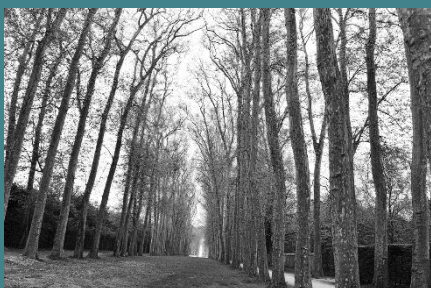


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LANDSCAPE MANAGEMENT PLAN

Client

Jelson Ltd

Project

Land at Lower Grange Farm – Phases 3 & 4

Markfield

Date

August 2026

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1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been prepared by FPCR Environment and Design Ltd on behalf of Jelson Ltd. It sets out the proposed long-term landscape management approaches for the public landscape areas associated with the Phase 3 & 4 residential development at Land at Lower Grange Farm, Markfield. The Management Plan has been prepared as a guide for the Management Company who is responsible for the long-term maintenance of the landscape areas and sets out the management prescriptions to be adopted.
- 1.2 The detail of the landscaping for the public landscape areas of the site is provided at Appendix A: Detailed Planting and Hardworks Plans (ref: 6675-FPCR-ZZ-XX-DR-L-0013-0015). The front and rear gardens associated with the new dwellings will be managed by the owners of these properties and are therefore not included within this LMP.
- 1.3 Hard and Soft landscaping for each plot to be completed prior to occupation of that plot. All other areas of hard and soft landscaping will be completed prior to final occupation of that phase.
- 1.4 This Management Plan sets out the long-term design objectives and management tasks over a 10 year period, including maintenance operations for an initial 5 years and on-going works from years 6-10. All landscape areas and management regimes will be monitored by Jelson to allow for appropriate refinement or revision of the Plan, so long as the modifications are in accordance with the Key Objective and Overall Aims set out in Section 2.0.

2.0 LANDSCAPE DESIGN OBJECTIVES

Key Objective

- 2.1 The key management objective is to maintain a quality, tidy, safe, usable and attractive landscape setting to the development that enhances opportunities for biodiversity through appropriate management of habitats on the site.
- 2.2 To achieve this, it will be important to monitor the efficacy of the Management Plan.

Overall Design Aims

- 2.3 The overall aims for the landscape are as follows:
- Conserve and enhance the Retained Habitats through appropriate low-intervention management.
 - Establish New Habitats of value with a range of faunal species/groups, maintaining and enhancing populations of protected/notable species identified within the Site.
 - Provide safe, quality and functional Play facilities
 - Provide a safe and attractive landscape for residents of the adjacent proposed residential development.

Guiding Management Principles

- 2.4 The guiding principles for each of the above identified aims are set out below:

Retained Habitats

- 2.5 Existing hedgerows, trees and tree groups around the site boundaries will be retained where possible. There will be some loss of vegetation within the centre of the site to accommodate the proposed residential development, associated roads and footpaths with some loss of field boundary hedgerows.
- 2.6 The overall aim is to maintain existing vegetation in a safe, healthy condition.

New Habitats

- 2.7 New habitats to be created across the site include areas of peripheral woodland, native scrub, native hedgerows, species-rich grassland, SuDS features, and tree planting.
- 2.8 Peripheral woodland planting is to be located to the south-east of the site, to provide screening and new habitat. Wetland scrub planting will be situated adjacent to this, in pockets along the watercourse and adjacent to the attenuation basin to extend and further diversify these habitats. Planting will be set back 2m from the watercourse.
- 2.9 Further native scrub planting will be located around the site, helping to screen the pumping station and providing habitat extensions adjacent to existing hedgerow.
- 2.10 Native hedgerows will be planted adjacent to private drives in some areas of the development edges, maintained at a low height of 1m to maintain visibility and allow visual connection between built areas and the public open space. Native hedgerows with a higher proportion of thorny species will be planted adjacent to garden fences that back onto the public open space, and will be maintained at taller heights for screening and security.

