

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

LAND OFF WATER EATON LANE,
KIDLINGTON

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Guide to the Management of Landscape Areas for

Land off Water Eaton Lane, Kidlington

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ON BEHALF OF

Hill Residential Limited

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INTRODUCTION

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1. INTRODUCTION

- 1.0.1 Guarda Ltd has been commissioned by Hill Residential Limited to prepare this Landscape Management and Maintenance plan. It sets out the maintenance operations required for the satisfactory management of the landscape within the amenity space associated with the development on land west of Water Eaton Lane, Kidlington.
- 1.0.2 The landscape proposals and long-term management goals respond to the specific character of the existing site and surrounding landscape within the Kidlington and area north of Oxford. The location and description of the site can be found on page 6.
- 1.0.3 The **Management Areas and Responsibilities Plan** on page 9 shows the landscape areas which are covered by this Landscape Maintenance and Management Plan (Figure 3). These areas include existing vegetation and trees along with all new planting and other hard or soft landscape components outside of private gardens.
- 1.0.4 The **Implementation Programme and Recitals** sections of this document define the parties who are involved in and responsible for the implementation and maintenance of the landscape within the public spaces and how the proposals will be implemented.
- 1.0.5 A 30 year Biodiversity Net Gain Management and Monitoring Plan (BNG MMP) will be produced for the site by others and will set out the specific management prescriptions which aim to achieve the specific target condition for each habitat, based on the Biodiversity Metric 3.1 condition criteria. The BNG MMP will take precedent over this document in terms of habitat management to ensure target conditions over the lifetime of the BNG commitment (30 years) and should be referenced in conjunction with this Landscape

Management and Maintenance Plan where the scope is for landscape only.

- 1.0.6 Within the **Maintenance Operations** section of this document each landscape component is described and the management objectives defined. General maintenance actions are set out to ensure the long-term management of the landscape for users and wildlife. This section is accompanied by easy-to-read schedules to aid in the on-site application of the operations. The focus of this section is to ensure that the site is safe, comfortable, attractive, bio-diverse and sustainable and contains instructions for the management of the following landscape elements:

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Figures 1 and 2 - Location plan showing the site within Kidlington and then the site and its surroundings

1.1 LOCATION

- 1.1.1 The site is currently an arable field located to the south east of the village of Kidlington. The north of the site it is bound by residential properties on Beagles Close.
- 1.1.2 Bicester Road runs adjacent to the western boundary which is a busy road on the eastern side of Kidlington. Properties on Cromwell Way back onto this road, but have long intervening gardens.
- 1.1.3 The south of the site is bound by a ditch and hedge, with another field beyond. This is part of the allocated site (PR7a) and it is envisaged that development will extend to the south. Kidlington Cemetery is allocated on the south west boundary of the site. Water Eaton Lane bounds the site to the east.

1.2 DEVELOPMENT DESCRIPTION

- 1.2.1 The proposals for the site consist of 102 dwellings together with parking areas, amenity areas, play spaces, flood attenuation and landscaping, with the provision of vehicular access from Bicester Road.
- 1.2.2 Along the north and east boundary there is to be a species rich native hedgerow and native trees. This will separate the site from the adjacent houses while also reintroducing a prominent landscape feature synonymous which the local character.
- 1.2.3 Along the western boundary a substantial landscape buffer of existing vegetation is to be retained and a number of new trees are proposed to provide further screening from Bicester Road. The southern boundary consists of an existing hedgerow that is to be retained.
- 1.2.4 The south west corner of the site is to become an extension to the cemetery.

1.3 PLANNING CONTEXT

- 1.3.1 The Cherwell Local Plan 2011-2031 (Part 1) Partial Review (LPPR), which provides for Cherwell's share of Oxford City's unmet housing needs, identifies Land South East of Kidlington as one of six strategic housing sites. The site forms the northern portion of one allocation - PR7a Land South East of Kidlington
- 1.3.2 The allocation comprises 32 hectares. The site is a trapezium shape and measures at 4.3ha.
- 1.3.3 The vision for the site is as follows (PR7a Land South East of Kidlington Development Brief, Cherwell District Council, January 2022):

The development site will become an extension to Kidlington that will be fully integrated and connected with the surrounding built environment. It will provide an attractive residential neighbourhood, with high quality, publicly accessible and well-connected green infrastructure and a modern, highly functioning outdoor sports facility. The development will maximise opportunities for walking, cycling and wheelchair use and will connect to sustainable movement routes towards Oxford Parkway Station, Kidlington, Oxford and Begbroke and existing footpaths.

1.4 AIMS AND OBJECTIVES

- 1.4.1 **The sustainable management of existing vegetation:** To retain existing trees and hedgerows as outlined in the arboricultural impact assessment, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety;
- 1.4.2 **To maintain landscape character:** To incorporate locally indigenous species within screening/structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- 1.4.3 **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- 1.4.4 **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfill all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles.
- 1.4.5 **To support the 12% Biodiversity Net Gain (BNG) score:** To improve landscape types through effective maintenance, and aid in achieving the highest possible condition in conjunction with the maintenance aims and objective set out in a future BNG MMP.
- 1.4.6 **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimize risk of injury and damage to people and property.

