-year establishment period;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- During the establishment period, undertake formative pruning on an annual basis to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards.
- The scrub planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and
- The scrub planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.6.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.7 Ornamental shrubs (reference number 07)

Applicable areas

4.7.1 Plot frontages

Intended character

4.7.2 Ornamental shrub planting is proposed within plots as an aesthetic feature and to provide an element of structure within this section of the scheme.

Element objectives

4.7.3 Ornamental shrub planting within the site needs to meet the following management and maintenance objectives:

- Form a visually attractive feature; and
- Ensure successful establishment of all ornamental shrub planting within the site.

Actions

4.7.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Re-firm any plants which are leaning or otherwise not vertical as necessary;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- During the establishment period, undertake formative pruning on an annual basis to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards;
- The ornamental shrub planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards

Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and

- The ornamental shrub planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.7.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.8 Ornamental grasses, perennials and shrubs (reference number 08)

Applicable areas

4.8.1 Plot frontages

Intended character

4.8.2 Ornamental grass, perennial and shrub planting is proposed within plots as an aesthetic feature. Species are chosen to provide texture and visual interest as well as being low maintenance and hardy.

Element objectives

4.8.3 Ornamental grass, perennial and shrub planting within the site needs to meet the following management and maintenance objectives:

- Form a visually attractive feature; and
- Ensure successful establishment of all ornamental grass, perennial and shrub planting within the site.

Actions

4.8.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Re-firm any plants which are leaning or otherwise not vertical as necessary;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- Apply a bark mulch to the base of each plant to a minimum 75mm depth and 300mm radius from each plant centre. Top up the mulch annually to a minimum of 75mm depth as required.
- During the establishment period, undertake formative pruning of shrubs as necessary to promote a natural shape and form, encourage growth, and tidy wounds or damage. All pruning operations to be undertaken in line with good horticultural practice and current standards;
- The ornamental grass and shrub planting areas need to be inspected quarterly and any dead, dying, damaged or diseased plants recorded/reported. These defective plants are to be removed and replaced with stock of the same species, size and form of that originally planted (or a suitable alternative as agreed with the Local Planning Authority) during the next available planting season (November to March inclusive) and in line with BS8545 (British Standards Institute, 2014). Prior to any replacement works, the cause of death of the plant must be identified and any notifiable pests and diseases reported to the relevant authorities and treated accordingly; and
- The ornamental grass and shrub planting areas need to be monitored and managed to ensure that the original planting composition is retained.

Inspections

4.8.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.9 Species-rich grassland (reference number 09)

Applicable areas

4.9.1 Public Open Space

Intended character

4.9.2 Informal species-rich grassland which will add seasonal interest and increase the biodiversity of the site. A low maintenance landscape element which will act as an ecological resource as well as an attractive feature.

Element objectives

4.9.3 Species-rich grassland within the site needs to meet the following management and maintenance objectives:

- Replicate some of the species composition of the grassland already on the site including wildflower species;
- Integrate the new seeding with surrounding planting areas;
- Maintain the species composition of the seeding mix where possible whilst allowing for locally characteristic grassland species to grow; and
- Ensure the successful establishment of a species-rich grassland which can act as an ecological resource.

Actions

4.9.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- All strimming to be undertaken using recognised equipment fitted with a nylon filament line as per the manufacturer's instructions;
- Subsequent to seeding in the spring, areas of species-rich grassland will undergo an establishment cut in June to reach a height of 60mm (if there is sufficient material to be cut). The second establishment cut will be undertaken in August, again to a height of 60mm. Following each establishment cut, all arisings are to be raked off and removed from the site. This removal process needs to be carried out carefully to avoid damage to either the soil surface or retained vegetation;

- In the second and subsequent years, areas of species-rich grassland will undergo a single annual hay cut. This will take place each year in September, following flowering of the various species. Following this annual cut, the arisings need to be left in situ for 1-7 days in dry conditions, then need to be removed from site;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was originally specified; and
- The seeded areas need to be monitored and managed to ensure that the original species composition is retained.

Inspections

4.9.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.10 Species-rich wet grassland (reference number 10)

Applicable areas

4.10.1 Attenuation Basins

Intended character

4.10.2 Species-rich wet grassland seeding will be applied to attenuation features such as attenuation basins and swales within the site. This will add further seasonal interest and increase the biodiversity of the site. The seed mix incorporates species which tolerate wet ground conditions. A low maintenance landscape element which will act as an ecological resource as well as an attractive feature.

Element objectives

4.10.3 Species-rich wet grassland within the site needs to meet the following management and maintenance objectives:

- Tolerate inundation and wet ground conditions;
- Integrate the new seeding with surrounding planting areas;
- Maintain the species composition of the seeding mix where possible whilst allowing for locally characteristic grassland species to grow; and
- Ensure the successful establishment of a species-rich grassland which can act as an ecological resource.