- 2.11 Areas of new grassland to be established across the public open space, including amenity grassland and general purpose meadow. A 1-2m mown strip will be maintained adjacent to the road and footpaths. The attenuation basin located to the south-east of the site will be planted with a wet-tolerant meadow mix.
- 2.12 Tree planting to include individual trees and groups.
- 2.13 Ornamental planting to be provided in key locations, including adjacent to and within the play areas, to create visual interest and a defined landscape character.

Play

- 2.14 Play provision to include 2 LEAPs within the public open space, a larger one to the south-east with an area of approximately 590m², and a smaller one located centrally with an area of approximately 160m².
- 2.15 These spaces will be enclosed with Bowtop fencing as specified by Streetscape and will include play equipment suitable for children approximately 4-14 years of age. Seating and bins will be located with the LEAPs. Safety surfacing around the play equipment to be Fibrefall, with tarmac paths providing accessibility connections.
- 2.16 Tree and shrub planting to be provided around the play areas, and within the larger play area, to offer enclosure, while maintaining clear views into and out of the space allowing for natural surveillance from surrounding areas and nearby properties.

3.0 LANDSCAPE MANAGEMENT PROPOSALS

- 3.1 The design proposals for the landscape areas of the site are set out at **Appendix A**. Management principles are devised and set out for the following landscape elements that are proposed or existing within the site at present.

1. Retained Vegetation
2. Woodland
3. Native Shrub Planting
4. Grassed Areas (including bulb planting)
5. Individual Tree Planting
6. Hedgerows
7. Ornamental Shrubs
8. Hard Landscaping
9. Play

- 3.2 The management approach for each component is defined below.

1. Retained Vegetation

Existing Retained Trees

- 3.3 Any immediately necessary remedial management of existing trees and hedgerows on site will have been undertaken prior to the occupation of nearby properties in accordance with the recommendations of the detailed tree survey.
- 3.4 The following management approach is required for all retained trees on the site throughout the period of this Management Plan:
- Within publicly accessible areas, and especially within proximity of defined footpath routes, check trees annually and after major storms for necessary remedial works with works undertaken as advised by a suitably qualified tree person.
 - All works will be undertaken according to best practice as set out in the relevant standards BS 5837 Trees in Relation to Design, Demolition and Construction – Recommendations (see section 8.8.3 Post Development Management of Existing Trees) to satisfy a duty of care and BS 3998 Tree Work – Recommendations and using qualified tree surgeons/or arborists.
 - All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the main bird-breeding season (March – July inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds by an experienced ecologist, prior to removal.
 - Standing dead wood will be retained in situ where possible. Where it is not safe to retain this, the dead wood will be removed.
 - Arisings from tree works will where practical be used to create dead wood piles within the woodland or chipped to provide mulch for use in amenity planting areas. Alternatively, they will be removed from site.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Existing Retained Trees						
1. Inspect trees annually and after severe storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Retain or remove arisings as appropriate.	✓	✓	✓	✓	✓	✓

Existing Retained Hedgerows

- 3.5 Management of hedgerows and associated trees should be undertaken with ecological principles in mind. Existing hedgerows will generally be maintained to their current height and form to safeguard its nature conservation value
- Cut hedgerows on a rotational basis to develop a dense bushy structure, with 1/3 cut alternate years to allow the hedgerow to fruit and provide a foraging resource for faunal species.
 - For the more ecologically sensitive hedgerows in the open space and in accordance with FPCR's BMP, minimal clipping should be undertaken where possible, with the aim of

providing dense growth and stature to provide dense, continuous corridors for wildlife movement. Nonetheless, to maintain healthy dense growth, occasional trimming will likely be appropriate and, where possible this should ideally be limited to a single side, or short sections, leaving the remainder un-trimmed during any one year to ensure some denser habitats remain present at all times.