1.5 RECITALS

1.5.1 The main parties involved include the following:

- **The Developer:** Hill Residential Limited is responsible for the construction of this development. This will include the protection and management of existing landscape components through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings, including any contractual maintenance period associated with these works.
- **The Local Planning Authority:** This term (abbreviated to LPA) shall refer to Cherwell District Council and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- **The Adopting Organization:** This is the organization that will adopt ownership of the landscape areas and is therefore responsible for their management and maintenance including all landscape components and features within them. The Adopting Organization for the site will be a nominated management company. The Adopting Organization shall also be taken to mean any employee or representative of the organization in ownership of the grounds.
- **The Landscape Management Contractor:** the company who may be appointed by the Adopting Organization to carry out the landscape maintenance works.

1.6 SUPPORTING INFORMATION

1.6.1 The Management Plan shall be taken to include this document and any supporting plans, reports and specifications approved as part of the planning application for the residential development of land at Site.

1.6.2

ADDITIONAL INFORMATION

22027-GUA-DR-L-001 LANDSCAPE MASTERPLAN 002, 003,
DETAILED HARD AND SOFT PLANS AND 004 DETAILED PLANTING
SCHEDULE

1.7 MANAGEMENT AREAS AND RESPONSIBILITIES PLAN



Landscape areas to be managed



Figure 3 - Landscape areas encompassed within this maintenance and management plan

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2. IMPLEMENTATION PROGRAMME

2.1 IMPLEMENTATION

- 2.1.1 All planting works shall be carried out in accordance with the approved details unless otherwise agreed with the LPA.
- 2.1.2 The planting on plots is to be completed prior to the occupation of the respective dwelling.
- 2.1.3 Recreational landscape areas are to be planted in accordance with the terms of the Section 106 agreement.

2.2 IMPLEMENTATION OF MAINTENANCE OPERATIONS

- 2.2.1 A Landscape Management Contractor as appointed by the Adopting Organisations will coordinate all management of the site in accordance with this Landscape Management Plan and the accompanying maintenance schedules. A representative of the Adopting Organisations will be appointed as the main point of contact for residents, relating to the management of the site.
- 2.2.2 The Landscape Management Contractor will carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.

- 2.2.3 The Adopting Organisations may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.
- 2.2.4 The District Council will carry out monitoring of the open space and play areas twice yearly.
- 2.2.5 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

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3. MAINTENANCE OPERATIONS

3.1 EXISTING TREES AND VEGETATION

3.1.1 The arboricultural report and plans detail the existing condition, protection and any required works/ removal of existing trees and vegetation on site:

- AIA & TPP Plans by EnviroArb-Solutions Ltd
- Ecological Survey by The Environment Partnership

3.1.2 Existing trees and vegetation are incorporated into the landscape proposals for the site.

- There are a few mature category B trees along the southern and eastern boundary that are being retained and are currently acting as screen alongside Water Eaton Lane and the neighbouring cemetery. On the western boundary there is a line of category C trees that are to be retained where possible.

3.1.3 Management Objectives:

- Maintain the trees in an healthy and attractive condition to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site; and
- Ensure that trees are healthy and safe, particularly in places in proximity to residential properties and with public access.

3.1.4 Trees should be visually checked once a year for the presence of any diseased or rotten wood; fungal or other infections/ disease; and stability. If any such issues are identified, then the advice of a qualified Arboriculturist should be sought.

3.1.5 Tree replacement and enhancement of tree cover:

- Any tree that dies or is necessarily felled, but which is not removed as part of a programme of thinning or coppicing, shall be replaced with a specimen of similar species and stock size so as to maintain the character and ecological value of the site. Where disease has caused the loss of the tree, care must be taken in the selection of an appropriate alternative species, taking into account the local context, character of nearby trees, the potential impact on nearby buildings/services, and the potential susceptibility of the replacement tree to the disease.

3.1.6 Gapping up native hedges:

- Where sections of hedgerow become thin or fail, gap up hedgerows to an approximate density of 6 plants/linear meter, planted in a double staggered row or as required to achieve a continuous hedge line.
- Plants should be a minimum size of open ground whips 600-900mm high or 3L container grown stock for evergreen species (such as holly).

All works should be carried out in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 1. Existing trees and vegetation maintenance schedule." On page 14.

- All plants should be native, appropriate to the character of the area, and maximize the ecological value of the hedge.

3.1.7 Annual Cutting of Native Hedgerows:

- Cut on a three year cycle (one side, top, other side) which will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife. Maintain to a height of 3m, or to continue the character of adjacent high quality hedgerows. Long rural native hedges can be flailed once every two to three years if there is suitable access.
- Encourage bushier and denser growth by cutting at least 2cm above previous years growth.
- Leave the vegetation beneath the hedge line (2m wide margin) uncut to improve the wildlife value. Avoid the use of herbicides and pesticides near native hedgerows.

Schedule 1. Existing trees and vegetation maintenance schedule.

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
3.4 VISUALLY INSPECT TREES ANNUALLY											
3.1.5 CARRY OUT TREE REPLACEMENT AND ENHANCEMENT IF REQUIRED											
CARRY OUT TREE WORKS IF REQUIRED								CARRY OUT TREE WORKS IF REQUIRED			
		AVOID CARRYING OUT TREE WORKS DURING THE BIRD NESTING UNLESS A HEALTH AND SAFETY RISK OR ACCESS ISSUE (NOTE 2)									

3.2 PROPOSED TREE PLANTING

3.2.1 Trees are proposed as part of the landscape proposals within the public landscaped areas, along the main spine road and within car parking areas. There is also new tree planting along the boundary of the site to screen the development and provide a robust edge.

