



FOREMAN
HOMES



LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Land at Satchell Lane

Hamble-Le-Rice

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1 Introduction

Background

- 1.1 This Landscape & Ecological Management Plan (LEMP) has been prepared to inform the on-going landscape management and maintenance operations for proposed residential development on land at Satchell Lane, Hamble, Hampshire.
- 1.2 HGP Architects were appointed in July 2020 to progress the soft landscape design in support of a reserved matters application to Eastleigh Borough Council to support Reserved Matters application and associated outline conditions: Appeal Decision APP/W1715/W/18/3194846:

Condition No. 7: 'No development above slab level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping, including new and replacement trees, ground level changes, boundary treatments, means of enclosure and landscaping to the SUDS to increase the aesthetic and biodiversity value of the site; and proposed and existing functional services above and below ground; and shall provide details of timings for the provision of all landscaping and future management and maintenance. The hard and soft landscape works shall be carried out in accordance with the approved plans and to the appropriate British Standard.'

- 1.3 This LEMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

Ecological Enhancements

- 1.4 The landscape planting strategy accord with the recommendations made by the project ecologist (EcoSupport) as set out in the Preliminary Ecological Appraisal document appended to this report. The key mitigation that have been integrated into the landscape planting design are summarised below:
 - Protection of existing tree and hedgerows to be retained;
 - Clearance of any hedges, trees and scrubs to be carried out outside of the bird nesting season;

- enhance the biodiversity value of the site and include bird and bat boxes, native species planting, provisions for hedgehogs.
- 1.5 Ecological monitoring will be undertaken of the new habitats, new tree planting, bat and bird boxes for three years post development to ensure that the habitats develop successfully.

Aims and Objectives

- 1.6 The landscape strategy responds appropriately to the inherent site character, topography and proximity of existing watercourses.
- 1.7 The landscape design proposals provide a robust environment which is capable of withstanding human activity, phased development and associated construction implications which in time will enhance the setting of the residential development.
- 1.8 Particular attention has been given to retain and enhance the existing mature vegetation and woodland adjacent to the site.
- 1.9 Tree planting has been used carefully to enhance the green infrastructure, soften key routes within the development and enhance the settlement boundary through native planting and habitat creation.
- 1.10 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents;
 - Protection, conservation and enhancement of existing trees, vegetation and associated habitats to achieve ecology value in both biodiversity terms and human amenity – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environments to residents and visitors;
 - To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.
- 1.11 This Plan is intended to cover the first five years of the site's establishment.
- 1.12 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this document. However, this document provides minimum standards to be achieved and a

'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2 Preliminaries

- 2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest recommendations provided by the appointed ecologist.
- 2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas not adopted by the local authority managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.
- 2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.
- 2.4 The maintenance of trees, shrubs and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.
- 2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased or dying
 - Are missing or not in accordance with the specification
 - Lack any vigour
- 2.6 Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.
- 2.7 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.8 All loss or damage arising from theft or malicious damage prior through the contract shall be made good by the Contractor at his own expense.
- 2.9 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.
- 2.10 All site operatives to refer to O&M Manual for identified site risks.

- 2.11 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract, according to latest Arboricultural Survey.

3 Soft Landscape Maintenance – General

All Planting

- 3.1 All planting beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company unless adopted by the local authority.

Biodiversity Enhancements / Habitat Corridors

- 3.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 3.3 The retention and enhancement of the boundary vegetation will create a green swathe around the development and opportunity to create an enhanced habitat corridor including:
- Retention and enhancement of existing boundary vegetation, specifically to the western boundary, to reinforce movement corridors and maintain a varied structure and protection for foraging birds and insects;
 - Wildflower meadow and grasslands to form natural edges to support wildlife corridors;
 - Provision of bat boxes, nesting boxes and hibernacula's to increase ecological enhancements.

Existing vegetation

- 3.4 Management of existing trees will require periodic management.
- 3.5 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations'.
- 3.6 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.7 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general notes within Section 2.0 above.

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- 3.8 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.

Native Field Hedgerows

- 3.9 During construction, the existing hedgerow vegetation to be retained around the site, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.
- 3.10 Any new hedgerows including infill planting will assist in reinforcing the character of the hedgerow framework providing improved green corridors for wildlife to migrate around the site and seek refuge. The species selected have been chosen to complement these natural edges, avoiding unnecessary maintenance operations and instead allowing their natural form to establish along this generous edge.
- 3.11 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. With the exception of visibility splays, hedges should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.
- 3.12 Any failures to new hedgerows should be replaced during the next suitable planting period for that species. This will be undertaken in September annually for five years' post construction.
- 3.13 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

Grassland Areas

Mowing Regimes

- 3.14 A variety of complementary meadows and mowing regimes will seek to manage pedestrian access, tree protection areas and creation of a more species rich edge to

the boundary vegetation. The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Existing grassland

- 3.15 Existing grassland alongside the boundary vegetation and in areas undisturbed by development within the informal areas of public open space and receptor area will be retained and enhanced with Emorsgate EG10 Tussocky seed mixture or similar and approved. These areas will require the grassland to be cut short to a minimum height of 50mm prior to planting and managed to allow the wildflower to establish and successfully set seed. Should this process not prove successful; a similar approach for newly seeded areas should be carried out instead in dialogue with the project ecologist.
- 3.16 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles. All arisings should be left in-situ for two weeks prior to removal to allow wildflower seed to displace.
- 3.17 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.