- Cutting should occur during the winter months, between end of August and end of March in line with the agricultural industry - ideally late winter when most of the fruit has been taken by local wildlife. Cutting should not be undertaken during severe frosts, or during the bird nesting season.
- Where hedgerow is outgrown and includes trees, maintain as such and cut back periodically to prevent any overhanging of adjacent land uses that becomes a nuisance.
- Following pruning operations all significant arisings (cuttings), such as large branches should be removed from the site.
- In general, mature/semi-mature trees should be retained and allowed to continue to mature, such that management actions will be limited, albeit selective thinning and felling of new tree planting may be required in time to create space for more mature development. Development of new individual, spaced, standard trees within the hedgerow corridors should be encouraged through selective pruning/trimming.
- In existing hedgerows there may be sections of new planting undertaken within gaps. The management for this new planting should be undertaken as set out for new hedgerows in section 5.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Existing Retained Hedgerows						
2. Cut once annually in winter after fruiting, 1/3 of hedge each year on rotational basis (outgrown hedgerows with trees to be cut back to prevent overhanging of adjacent land uses where applicable). Remove arisings from site. For the more ecologically sensitive hedgerows in the open space, occasional trimming will likely be appropriate and, where possible this should ideally be limited to a single side, or short sections, leaving the remainder un-trimmed during any one year to ensure some denser habitats remain present at all times.	✓	✓	✓	✓	✓	✓

2. Woodland

Native Woodland Edge Mix

- 3.6 Proposed peripheral native woodland edge planting is to be located to the south-east of the site, to provide screening and new habitat.
- 3.7 In years 1-5 the primary aim is to ensure successful establishment of plants/whips.
- 3.8 Throughout the first five years plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established. Top up mulch to a depth of 50-75mm depth where necessary.
- 3.9 During establishment (the first two years after planting) the maintenance contractor should check the local conditions of the site to determine the appropriate watering regime and water as necessary for the continued thriving of all planting.
- 3.10 Plant protection to be regularly inspected and any damaged protection replaced. An assessment should be made at the early stages as to whether protective fencing around the pockets of planting is required to prevent potential deer damage.
- 3.11 Plants found to be dead or dying within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- 3.12 Planting to be allowed to establish to natural canopy height, from year three monitor for encroachment and cut back fringes as and when required (outside of the bird nesting season) to prevent encroachment on footpaths.
- 3.13 Pruning and tree works must be undertaken in late summer/early autumn (September/October) to avoid the bird nesting season.
- 3.14 Arisings from tree works will where practical be chipped to provide mulch for use in other planting areas where suitable. Chippings must not include diseased wood. Stack in a suitable out-of-the-way location for 3-4 months before use to break down any plant suppressing chemicals. Location to be agreed with Bellway Homes. Alternatively, they will be removed from site.
- 3.15 At around 5 years (or sooner) once the plants have established remove canes and guards and/or rabbit proof fencing.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
New Native Woodland Edge Mix						
3. Weed control to prevent competition by weeds and grasses. Top up mulch to a depth of 50-75mm depth where necessary. Inspect plant protection regularly and adjust or replace where damaged. Replace dead or dying plants.	√	√	√	√	√	-
4. Water as necessary for successful establishment.	√	√	-	-	-	-
5. Cut back fringes as and where required to prevent encroachment on footpaths and adjacent land uses.	-	-	√	√	√	√

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Undertake pruning works as necessary. Remove arisings.						
6. Remove tree protection once plants have established (year 5 or sooner).	-	-	-	-	√	√

3. Native Shrub Planting

Native Scrub Mix

- 3.16 The native scrub and native wetland scrub areas will require periodically cutting back to prevent encroachment on the surrounding grassland areas. Long grassland will be allowed to develop at the margins.
- 3.17 In years 1-5 the primary aim is to ensure successful establishment of plants, from year 6 onwards the aim will be to create a visually diverse, mature and natural looking area with priority given to retention of the best specimens.
- Plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established.
 - Plant protection to be regularly inspected and any damaged protection replaced.
 - Plants found to be dead or dying within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
 - Planting to be allowed to establish to natural canopy height, monitor for encroachment and cut back fringes as and when required (outside of the bird nesting season) to prevent encroachment on grassland, footpaths and roads.
 - After around 5 years once the plants have established remove canes and guards and/or rabbit proof fencing.
 - After 5-10 years selective thinning will be undertaken to allow for continued growth of a healthy tree group.
 - Pruning and tree works must be undertaken in late summer/early autumn (September/October) to avoid the bird nesting season.
 - Arisings from works will where practical be used to create dead wood piles or chipped to provide mulch for use in amenity planting areas. Alternatively, they will be removed from site.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
New Native Scrub and Wetland Scrub Planting						
7. Weed control to prevent competition by weeds and grasses, inspect plant protection regularly and adjust or replace where damaged and replace dead or dying plants, application of fertiliser annually.	√	√	√	√	√	-