3.2.2 Management Objectives:

- Ensure the satisfactory establishment and growth of new tree planting so that trees are healthy and safe.
- Care for trees for the long term visual amenity, character and biodiversity of the site.

3.2.3 General tree maintenance during establishment

- Firm in unstable trees in the ground especially after frost and strong winds.
- Check and adjust tree ties, replacing tight or damaged ties in a slightly different position.
- Top up bark mulch levels to a depth of 75mm within a radius of 500mm of the tree stem and remove any weed growth around the tree by hand.
- Fertilize using a suitable and approved liquid feed during early May and again in late September.
- Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Pruning should be carried out in accordance with BS 3998:2010.

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 4. Softworks maintenance schedule." On page 20.

Remove all cut material from site.

- Prune young trees to encourage a strong leader and an even open crown.
- Inspect for pests and diseases and ensure remedial action is taken. **(Note 4)**
- **Watering:** Water trees during first two growing seasons. Frequency and volume as per softworks maintenance schedule and **Note 5.**

3.2.4 Remove tree stakes and ties

- Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes should be removed from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilize, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support.

3.2.5 Tree Replacement

- Failing trees are to be replaced with a specimen of similar species and stock size to maintain the character and ecological value of the scheme. Where disease has caused the loss of the tree, care must be taken in the selection of an appropriate alternative species, taking into account the local context, character of nearby trees, the potential impact on nearby buildings/services, and the potential susceptibility of the replacement tree to the disease.

3.3 PROPOSED NATIVE BUFFER/ SHRUB MIXES

3.3.1 Native shrub planting has been proposed strategically along the sites boundary and within the public landscaped areas. Native species provide habitats and foraging for wildlife, particularly amphibians and reptiles, including flowering and fruiting varieties.

3.3.2 Management Objectives:

- Ensure the satisfactory establishment and growth of new planting.
- Maintain planting in a healthy and attractive condition and enhance the value of planting as a food and sheltering source to wildlife; and
- Ensure continuity of the design approach and amenity value.

3.3.3 General Maintenance:

- Firm in and straighten any loose plants after wind or frost.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied for the first 3 years and remove any weed growth.
- Check rabbit guards/fencing and canes regularly. Remove guards after 2-3 years when plants are growing strongly.
- **Watering:** For the first two years after planting, water shrubs and whips to field capacity. Frequency and volume as per softworks maintenance schedule and **Note 5**.

3.3.4 Replacement and enhancement planting:

- Remove and replace failing plants with a plant of the same

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 4. Softworks maintenance schedule." on page 20.

species, to a minimum size of an open ground whip, 0.9-1.2m high, or 3L container grown 500mm high shrub for evergreen species. Ensure that the ground is well prepared and that any replacement planting is well watered. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock.

3.3.5 Pruning:

- Buffer planting should be allowed to attain a 'natural' thicket.
- Prune to prevent plants from overhanging highways or footpaths.

Cornus sanguinea	Within the native shrub mix and on the edge of buffer areas, reduce to a 200mm stool above ground on a 2 yearly cycle, but retaining any young growth. (March)
Corylus avellana	Hazel should be coppiced on a 7-10 yearly cycle in the dormant season (October - March). Protect coppice stools from deer/rabbit browsing by piling brush over them or with additional rabbit fencing. Monitor coppice periodically, noting any stools that fail to regrow and replant the following autumn.
Euonymus europeaus Viburnum lantana Viburnum opulus Ilex aquifolium Rosa canina Rosa arvensis	Prune damaged and diseased wood and limbs which are unsafe or are in danger of falling or breaking up during gales. Some deadwood can be left as habitat piles.

Schedule 2. Pruning schedule of native shrubs within a buffer mix

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 4. Softworks maintenance schedule." on page 20.

3.4 PROPOSED MIXED NATIVE HEDGEROWS

3.4.1 Native hedgerows are proposed along the boundary to the north and east. They provide vital habitat and linear corridors for wildlife. They have been proposed to provide vital screening of the site and also provide delineation between public and private spaces.

3.4.2 Management Objectives

- To set out the establishment and ongoing maintenance of native hedgerows to ensure healthy dense growth and a naturalistic appearance to define boundaries.
- To ensure that native hedgerows are maintained for the visual amenity and safety of users of the public landscaped areas.
- To promote the ecological value of proposed native hedgerows.

3.4.3 General Maintenance:

- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied for the first 3 years.
- Check rabbit guards/fencing and canes regularly. Remove guards after 2-3 years when the hedge is growing strongly.
- Maintain a meter wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients. After establishment, native ground flora can be allowed to develop.
- **Watering:** Water mixed native hedgerows, frequency and

volume as per softworks maintenance schedule and **Note 5.**

3.4.4 Pruning Native Hedges:

- In the first spring after planting trim all lateral branches back by 50% (not Holly). Prune damaged, diseased or dead wood immediately after first leaf break.
- From the second year onwards, prune any diseased or rotten wood back to sound wood and remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales.
- Cut on a three year cycle (one side, top, other side) which will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife. Maintain to a height between 1.8-3m, depending on location. Long rural native hedges can be flailed once every two to three years if there is suitable access.
- Encourage bushier and denser growth by cutting at least 2cm above previous years growth.
- Where the space and character allows, leave a 2m wide uncultivated zone from the middle of the hedge to aid in biodiversity.