Actions

4.10.4 To achieve the above objectives, the following actions need to be performed:

- No maintenance operations to be carried out whilst the attenuation features are inundated;
- Remove all litter and debris on a quarterly basis;
- All strimming to be undertaken using recognised equipment fitted with a nylon filament line as per the manufacturer's instructions;
- Areas of species-rich wet grassland will undergo a single annual hay cut. This will take place each year in September, following flowering of the various species. Following this annual cut, the arisings need to be left in situ for 1-7 days in dry conditions, then need to be removed from site;
- Undertake hand-weeding to plant bases in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period and to comprise manual removal of weeds;
- The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was in the originally specified seed mix; and
- The attenuation features need to be inspected on a regular basis to ensure that the inlets and outlets are clear of blockages and the swale can function properly. Any silt or debris build-up needs to be removed by hand as a matter of course. Mechanical removal of silt or debris is not permitted, in order to minimise damage to the soft landscape planting.

Inspections

4.10.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- The inlets and outlets of the attenuation features need to be inspected monthly and any blockages found need to be cleared by hand as a matter of urgency. Each attenuation feature will also undergo an annual inspection to assess levels of silt build-up. Should an unacceptable level of silt build-up be found, this will need to be cleared by hand as necessary and removed from the site.
- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.11 Amenity grassland (reference number 11)

Applicable areas

4.11.1 Plot frontages

Intended character

4.11.2 An all-purpose grassed area suited for the public open space. A low maintenance landscape element which will be an attractive feature for residents to use for recreational purposes.

Element objectives

4.11.3 Amenity grass within the site needs to meet the following management and maintenance objectives:

- To create a low maintenance attractive area for recreational purposes; and
- Ensure the successful establishment of amenity grassland which can act as a recreational resource.

Actions

4.11.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- All mowing to be undertaken using recognised equipment as per the manufacturer's instructions;
- In the year following seeding, areas of amenity grassland will undergo establishment cuts once the sward reaches a height of 75mm. The grass needs to be cut to a height of 35-50mm. These establishment cuts need to be repeated as often as necessary (i.e. every time the sward reaches 75mm in height) between March and October in the first year following seeding. The number of cuts will be determined by the growth rate of the grass, but a total of 8 cuts should be allowed for. Following each establishment cut, all arisings are to be raked off and removed from the site. This removal process needs to be carried out carefully to avoid damage to either the soil surface or retained vegetation;
- Grass cutting will be undertaken fortnightly during the growing season (March to October). Grass to be cut to a medium sward length of 35-50mm and all arisings to be raked off and removed from site;
- Undertake hand-weeding to seeded areas in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period; and
- The seeded areas need to be inspected annually and any worn areas are to be re-seeded using a seed mix which replicates as closely as possible that which was originally specified.

Inspections

4.11.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.12 Amenity turf (reference number 12)

Applicable areas

4.12.1 Private garden spaces

Intended character

4.12.2 An amenity turfed area to provide a landscape element which will be an attractive feature.

4.12.3 As the amenity turf is present on private plots, the establishment actions will be set out for year 1 only. Following the plot sale, the maintenance will be the responsibility of the plot owner.

Element objectives

4.12.4 Amenity turf within the site needs to meet the following management and maintenance objectives:

- To create an attractive feature; and
- Ensure the successful establishment of amenity turf.

Actions

4.12.5 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Provide artificial irrigation to newly laid turf on daily basis during the first month, thereafter, provide regular artificial irrigation as and when required, particularly during periods of dry weather. Artificial irrigation to be undertaken through surface watering;
- In the year following turfing, areas of amenity turf will undergo establishment cuts once the sward reaches a height of 75mm. The grass needs to be cut to a height of 35-50mm. These establishment cuts need to be repeated as often as necessary (i.e. every time the sward reaches 75mm in height) between March and October in the first year following seeding. The number of cuts will be determined by the growth rate of the grass, but a total of 8 cuts should be allowed for. Following each establishment cut, all arisings are to be raked off and removed from the site. This removal process needs to be carried out carefully to avoid damage to either the soil surface or retained vegetation; and
- Undertake hand-weeding to seeded areas in order to remove and control any undesirable species or invasive weeds. Weed management to be undertaken during the five-year establishment period.

Inspections

4.12.6 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides – whilst herbicides are generally not to be used on the site, there may be some extenuating circumstances where limited spot treatment is appropriate. They will also need to be competent at plant identification, particularly those species proposed as part of the landscape scheme, invasive weeds (as per Schedule 9 of the 1981 Wildlife and Countryside Act – as revised (UK Government, 1996)), and other undesirable species.

4.13 Play Area Surfacing (reference number 13)

Applicable areas

4.13.1 LEAP

Intended character

4.13.2 Surfaced area within the LEAP has been designed to be functional and practical; allowing for safe surfacing accommodating play equipment fall height recommendations.