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
8. Cut back fringes as and where required to prevent encroachment on footpaths and adjacent land uses. Remove arisings.	✓	✓	✓	✓	✓	✓
9. Remove tree protection once plants have established (year 5 or sooner).	-	-	-	-	-	✓
10. Selective thinning and pruning. Retain or remove arisings as appropriate.	-	-	-	-	-	✓

4. Grassed Areas

- 3.18 The grassed areas of the public landscape within the site comprise amenity (short mown) grassland, wildflower meadow grassland and wet grassland. Areas of bulb planting are incorporated. Due to the current agricultural nature of the Site and likely high nutrient and phosphorus levels ground preparation in the form of topsoil stripping or inversion ploughing would be required to aid successful creation of species-rich grassland.

Amenity (short mown) Grassland

- 3.19 The amenity grassland relates to short mown grassland areas, which includes a 1-2 metre strip adjacent to roadsides and footpaths.
- During the initial establishment the grassland should be mown when it reaches 75mm in height and cut to 40mm in height in the first year. The arisings (cuttings) from this first mow should be removed off site to encourage grassland establishment.
 - Cut approximately once or twice per month during the growing season, with a final cut height of around 50mm. The first shall be undertaken by mid-April and mowing continued until October.
 - Arising (cuttings) shall be distributed evenly over the grassland areas and not formed into windrows.
 - Re-sow worn grass areas (using an appropriate amenity grass seed mix) as required to maintain a dense sward of grass and undertake weed control (using a suitable approved herbicide) as required.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Amenity (short mown) Grass Areas						
11. During establishment mow only when the grass reaches 75mm height and cut to 40mm. Remove arisings from first mow only.	✓	-	-	-	-	-
12. Cut monthly or fortnightly during the growing season (April-October) to 50mm or lower. Distribute arisings evenly.	✓	✓	✓	✓	✓	✓

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
13. Re-sow worn patches and treat weeds with a suitable herbicide as required.	✓	✓	✓	✓	✓	✓

Wildflower Meadow Grassland

3.20 This is applicable to longer areas of grassland identified as wildflower meadow (species rich) grassland. (Refer to Appendix A for proposed mix).

- Establishment of new (sown) meadow grassland: Regular cutting when the grassland reaches 150mm in length (4-5 times) will be undertaken in the first half of Year 1 as the sward is establishing to reduce the number of coarse grasses and pernicious weeds. During this time persistent pernicious weeds can be removed and spot treated with herbicides, used against excessive growth of some invasive or dominant species such as docks, creeping thistle and nettles.
- After the first year two grass cutting visits should be undertaken per year. Grass to be cut to the ground. This should be undertaken in late July and late September/early October.
- Prior to mowing a check will be made to ensure that no ground nesting birds are present. If present delay mowing until fledged.
- Arisings should be removed from the site no more than 5 days after cutting.
- Use of herbicide after establishment of the grassland should be done using spot treatment and is only necessary if pernicious weed species become too dominant within the sward.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Wildflower Meadow Grassland						
14. During year 1 mow regularly (4-5 times) when the grass reaches 150mm height. Treat pernicious weeds. Remove arisings by day 5.	✓	-	-	-	-	-
15. Two cuts annually to the ground. Remove arisings by day 5.	-	✓	✓	✓	✓	✓

Wet Grassland

3.21 The new attenuation area will be seeded with a species rich damp grassland seed mix that can tolerate wet ground conditions (Refer to Appendix A for proposed mixes). Implementation of an appropriate management regime, cutting alternative sections of bank and a 5m along both sides on a 2-3-year rotation, will create structurally diverse grassland and enhance the value of the watercourse for wildlife.