3.4.5 Gapping up native hedges:

- Remove and replace failing plants with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, or 3L container grown 500mm high shrub for evergreen species. Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge alignment.
- Old, gappy hedges can also be rejuvenated by laying or coppicing (cutting stems down to 10-15cm above ground level).

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 4. Softworks maintenance schedule." on page 20.

3.5 PROPOSED FORMAL NATIVE HEDGEROWS

3.5.1 Ornamental hedges provide structure and enclosure to the development. They screen and delineate boundaries and provide vital corridors for wildlife.

3.5.2 Management Objectives:

- To ensure the establishment and ongoing maintenance of hedges to provide a healthy, continuous and bushy line of shrubs which is good for wildlife.
- Maintain hedges to be attractive and neat to create safe and inviting spaces for residents.

3.5.3 General Maintenance:

- **Watering:** Water ornamental hedgerows regularly, saturating the full depth of topsoil. Frequency and volume as per softworks maintenance schedule and **Note 5**.
- **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. All weeds shall be removed from the site.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied.
- **Fertilizer:** Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertilizer at a rate of 60g per m², from March - April.

- **Gapping up and replacement of ornamental hedges:** Remove failed plants and replace with a plant of the same species. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch.

3.5.4 Cutting / trimming of ornamental hedges:

Carpinus betulus	Prune after first flush of growth in May and again in late summer to maintain a neat form and winter leaf retention, to a height of 1.2m to garden frontages, 1.4m where hedges enclose and screen parking where it is planted to screen boundary walls and fences.
Viburnum tinus 'Eve Price'	Trim back long growth after flowering (late winter/ early spring) to maintain a height of 1.2m to garden frontages and 1.8m where it is planted to screen boundary walls and fences. Viburnum has a soft, rounded habit which should be maintained through pruning.

Schedule 3. Pruning schedule of ornamental hedges

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30, "Schedule 4. Softworks maintenance schedule." on page 20 and "Schedule 5. Shrub pruning groups schedule." on page 21.

3.6 PROPOSED MIXED ORNAMENTAL PLANTING

3.6.1 Planting beds create structure and interest throughout the year within the landscape areas. Mixed planting creates colour, scent and form with habitats and food for wildlife.

3.6.2 Management Objectives:

- To ensure establishment and growth of new ornamental planting to enhance the visual quality of the development and provide tidy, welcoming spaces for users.
- Maintain planting in a healthy and attractive condition and enhance the value of planting for wildlife.

3.6.3 General Maintenance:

- **Watering:** Water ornamental planting regularly, saturating the full depth of topsoil. The programme of watering must be sensitive to the weather conditions to ensure the establishment and healthy growth of plants. **(Note 5)**
- **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. All weeds shall be removed from the site.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied.
- **Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing

herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. **(Note 4)**

- **Fertilizer:** Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertilizer at a rate of 60g per m², from March - April.
- **Replace failing planting:** Remove and replace plants which are weak and failing or have died with stock of the size, species and quality originally specified. Ensure that the ground is well prepared and that any replacement planting is well watered. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock.
- **Pest Control:** Check unstable or failing shrubs and perennials for vine weevil larvae in the roots. Treat with a chemical or biological control and/or remove the plants, replacing with a species that is not susceptible (especially problematic for Heuchera, Taxus, Sedum & Primula).

3.6.4 Pruning:

- Prune shrubs according to their **pruning groups** and horticultural expertise. Pruning should aim to enhance the natural form of shrubs and maintain the health and visual amenity of planting beds.
- Cut back herbaceous perennials and deciduous grasses in late winter and clear away cut foliage.

Schedule 4. Softworks maintenance schedule.

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
CHECK TREE STAKES & TIES											
WATERING AS REQUIRED			REGULAR WATERING (NOTE 4)					WATERING AS REQUIRED			
REPLACE FAILED TREES & SHRUBS									REPLACE FAILED TREES & SHRUBS		
			1			FERTILISE TREES & SHRUBS			2		
PRUNE SHRUBS ACCORDING TO PRUNING GROUP											
		PRUNE SUMMER FLOWERING SHRUBS (6)									
PRUNE SHRUBS FOR COLOURFUL STEMS (GROUP 7)											
			PRUNE EVERGREEN SHRUBS (GROUPS 8, 9, 10)								
			1			PRUNE ORNAMENTAL HEDGES			2		

Pruning Group	Latin Name	Pruning Guidance
Pruning group 1	Euonymus europaeus 'Red Cascade' Syringa 'Red Pixie' Viburnum davidii	Light pruning Lightly prune only where required. Remove diseased, damaged congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out. Regularly trim Photinia to maintain a neat form and fresh growth. Remove suckers from Eleagnus 'Quicksilver' as necessary.
Pruning group 6	Spiraea japonica 'Firelight'	Summer or autumn-flowering shrubs In early to mid-spring cut back the previous year's flowering stems to within one or two buds of the older woody framework. Also remove any thin, weak or dead growth.
Pruning group 7	Cornus sanguinea Cornus sanguinea 'Midwinter Fire'	Pruning for stems and foliage From the third year, and every other year after planting, cut back to 60-90cm (2-3ft) from the ground for pollards or 5-7.5cm (2-3in) for coppiced specimens and pinch or thin out sideshoots to encourage further branching.
Pruning group 8	Choisya x dewitteana 'Aztec Pearl' Euonymus fortunei var. vegetus Hypericum x hidcoteense 'Hidcote' Mahonia x media 'Winter Sun'	Early flowering evergreen shrubs Prune just before growth starts in mid-spring, after any risk of frost has passed. Prune out any diseased, damaged or dead shoots and thin out crowded shoots and any badly positioned ones that spoil the shrub's appearance. Remove up to one-third old wood as required.
Pruning group 9	Nandina domestica 'Obsessed'	Late flowering evergreen shrubs This group of evergreen shrubs bloom in summer and late autumn on the previous or current year's growth. Prune lightly removing unsightly shoots as required to create a bushy form. Avoid cutting into old wood of Cistus and Hebe.
Pruning Group 10	Ceratostigma willmottianum	Evergreen shrubs Prune after flowering (late summer), removing shoots that have flowered to within 1.5-2.5cm (3/4-1in) of the previous year's growth.