Soft Landscape Maintenance – General Notes

- 3.18 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to	As required

	match maturity of established planting or as soon as practical	
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

4 Residential Amenity Planting

Tree planting

- 4.1 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the buildings require smaller tree planting.
- 4.2 Management operations will include thinning to remove any deadwood and promote growth.
- 4.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 4.5 Trees planted within amenity grass areas to have a weed free circle of 1.2 metre diameter.

Watering

- 4.6 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.
- 4.7 Watering is advised for the first 2 summers after planting at a rate of 10L per day during extreme dry periods.

Native Scrub Planting

- 4.8 Creating clumps of native shrub planting (scrub) will assist in tying the character of the rural backdrop to the newly formed open space and residential areas. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.
- 4.9 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide screening to the parts of the eastern and western boundary while attracting wildlife with shelter and food.

- 4.10 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.
- 4.11 Management operations will include occasional thinning ‘coppicing’ to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health. It is envisaged that the harvested wood could support natural play elements associated or be used to create associated wildlife habitats across the site.

Formal Hedgerow Planting

- 4.12 A series of formal Hornbeam hedgerows will be established to provide protection between the highway, areas of public open spaces and private residential frontages.
- 4.13 Even though hornbeam is deciduous, the dry leaves stay on for winter to provide structure and screening all year round.
- 4.14 Where this forms the only boundary treatment, temporary post and wire fence will be positioned along the middle of the hedge prior to planting to prevent people from gaining access to the embankment behind. It is envisaged that once the hedge has fully established this fencing will not need to be replaced.
- 4.15 These hedgerows should be kept neat and formal at a height no greater than 1 metre to retain visibility, natural surveillance and retain a consistent form, and 0.6 metre where highway visibility is to be maintained. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.
- 4.16 The maintenance regime for these hedgerows will aim to increase a dense structure for habitat provision while avoiding the creation of unsafe traffic routes with overgrown vegetation. Maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

Native Hedge / Shrub Planting / Wildflower Edges

- 4.17 Appropriate to the Site's semi-rural setting, native boundary shrub planting (scrub) have been proposed in part along the boundaries to the north-eastern and western edges.
- 4.18 The use of native species will assist in tying the character of the newly formed open space and residential areas to that of the adjoining greenfields. This will also reinforce the associated hedgerow habitats, acting as a green corridor for wildlife to migrate around the site and seek refuge.
- 4.19 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide screening to the parts of the eastern and western boundary while attracting wildlife with shelter and food.
- 4.20 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. Hedges should be trimmed on a three year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.
- 4.21 Emorsgate EH1 (or similar and approved) wildflower / and grass mix has been specified alongside the existing and proposed hedgerows. This hedgerow mix will provide a rich ground flora to the existing and proposed boundary vegetation / hedgerow structure.
- 4.22 During the first year of sowing invasive species will need to be controlled and topped / mowed to avoid them seeding and competing with the wildflower/grass mix.
- 4.23 Grass should not be cut during wet weather as the machinery may damage the soil structure. The arising will be left on the grassland floor for a few days before being removed, to allow the seed to drop back into the grassland. The grassland will be cut annually in September/October thereafter.

Shrub Planting

- 4.24 Shrub planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.

- 4.25 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health.
- 4.26 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.
- 4.27 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 4.28 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.
- 4.29 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.
- 4.30 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 4.31 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 4.32 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site.
- 4.33 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 4.34 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.
- 4.35 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every three days in the second and third seasons until the onset of natural rainfall.

- 4.36 Any failures due to drought shall be replaced by the management company at their own cost.
- 4.37 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.
- 4.38 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Planting

- 4.39 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 4.40 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.
- 4.41 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

- 4.42 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.
- 4.43 Detailed pruning methods of ornamental grasses are described in Section 6 of this document.

Grassland / Seeded Areas

Rough Grassland Enhancements (Emorsgate EM2)

- 4.44 On large open areas which have been allocated as Public Open Space, the existing grassland has been retained. However instead of heavy grazing, the landscape strategy aims to provide a richer vegetation allowing the edges to grow high and provide reptile habitat. An allowance has been made for a general meadow mixture (Emorsgate EM2) to be sown over these areas which once established, may need 'topping' once 3 years between October and February to control scrub and bramble

development. The cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge for wildlife.