- Regular cutting of establishing wet meadow grassland will take place in the first year to remove weeds and encourage dense growth, during this time persistent pernicious weeds can be removed and spot treated with herbicides, used against excessive growth of some invasive or dominant species such as docks, creeping thistle and nettles. Cutting of the

grassland will take place to the ground. All arisings will be left in-situ for 48 hours prior to removal, with removal within 5 days.

- Future cutting of the wet meadow grassland will consist of mowing or strimming during late July/August of a given year; this will avoid the main breeding season for small mammal species and the hibernation period for amphibians. A final cut will be taken in late Autumn.
- Cutting of the grassland will take place to the ground.
- All arisings will be left in-situ for 48 hours prior to removal.
- Use of herbicide after establishment of the grassland should be done using spot treatment and is only necessary if pernicious weed species become too dominant within the sward.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Wet Meadow Grassland						
16. During year 1 mow regularly to remove weeds and encourage dense growth. Treat pernicious weeds. Remove arisings after 48 hours and before day 5.	√	-	-	-	-	-
17. Two cuts annually to the ground. Leave arisings for 48 hours and remove by day 5.	-	√	√	√	√	√

Bulb Planting

- 3.22 Areas of bulb planting are to be included within areas of grassland.
- 3.23 Bulb planting will be left uncut for 6 weeks from the end of the flowering period. After which follow grass cutting regime for grass type in which planting is located.
- 3.24 Planting species are provided in Appendix A.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Bulb Planting						
18. Bulb planting to be left uncut for 6 weeks from the end of the flowering period. After which follow grass cutting regime for grass type in which planting is located.	√	√	√	√	√	√

Grassland Generally

- 3.25 For all grassland types the Management Contractor should use appropriate machines in size, shape and method for the type of work involved. All litter, stones or other debris should be collected and removed by the Contractor immediately prior to grass cutting operations. Care shall be exercised by the Management contractor to avoid damage when mowing or strimming around trees and other structures.

5. Individual Tree Planting

3.26 Individual standard trees within the open space areas, including incidental greenspace adjacent to roads within the development, will be maintained as follows.

- During establishment (the first 3 years after planting) the base of trees, circa 500mm radius, must be kept weed and grass free with the installation of a weed suppressant membrane and bark mulch.
- Water tree during establishment to capacity if the tree is under stress during dry periods.
- Trees will be supported by double stakes, during the establishment period and these can be removed after 2-3 years, unless there is soil or root movement when the tree is rocked. Stakes and ties to be regularly inspected and adjusted or replaced as necessary.
- Trees to be installed with a tree guard to protect trunks from damage during establishment. Care should be taken to avoid strimming close to trees during the establishment period.
- Plants found to be dead or dying within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Throughout the management period grassland at basal areas should be left unmown to protect the trunk and root areas from machinery.
- Within public areas, trees will be checked annually and after major storms for necessary remedial works with works undertaken as advised by a suitably qualified person. All works will be undertaken according to best practice as set out in the relevant standards BS 5837 Guide to Trees in Relation to Construction and BS 3998 Guide to Trees in Construction and using qualified tree surgeons/or arborists.
- Pruning of dead, diseased or damaged branches should be carried out as appropriate to promote healthy growth and natural shape, and to favour a single central leading shoot.
- Arisings from tree works will where practical be used to create dead wood piles within the woodland or chipped to provide mulch for use in amenity planting areas. Alternatively, they will be removed from site.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
New Standard Tree Planting						
19. Ensure a 500mm radius around each tree is kept weed and grass free, inspect plant protection regularly and adjust or replace where damaged. Water during establishment to field capacity if tree is under stress. Re-mulch bark around base of trees.	✓	✓	✓	-	-	-
20. Replace dead or dying trees with like-for-like	✓	✓	✓	✓	✓	-
21. Remove tree protection once plants have established.	-	-	✓	-	-	-
22. Inspect trees annually and after storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate.	✓	✓	✓	✓	✓	✓

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Prune as required to achieve healthy growth and natural shape. Retain or remove arisings as appropriate.						