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 30 and “Schedule 6. Amenity grass maintenance schedule” on page 24.

3.7 AMENITY GRASS

3.7.1 Management Objectives:

- To ensure the satisfactory establishment of the grass sward.
- To maintain healthy and suitable grass areas appropriate to function and use.

3.7.2 General Maintenance:

- **Mowing:** Amenity grass areas adjacent to paths should be kept neat and low, while the mowing frequency and height of grass within less formal areas can be more relaxed.
- Cut the grass first in spring with a rotary mower to a height of 50mm.
- Regularly mow amenity grass through spring, summer and autumn, collecting the arisings each time, and removing off site.
- **Edging:** Once a year in spring, use a half-moon edging tool to define the edge between grass areas and planting beds, neatly cutting the edge of the planting bed and removing any grass which has grown into the bed.
- Strim or use edge clippers once per month during the growing season to keep the edges of paths and hard surfaces neat and free from grass.
- **Watering:** During the first year following initial seeding or following re-seeding operations, water amenity grass areas. Water to field capacity in the morning or in the evening if possible to reduce evaporation. **(Note 5)**

3.7.3 Re-mediation of failing turf:

- Scarify/ aerate poor quality turf and apply a slow release fertilizer at a rate of 70g/m².
- Where grass is damaged through high wear (especially during winter), fence off temporarily to allow the sward to recover.
- Where grass is unable to regrow due to compaction, consider implementing reinforcement mesh prior to over-seeding.

3.7.4 Replacement of failed turf:

- **Small areas:** Cut out sections of failed turf and supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil.
- **Re-seeding larger areas:** Cultivate the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimeters below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

3.8 PROPOSED WILDFLOWER GRASSLAND AREAS

3.8.1 Areas of wildflower meadows within the public amenity spaces provide habitats for a wide variety of species and will be managed for biodiversity. A mix of wildflowers and grasses encircle the main landscaped areas and create a circular walk. Wet wildflower and grass mixes are proposed for areas of attenuation which will be occasionally flooded and will create important habitat for wildlife.

3.8.2 Management Objectives:

- To ensure the satisfactory establishment of the grass sward and the visual amenity of the public areas.

3.8.3 First year maintenance

- Mow regularly through the growing season to a height of 40-60mm to control weed growth and promote diversity of the sward. Collect and remove arisings from site.

3.8.4 General maintenance (Year 2 onwards)

- Cut a summer hay-crop in mid-July to early August to a height of 50-75mm. Rake up all arisings after 2 days (allowing time for seeds to disperse) and remove off site.
- Cut each wildflower area in blocks on a cycle, a couple of weeks apart to allow wildlife refuge and the development of a greater diversity of wildflowers (as each sets seed at different times).
- Be aware of any **protected species** (such as reptiles and amphibians) that may be present and take advice from an Ecologist if required.

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 30 and "Schedule 7. Wildflower areas maintenance schedule" on page 24. The seed supplier Emorsgate Seeds can provide additional management advice: <https://wildseed.co.uk> (01553) 829028.

- Take up to 2 additional cuts to a height of 40-75mm through the autumn (October-November) to maintain a short sward through winter.
- Where fertility is high and grass is growing very quickly an additional cut can be taken in spring to a height of 40-75mm.
- **Weeding:** Remove by hand any vigorous undesirable plants such as nettles, thistle and docks.

3.8.5 Enhancement of species-poor areas:

- Closely strim or mow the existing sward and remove all cuttings in October. Harrow or scarify to disturb the ground and overseed with a wildflower only seed mix (suitable mixes: <https://wildseed.co.uk/mixtures/category/100-wild-flower-mixtures>). Maintain the sward to a height of 60mm for the following season.