Element objectives

4.13.3 Surfacing within the LEAP needs to meet the following management and maintenance objectives:

- Ensure the functionality, integrity and longevity of the surface treatments is preserved;
- Contribute to a tidy and smart appearance across the LEAP; and
- Provide functional pedestrian links between the various equipment.

Actions

4.13.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris on a quarterly basis;
- Undertake weeding to surfaced areas in order to remove and control any weeds. Weed management to be undertaken on an annual basis and to comprise a combination of

sweeping and hand pulling of weeds. In some extenuating circumstances, limited spot treatment may be appropriate;

- Slippery surfaces which are affected by the growth of algae or moss are to be treated up to four times a year using an approved proprietary cleaning fluid. Please note that high-pressure washing devices are not to be used on surfaces anywhere within the site; and
- All areas of hard standing and paved areas to be inspected on a quarterly basis for damage, cracks, subsidence or settlement, and any other failure. Any defects or issues found need to be reported immediately and repaired as soon as is possible.

Inspections

4.13.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A, focusing in particular on any damage, cracks, subsidence or settlement, and other failure to the various hard surfaces. Please note that the Landscape Contractor will need to hold a BASIS amenity horticultural products certificate so that they are able to provide appropriate recommendations on the selection and use of herbicides.

4.14 Street furniture (reference number 14)

Applicable areas

4.14.1 LEAP and LAPs

Intended character

4.14.2 Street furniture such as benches and bins have been specified within the site in order to provide seating within areas

Element objectives

4.14.3 Street furniture within the site needs to meet the following management and maintenance objectives:

- Ensure that the functionality, integrity and longevity of the street furniture is preserved; and
- Provide a recreational element for use by the public.

Actions

4.14.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris beneath and/or on the street furniture on a quarterly basis; and
- All street furniture to be inspected on a quarterly basis for damage, dents, breaks, and any other failure. Any defects or issues found need to be reported immediately and repaired as soon as is possible.

Inspections

4.14.5 To ensure compliance with the above actions, it is recommended that the following inspections are undertaken:

- Quarterly inspections by a Chartered Landscape Architect and the Landscape Contractor in accordance with the schedule set out in Appendix A, focusing in particular on any damage, dents, breaks, and any other failure to the street furniture.

4.15 Local Area for Play (LAP) (reference number 15)

Applicable areas

4.15.1 Within public open space

Intended character

4.15.2 A play area primarily aimed at children aged up to 6 years. The play area should be both functional and safe, allowing opportunities for play which incorporate creativity and build various physical, social and cognitive skills. All equipment and surfacing within the LAP needs to conform to BS EN 1176 – Playground equipment (British Standards Institute, 2017) and advice from the Royal Society for the Prevention of Accidents (RoSPA) is to be followed (Royal Society for the Prevention of Accidents (RoSPA), 2021).

Element objectives

4.15.3 The LAP within the site needs to meet the following management and maintenance objectives:

- Ensure that the functionality, integrity and longevity of the various elements within the play area is preserved;
- Contribute to a tidy and smart appearance across the site; and

- Provide a functional and safe recreational area for users.

Actions

4.15.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris within the play area, paying particular attention to potential hazards such as glass and fouling;
- Safety play surfaces are to be kept clear of both weeds and debris. Weed management to be undertaken on a bi-annual basis and to comprise a combination of sweeping, hand pulling of weeds up to four times per year;
- Trip hazards and damage to surfacing is to be made safe as soon as possible after the defect is noticed;
- Ensure that all fixings and play equipment are present. Secure, tighten and replace any missing fixings and/or equipment as soon as possible, in line with manufacturer recommendations;
- Ensure that all drainage holes are kept clear and unblocked;
- Keep any painted metal elements free from scratches and chips, with any damaged paint to be touched up with lead- and cadmium-free paint in line with BS EN 71 – Safety of Toys (British Standards Institute, 2021). Painted metal elements to be fully repainted every 5 years; and
- The play area is to be inspected regularly – on a weekly basis – for safety, integrity and functionality; paying particular attention to any damage, dents, cracks, breaks, and other failure. Any defects or issues found need to be reported immediately, with the element to be closed off to public use and made safe until it is repaired. The repair needs to be made as soon as is possible.

Inspections

4.15.5 To ensure compliance with the above actions, it is recommended that inspections are undertaken. Please note that all inspections need to be undertaken following BS EN 1176 (British Standards Institute, 2017) and RoSPA guidance (Code of Good Practice for Play Areas (Royal Society for the Prevention of Accidents (RoSPA), 2021); and Inspection and Maintenance of Playgrounds (Royal Society for the Prevention of Accidents, 2021)). People undertaking the inspections need to have some basic training in playground inspections and any contractors brought in to undertake inspections need to be able to provide evidence of such training.