6. New Hedgerows

3.27 The following management approach is proposed for new hedgerows across the site, to include mixed native, thorny mixed native, and single species hedges within the public open space:

- For hedgerows proposed along the peripheries of open space areas, to ensure natural surveillance is retained, maintain hedgerows to between 1-1.3m in height. Hedgerows adjacent to garden fences and walls to be maintained at a taller height of about 1.8m or aligned with the top edge of the boundary treatment.
- Plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established. Plant protection to be regularly inspected and any damaged protection replaced. Mulch to be regularly topped up to help prevent weed growth.
- Water planting during establishment as required for healthy establishment, depending on weather conditions.
- Plants found to be dead or dying within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Until establishment, formative pruning will be undertaken once annually to keep the hedgerow tidy.
- Cut during the winter months, following fruiting, during frost free periods. Cutting should not be carried out during the bird nesting season (March-August) unless supervised by a suitably qualified person. Following pruning operations, all arisings should be removed from the site. Trees within/adjacent to the hedgerow will be left uncut.
- Plant protection and any protective fencing will be removed once the hedgerow is established.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
New Hedgerows						
23. Ensure area around new hedgerows are kept weed free. Top up mulch as necessary.	√	√	√	√	√	√
24. Prune once annually to maintain shape until establishment	√	√	√	√	√	-
25. Once established regularly cut once per year during winter and outside of bird nesting season to maintain a good shape. Remove arisings.	-	-	-	-	-	√

7. Ornamental Shrubs

- 3.28 These areas are generally associated with higher levels of activity and use, where planting is proposed to provide structure, create a sense of enclosure, and introduce more formal and ornamental character within the landscape.
- 3.29 The proposed ornamental shrubs should be maintained in the following manner:
- Shrubs will be kept weed free using hand tools where possible, with a 50-75mm mulch depth maintained throughout with regular top ups.
 - During establishment (the first two years after planting) the maintenance contractor should check the local conditions of the site to determine the appropriate watering regime and water as necessary for the continued thriving of all planting.
 - Plants found to be dead, dying or missing within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
 - Once established, shrubs are to be pruned annually or bi-annually depending on the rate of growth as necessary to maintain a neat form and low height (1-1.5 metres). Pruning should avoid a uniform mass and should be undertaken in relation to each plant species (maintaining individual form and distinction to neighbouring plant species). Keep plants clear of adjacent hard surfaces/footways and in good condition.
 - Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens.
 - Inspect shrubs at every maintenance visit.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Ornamental Shrubs						
26. Keep weed free by hand with mulch applied at minimum 50-75mm depth and kept regularly topped up, remove weeds by suitable means. Water as necessary for successful establishment.	✓	✓	✓	✓	✓	✓
27. Prune shrubs and hardy perennials annually or bi-annually as necessary to maintain a neat form and a low height (1-1.5 metres), keeping plants free of adjacent hard surfaces and in good condition.	-	✓	✓	✓	✓	✓
28. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.	-	✓	✓	✓	✓	✓
29. Any plants found dead, dying or missing are to be replaced on a like-for-like basis as soon as possible within the next available planting season.	✓	✓	✓	✓	✓	✓