Schedule 6. Amenity grass maintenance schedule

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER						
CUTTING AMENITY GRASS AREAS																	
AS REQUIRED			1	2	3	4	5	6	7	8	9	10	11	12	13	AS REQUIRED	
EDGING AMENITY GRASS AREAS																	
			1	2	3	4	5	6	7			REPLACE GRASS IF REQUIRED					

Schedule 7. Wildflower areas maintenance schedule

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
FIRST YEAR ESTABLISHMENT OF WILD-FLOWER AREAS											
				REGULARLY MOW WILDFLOWER AREAS IN FIRST YEAR							
MANAGEMENT OF WILD-FLOWER AREAS (2ND YEAR ONWARDS)											
WILDFLOWER MIXES			SPRING CUT		EARLY HAY CUT		SUMMER HAY CUT	LATE HAY CUT	2 X AUTUMN CUTS TO MAINTAIN LOW SWARD		
			<p> </p> <p><i>If required where fertility is high to control excess growth of grasses.</i></p>		<p> ----- </p> <p><i>Cut wildflower once in summer, vary timings and cut in blocks to promote diversity</i></p>						
					<p> </p> <p><i>Use to reduce fertility and promote early wildflowers such as cowslips and fritillarias, not suitable where yellow rattle is present.</i></p>		<p> </p> <p><i>Main summer cut promotes the greatest diversity of wildflowers.</i></p>		<p> </p> <p><i>Reduces wildflower diversity. Use where disturbance of ground-nesting birds and insects is an issue.</i></p>		

Maintenance and Management Operations for SUDS features has followed advice taken from "The SUDS Manual CIRIA C697". This should be referenced for additional advice and guidance.

3.9 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

- 3.9.1 Several SUDS features are proposed on the Site. Refer to the details, design and specification, prepared separately by the Civil Engineers, for further information. A summary of maintenance operations are listed below. Additional operations may be required to protect the validity and effectiveness of the SUDS by the Water Authority.
- 3.9.2 The Contractor must ensure safe access can be gained to SUDS features and that relevant Health and Safety procedures are followed when working on slopes and banks and within SUDS features prior to proceeding with the work on site.
- 3.9.3 For below-ground SUDS features such as permeable paving and geocellular storage, maintenance advice should be provided by the manufacturer.

3.9.4 Management Objectives:

- To ensure the long term efficiency and functioning of SUDS features.
- To ensure that SUDS features are maintained in a safe manner.
- To ensure that SUDS are fit for purpose by controlling the buildup of organic content within them and ensuring that planting within features are maintained in good condition.
- To ensure, where suitable, the integrity of SUDS features in terms of their value to biodiversity and their contribution to Biodiversity Net Gain (BNG).

3.9.5 Schedule of Inspections:

- **Routine inspections** should be carried out regularly by a suitably experienced representative of either the Adopting Organization or Landscape Management Contractor and recorded on a site checklist. The programme of inspections should be designed to respond to the usage and specific risks of the site.

3.9.6 General maintenance of SUDS features (as required):

- Clear any fallen leaves, rubbish, detritus and sediment from SUDS features' drainage inlets, culverts, drainage outlets and control structures.
- Vegetation Management: Attenuation basins within the Site include native shrub and tree planting and wildflower areas and swales include areas of wildflower. Please refer to the Maintenance Operations within this document for guidance on specific maintenance operations for specific vegetation types.
- Remove litter/debris.
- Repair eroded or damaged areas.
- Perform regular inspections to ensure the effective operation of the SUDS feature.

3.9.7 General Maintenance of Permanent Water Features/Ponds:

- Removal of litter and debris.
- Inspection and cleaning of inlets/outlets to avoid blockages.
- Management of vegetation: New ponds can become dominated by invasive native plants (especially Bulrush). During the first

5 years, while vegetation is establishing, invasive plant growth should be controlled. Following this period, ponds usually self-regulate, though pond margins must be managed to ensure they do not become dominated by trees and shrubs. Vegetation to pond edges should be inspected for the first 3 years, and nuisance plants should be removed.

- Before the growing season begins, remove all dead growth. Hand cut submerged and emergent aquatic plants annually (at a minimum of 0.1m above pond base and including a maximum of 25% of the pond surface). Annually remove 25% of bank vegetation from waters edge to a minimum of 1m above water level.
- Maintain access ways or easements to ensure ponds can be accessed safely.
- Monitoring of sediment build up and removal when required. Should pool volume be reduced by 20%, the removal of sediment may be necessary. Sediments which receive runoff from roads are generally non toxic, however consultation with the environmental regulator should take place to confirm appropriate protocols.
- Maintenance of life saving equipment (if present due to standing water exceeding 1.2m depth). Inspect ropes and life rings for wear, replacing when necessary.

3.10 HARD LANDSCAPE AREAS AND FURNITURE

3.10.1 Management Objectives:

- To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.
- Maintain the furniture in public spaces to ensure the long-term amenity value of elements.

3.10.2 General maintenance of hard landscape areas:

- Ensure all paved surfaces are clean, tidy and free from dust, litter and debris through regular sweeping (removing all arisings off site). Increase maintenance in autumn when leaves are falling.
- Regularly inspect all hard landscape surfaces and edgings to ensure they are sound and free from: mechanical damage, vandalism, settlement, frost heave, staining, litter and debris or any other defect.
- Failing areas which cause a health and safety concern **are to be clearly fenced-off from the public.**
- Document all defects and **repair as new as soon as feasibly possible in** agreement with the Adopting Organization.

3.10.3 General maintenance of furniture:

- Inspect all street furniture (including benches, litter bins & signs) twice a year to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- Clean furniture of any debris and algae.
- Check timber furniture for wear to any preservative treatment/

finishes.

- Apply a proprietary timber preservative to damaged timber furniture to match the original treatment type and colour.
- Check metal furniture elements for any painted surface has not become worn or eroded. Rectify any damaged areas with an appropriate paint to match the original colour/finish.
- Check furniture for graffiti twice a year. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / re-mediate furniture that is subject to graffiti.
- Where furniture can not be fixed it should be replaced with an appropriate alternative.