4.15.6 The following inspections are required:

- Weekly routine inspections need to be undertaken by a competent person (likely to be the Landscape Contractor) to look at the basic condition of the LAP including all equipment, surfacing, fencing and other elements. Particular attention to be paid to any damage and/or vandalism. Inspections are to be undertaken following a checklist from either the equipment supplier or RoSPA and should be recorded, with any issues fully documented with photographic evidence and measurements where appropriate;
- Operational inspections are to be undertaken by a competent person (likely to be the Landscape Contractor) on a quarterly basis. These inspections look in more detail than the routine inspections at the condition of the equipment itself, paying particular attention to any minor wear and vandalism. These inspections are to be undertaken following a checklist from either the equipment supplier or RoSPA and should be recorded, with any issues fully documented with photographic evidence and measurements where appropriate; and
- Annual inspections should be undertaken by an independent specialist who is not connected in any way to the operator or manager of the playground. These will look at a variety of elements including vandalism, both minor and major wear, any long-term structural issues, changes in Standards and design practice, and risk assessments.

4.16 Local Equipped Area for Play (LEAP) (reference number 16)

Applicable areas

4.16.1 LEAP

Intended character

4.16.2 A play area primarily aimed at children aged up to 12 years. The play area should be both functional and safe, allowing opportunities for play which incorporate creativity and build various physical, social and cognitive skills. All equipment and surfacing within the LEAP needs to conform to BS EN 1176 – Playground equipment (British Standards Institute, 2017) and advice from the Royal Society for the Prevention of Accidents (RoSPA) is to be followed (Royal Society for the Prevention of Accidents (RoSPA), 2021).

Element objectives

4.16.3 The LEAP within the site needs to meet the following management and maintenance objectives:

- Ensure that the functionality, integrity and longevity of the various elements within the play area is preserved;
- Contribute to a tidy and smart appearance across the site; and

- Provide a functional and safe recreational area for users.

Actions

4.16.4 To achieve the above objectives, the following actions need to be performed:

- Remove all litter and debris within the play area, paying particular attention to potential hazards such as glass and fouling;
- Safety play surfaces are to be kept clear of both weeds and debris. Weed management to be undertaken on a bi-annual basis and to comprise a combination of sweeping, hand pulling of weeds up to four times per year;
- Trip hazards and damage to surfacing is to be made safe as soon as possible after the defect is noticed;
- Ensure that all fixings and play equipment are present. Secure, tighten and replace any missing fixings and/or equipment as soon as possible, in line with manufacturer recommendations;
- Ensure that all drainage holes are kept clear and unblocked;
- Keep any painted metal elements free from scratches and chips, with any damaged paint to be touched up with lead- and cadmium-free paint in line with BS EN 71 – Safety of Toys (British Standards Institute, 2021). Painted metal elements to be fully repainted every 5 years; and
- The play area is to be inspected regularly – on a weekly basis – for safety, integrity and functionality; paying particular attention to any damage, dents, cracks, breaks, and other failure. Any defects or issues found need to be reported immediately, with the element to be closed off to public use and made safe until it is repaired. The repair needs to be made as soon as is possible.

Inspections

4.16.5 To ensure compliance with the above actions, it is recommended that inspections are undertaken. Please note that all inspections need to be undertaken following BS EN 1176 (British Standards Institute, 2017) and RoSPA guidance (Code of Good Practice for Play Areas (Royal Society for the Prevention of Accidents (RoSPA), 2021); and Inspection and Maintenance of Playgrounds (Royal Society for the Prevention of Accidents, 2021)). People undertaking the inspections need to have some basic training in playground inspections and any contractors brought in to undertake inspections need to be able to provide evidence of such training.

4.16.6 The following inspections are required:

- Weekly routine inspections need to be undertaken by a competent person (likely to be the Landscape Contractor) to look at the basic condition of the LEAP including all equipment, surfacing, fencing and other elements. Particular attention to be paid to any damage and/or vandalism. Inspections are to be undertaken following a checklist from either the equipment supplier or RoSPA and should be recorded, with any issues fully documented with photographic evidence and measurements where appropriate;
- Operational inspections are to be undertaken by a competent person (likely to be the Landscape Contractor) on a quarterly basis. These inspections look in more detail than the routine inspections at the condition of the equipment itself, paying particular attention to any minor wear and vandalism. These inspections are to be undertaken following a checklist from either the equipment supplier or RoSPA and should be recorded, with any issues fully documented with photographic evidence and measurements where appropriate; and
- Annual inspections should be undertaken by an independent specialist who is not connected in any way to the operator or manager of the playground. These will look at a variety of elements including vandalism, both minor and major wear, any long-term structural issues, changes in Standards and design practice, and risk assessments.

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Appendix 2: Schedule of works