8. Hard Landscaping

3.30 Hard landscaping of the site to be maintained to ensure footpaths and roads remain clean, tidy and safe for use.

- All hard surfaces, within the public open space landscape areas should be maintained in a clean and tidy appearance free from weeds and litter, and this will include a general sweep, and occasional spray of surfaces. All arisings shall be removed from site.
- Any damage caused shall be made good.
- Care should be taken when maintaining hard surfacing close to plants to ensure plants are protected.
- Areas of grasscrete should be maintained with routine cuts of the areas not frequently used to even out levels.
- Litter picking of the landscape areas will be undertaken at regular intervals or as required to maintain a tidy and neat landscape.
- Items of street furniture should be regularly inspected as necessary, ensuring that they are in a safe and usable condition and in a good state of repair. Repairs should be carried out as necessary and any significant damage should be repaired immediately or in certain instances replaced. Repairs/replacement should be carried out as soon as practicable. In the interim, items which could cause a hazard should be taped off with warning tape or similar.
- Allowance should be made for all street furniture to be regularly cleaned of graffiti, dirt etc. so that they are in a usable condition and of an attractive appearance.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Other						
30. Inspect all hard surfaces regularly to ensure, safe, tidy and free of litter or debris. Any repairs should be made and arisings removed from site.	√	√	√	√	√	√

9. Play

3.31 The Local Equipped Areas of Play should be maintained and managed as safe, secure and clean environments, and made available for public use. The following maintenance operations are required:

- Signage should be installed to communicate to users/residents a contact number for maintenance issues.
- A regular inspection of play equipment and a general maintenance check/record of all equipment, surfacing, fencing, furniture, gates and associated fittings, nuts, bolts and plugs will be undertaken in accordance with manufacturer's recommendations and

ROSPA guidance. Particular attention should be paid to the safety of the play features, with all fixings and platforms secure and all individual play equipment sound and operational. Damaged equipment should be cordoned off immediately and rectified/replaced as soon as reasonable practicable.

- A general litter clearance and sweep of the area should be undertaken at every maintenance visit. This will include emptying of any litterbins and the removal of litter, glass, stones, and any other debris from the play surface.
- An annual Risk Assessment should be carried out for the Play Area(s), with an annual inspection carried out by an independent inspector. Quarterly operational inspections should be recorded by a qualified person employed by the management contractor (such as a member of the Register of Play Inspectors) in accordance with the Register of Play Inspectors Guidance Notes.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Play						
31. Install Signage	√	-	-	-	-	-
32. Inspect and maintain play equipment, surfacing, fencing and associated fittings in accordance with manufacturer's guidance and ROSPA standards, ensuring all elements are safe and operational. Damaged equipment to be cordoned off and repaired or replaced as soon as practicable. Litter clearance, including emptying bins and removal of debris, to be undertaken at each maintenance visit. Record quarterly inspections and undertake an annual inspection and risk assessment by an independent contractor.	√	√	√	√	√	√

Other Requirements

- 3.32 Litter picks and general litter clearance should be carried out on all landscape areas on a regular basis. This should include existing tree groups and areas of new planting. Litter picks should be undertaken at every visit to the site for maintenance operations. The overall objective is to ensure that all landscape areas are free from litter and fly tipping.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Other						
33. Litter pick on a regular basis	√	√	√	√	√	√

Monitoring

- 3.33 The open space areas, including all new and existing habitats will be monitored annually for the first five years, with monitoring decreased thereafter as appropriate. Management prescriptions will be amended as necessary to ensure the landscaping and associated habitats establish and maintain their quality over time.

Description of works	Years Active with Priority					
	1	2	3	4	5	6-10
Other						
34. Monitor landscaping and habitats every year for first five years and use results to inform future management for coming year. Reduce detailed monitoring to appropriate frequency thereafter.	✓	✓	✓	✓	✓	✓

4.0 SUMMARY

- 4.1 This report provides information on the landscape aims and objectives behind the resultant strategy for the management of the Phase 3 & 4 public landscape areas. It sets out the management principles for each of the key elements of the areas to be managed, before describing the management operations required to maintain a quality, neat, tidy, safe, useable and attractive landscape setting to the development as well as maintaining and enhancing biodiversity within the site.
- 4.2 It is envisaged that the appointed landscape contractor would carry out initial maintenance operations for a period of 12 months following practical completion of the landscape works contract. Subsequently a specialist landscape management contractor would be appointed to undertake the required landscape management operations.
- 4.3 At any reviews, which are undertaken, findings and recommendations arising may be provided to Jelson and the Local Planning Authority if necessary for approval.

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