3.11 PLAY FEATURES

3.11.1 A junior and toddler playspace is situated to the north east of the Site, including areas of formal play equipment, furniture and signage. Further play opportunities are provided with landform.

3.11.2 Management Objectives:

- To set out a schedule for regular monitoring of play equipment to ensure the soundness and safety of all playable features so as to minimize the risk of injury to users of all ages.
- To ensure that play features are decommissioned if unsafe and repaired as soon as possible to a sound and satisfactory

3.11.3 Schedule of Inspections:

- **Routine inspections** should be carried out regularly by a suitably experienced representative of either the Adopting Organization or Landscape Management Contractor and recorded on a site checklist. The programme of inspections should be designed to respond to the usage and specific risks of the site.
- **Annual inspections** shall be completed by a specialist contractor not employed by the Adopting Organization, such as those approved by the Register of Play Inspectors (www.playinspectors.com). Following the inspection, the specialist contractor shall prepare and issue an independent written report for review. Any issues identified by the annual inspection should be rectified as soon as possible. Where required play features and associated safety surfacing should be replaced.

3.11.4 General maintenance:

- Clean play features, removing dirt and any graffiti at each visit. Re-oil and repaint where necessary.
- Check safety surfaces for any sharp objects, litter and debris (removing from site) as well as general wear, tear or other defects.
- Check that posts are upright and firm, that footings are intact and fixings are secure and in good repair. Ensure that wood work is complete and that there is no sign of damage or any other defect. Inspect play features for quality control and to identify minor wear and tear.
- Inspect the general surroundings of the play areas and landform, highlighting issues arising from vandalism, breakages and cleanliness.

3.11.5 Defects and repairs:

- Record any defects and make arrangements for repair or replacement within seven days with the item supplier or other suitable and approved contractor. Replacement of broken or failed equipment must be of a similar play value.
- Make good wood work with a matching treatment and colour applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and COSHH Regulations. All repairs must be carried out strictly in accordance with the supplier's instructions.
- Erect temporary fencing and warning signage to secure any play features/surfacing with defects which make the area unsafe to use. Remove as soon as the item is made good.

3.11.6 Contact Information:

- Signage on site should be kept up-to-date with contact details for reporting emergencies and defects. The Adopting Organization shall ensure that a representative is available for emergency call out 7 days per week to deal with dangerous items quickly.

4. APPENDICES

APPENDIX 1. GUIDANCE NOTE FOR MAINTENANCE PRACTICE

NOTE 1	Tree Work Consents	Any works to a TPO tree (such as crown raising, crown reduction, substantial pruning, removal of limbs, pollarding or felling) should be documented and a formal application made to the LPA for approval (with the exception of the removal of dead wood) in advance of the works being undertaken.
NOTE 2	UK/EU Wildlife legislation	All works should be completed in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between 1st September and end of February). During the nesting season a suitably qualified ecologist will be required to check for any active nests.
NOTE 3	Good Practice of Arboricultural Contractor	All tree works shall be carried out by a suitably qualified tree surgeon, a member of the Arboricultural Association, in accordance with BS3998: 2010 'Tree Work - Recommendations'. All brushwood and logs that result from surgery and felling of trees on site shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles. Brushwood may be chipped on site, but all wood chippings resulting from these operations shall be raked up, bagged and removed. Where surgery works affect a highway, the Arboricultural Contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.
NOTE 4	Use of Herbicides, Biocides and Pesticides	Any works requiring the use of pesticides and/or biocides should comply with the latest regulations in place at the time of the application. In practice, guidance is provided on the Health and Safety Executive (HSE) website: https://www.hse.gov.uk/pesticides/ and includes a series of codes of practices adapted to the situation. These should be followed: 'Code of Practice for Using Plant Protection Products'; 'Information Statement on application of pesticides using vehicles in public areas'; etc. In addition, the following recommendations should be followed, but in no way replace the full compliance of the regulations mentioned above: The operator should have relevant and up-to-date certification and training and wear appropriate PPE equipment. All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants, grass and Environment; as such, avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, are to be reported appropriately and rectified at the Landscape Management Contractor's expense.
NOTE 5	Watering	For the first two years after planting proposed trees, mixed ornamental planting and amenity grass will require regular watering to ensure establishment. Watering Period and Frequency: Water during the growing season (mid March- early October) once per fortnight or more regularly as required by climatic conditions, such as hot, dry weather, wind and lack of rainfall. Water evergreens twice in winter. The Landscape Management Contractor shall be entirely responsible for increasing the frequency of visits according to climatic conditions and for contacting the Adopting Organization to agree the timing of any additional watering visits if required. Watering Volume: When watering shrubs, the top layer of soil should be fully saturated. Apply 25L to each tree per visit and 20L per m2 or hedgerow. Where restrictions are placed on the use of water, sources and costs of obtaining second class water must also be agreed. The Landscape Management Contractor shall be responsible for any failures of plants and trees or excessive die back from drought stress during the management contract. Following the first year after planting, the frequency of watering can be reduced and focused on ornamental planting and trees during periods of dry weather only.

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MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
HARD WORKS & FURNITURE GENERAL MAINTENANCE					
Collection and removal of litter & leaves from all hard and soft areas to include general tidying and sweeping of paving.	At each site visit	At each site visit	At each site visit	At each site visit - additional visits may be required in autumn to collect leaf litter.	12 (minimum number of visits)
Inspection of hard surfaces for defects. Document any defects and carry out any remedial works as necessary.	Once annually or as required				1
Inspect furniture for safety, security & graffiti. Clean furniture of algae/debris and check fixings. Repair/ replace as necessary & refinish wood & metalwork as required.	Twice annually or as required				2
PLAY FEATURES					
Clean play area, features & safety surfacing.	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Routine inspection of play area, equipment and safety surfacing. Findings to be logged and defects to be rectified within 7 days.	As required - The programme of inspections should be designed to respond to the usage and specific risks of the site.				To be agreed
Annual Inspection by a registered play inspector of play area, equipment & safety surfacing.	Once Annually				1

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
SOFTWORKS					
Visual inspection of mature trees Carry out further assessment if defects recorded (by suitably qualified professional).	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Significant tree works to mature trees and hedgerows. Works to be undertaken by a suitably qualified professional.	As required	Do not carry out during bird nesting season unless a Health and Safety risk.		As required	As required
Cutting of native hedgerows	Nov-Dec				1
Cutting of ornamental hedgerows	Refer to Schedule 3 Ornamental Hedges Pruning Schedule (page 18) & Schedule 4 Softworks Maintenance schedule (page 20).				As required
Pruning trees and shrubs	Refer to Schedule 4 Softworks Maintenance schedule (page 20) & Schedule 5 Shrub Pruning Groups (page 21).				As required
Re-firm and stabilize shrubs and trees after strong winds and frost.	As required	As required	As required	As required	As required
Check, adjust, replace, remove tree ties and stakes	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Fertilizing trees and shrubs, using a slow release granular product.		Early May		Late Sept	2
Replacement of failing or damaged trees and shrubs.	As required				As required
Cut back herbaceous perennials and perennial grasses.	Late winter/ early spring or as plants show signs of disease.		Cut back geraniums and deadhead to encourage a second flush of flowers.		3

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
GENERAL MAINTENANCE OF SOFTWORKS AREAS					
Watering (refer to Schedule 4 Softworks Maintenance Schedule and Note 5).	As required to ensure establishment, adjust frequency to climatic conditions.	Watering should be significantly increased within the summer months with the minimum number of visits being once per fortnight. The frequency should be increased further during dry spells.		As required to ensure establishment, adjust frequency to climatic conditions.	As required
Hand weeding, to ensure tidy beds and control competition with new shrub and tree planting.	As required	At each site visit	At each site visit	At each site visit	8 (minimum number of visits)
Spot herbicide pernicious (Refer to Note 4). Only use where absolutely required and hand weeding/mulching will not sufficiently control weed growth/competition with new planting.		Apply to vigorous new weed growth in Spring/ Early Summer.			As required
Top up mulch to ensure 75mm depth coverage of planting areas and 500mm radius around trees planted in grass.				Annually	1
MAINTENANCE OF GRASS AREAS					
Cutting amenity grass areas (POS) - frequency to be adjusted to match climatic conditions. Collect and remove arisings at each cut.	Only if required	Once per fortnight once cutting has commenced in late March/ early April	Once every 3 weeks	Once per fortnight	As required
Edging lawns and amenity grass areas		At each site visit	At each site visit	At each site visit	7 (minimum number of visits)
Cutting wildflower areas. Collect and remove arisings at each cut.	Refer to wildflower Maintenance Schedule 7 on page 24 for timing of cutting and frequency of visits. Biodiversity of the sward should be monitored and cutting regime amended to improve the ecological and amenity value of wildflower areas.				
Replacement of amenity grass and wildflower areas				As required	

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
GENERAL MAINTENANCE OF SUDS FEATURES					
Visual inspection of inlets, outlets, culverts and control structures.	As required	At each site visit	At each site visit	At each site visit	As required
Removal of litter and debris.	As required	At each site visit	At each site visit	At each site visit	As required
Cutting wildflower areas. Collect and remove arisings at each cut.	Refer to wildflower Maintenance Schedule 6 and 7 on page 24 for timing of cutting and frequency of visits. Biodiversity of the sward should be monitored and cutting regime amended to improve the ecological and amenity value of wildflower areas.				
Cutting grass areas (within SUDS) - frequency to be adjusted to match climatic conditions. Collect and remove arisings at each cut.	Only if required	Once per fortnight once cutting has commenced in late March/ early April	Once every 3 weeks	Once per fortnight	As required
Maintenance of vegetation	Please refer to the Maintenance Operations within this document for guidance on specific maintenance operations for specific vegetation types.				As required
Repair eroded or damaged areas.					As required

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
GENERAL MAINTENANCE OF PERMANENT WATER FEATURES/PONDS					
Removal of litter and debris.	As required	At each site visit	At each site visit	At each site visit	As required
Inspect vegetation to pond edge and remove nuisance plants (for first 3 years).		At each site visit	At each site visit	At each site visit	Monthly (for first 3 years) then as required
Hand cut submerged and emergent aquatic plants (at minimum of 0.1 m above pond base. Include max 25% of pond surface).		Cut annually in early spring			1
Remove 25% of bank vegetation from waters edge to a minimum of 1 m above water level.		Cut annually in early spring			1
Tidy all dead growth		Annually, in early spring.			1
Remove sediment from one quadrant of sediment forebay (if present).					Annually, or as required
Remove sediment from one quadrant of the main body of wetlands without sediment forebays.					2 - 5 years

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