- 4.45 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.
- 4.46 Occasional scrub planting will provide shelter for reptiles. For locations, see associated Detailed Planting Plan. This will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Amenity Grass / Mown Area / Private Gardens

- 4.47 Continuing the fluid nature of the landscape design provision has been made for a series of amenity lawn areas, which will provide open space for informal and passive recreation. Seeded with an amenity lawn grass mixture Emorsgate EG22 - strong lawn grass mixture) this will provide a robust grass mix capable of withstanding a variety of uses and footfall and associated mowing regimes and seasonal use demands.
- 4.48 Private front gardens and rear garden lawns will be visual consistency with the informal amenity lawns seeded with the same amenity lawn grass mixture (Emorsgate EG22).
- 4.49 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.
- 4.50 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.
- 4.51 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or by the use of cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.
- 4.52 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.

- 4.53 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus and equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- 4.54 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 4.55 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.
- 4.56 Particular care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.
- 4.57 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 4.58 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Bulb Planting within grassland

- 4.59 Bulb planting will be utilised within the residential area of the site to create a swathe of colour amongst the grassland areas throughout the winter months and early spring whilst other areas of the site are dormant.
- 4.60 Once established they require little maintenance but will need to be factored into the mowing regime for the lawn areas to encourage growth and avoid damage before and during flowering periods.

5 Maintenance Schedule – Specific Activities to Plant Typologies

Management of New Specimen Trees

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Specimen Trees	To ensure the successful establishment of new standard trees	<p>Establish tree canopy and good root system quickly</p> <p>Control competition from weeds</p> <p>Provide conditions that will ensure survival of trees</p> <p>Provide visual variety and wildlife benefits</p>	<p>2 visits per annum: Check for dead or dying trees and replace with like for like (species/specification).</p> <p>Water regularly using the irrigation pipe during establishment (first 24 months) and in drought conditions in first 5 years to ensure establishment and continued thriving of planting</p> <p>Check tree and remove dead or damaged branches. Formative prune Years 3 &5</p> <p>Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree ties & adjust if required annually.</p> <p>Check tree guards and maintain tree integrity</p> <p>Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.</p> <p>Apply mulch on planting and top up as required thereafter</p> <p>During spring apply fertiliser and top up bark mulch ring to tree to maintain a max of 50mm depth.</p>	<p>Remove stakes and ties after five years.</p> <p>2 visits per annum: Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Check for leaning trees and re-straighten.</p> <p>Replace/ Top up with bark mulch to 75mm depth.</p>	<p>2 visits per annum: Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Check for leaning trees and re-straighten.</p> <p>Replace/ Top up with bark mulch to 75mm depth.</p> <p>Maintain as safe trees with adequate clearance to crown and without obstruction to vehicles or pedestrians/cyclists</p>



Management of Hedging					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Proposed Hedging 	To maintain healthy and safe hedge To define boundaries and offer privacy / screening	Provide conditions that will ensure survival, persistence and spread of plants To ensure vigorous growth and effective screening Provide an attractive boundary feature Increase opportunities for biodiversity	2 visits per annum: Check for dead or dying hedging plants and replace with like for like (species / specification). Check hedging support fencing and repair if damaged Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Remove litter off site after every site visit.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Ensure all Health & Safety considerations are taken into account.

Management of Habitat Area					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Habitat Area Planting 	<p>Provide a range of ecologically rich and diverse habitats to support priority species</p>	<p>Provide conditions that will ensure survival, persistence and spread of plants</p> <p>To reinforce the boundary and define screening edge.</p> <p>To maintain a healthy and safe habitat area</p> <p>Define boundaries and offer privacy/screening</p> <p>To maximise opportunities for biodiversity and priority species</p>	<p>2 visits per annum: Check for dead or dying plants and replace with like for like (species/specification) in the next planting season.</p> <p>Water as necessary to ensure establishment and continued thriving of planting</p> <p>Check for damaged limbs. Remove and treat wounds where necessary</p> <p>Check tree ties & loosen if required annually</p> <p>Check stakes to ensure that they are secure and are not causing damage to the tree</p> <p>Check tree guards and maintain tree integrity</p> <p>Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.</p> <p>Remove litter off site after every site visit.</p>	<p>Remove stakes and ties after five years.</p> <p>2 visits per annum: Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees.</p>	<p>1 visits per annum: Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees.</p> <p>Ensure all Health & Safety considerations are taken into account.</p>

Management of Ornamental Shrub Planting					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Ornamental Shrub Planting 	<p>Provide softening of the built environment and reflect and enhance local character and distinctness.</p>	<p>Establish plant cover quickly</p> <p>Control competition from weeds</p> <p>Provide conditions that will ensure survival, persistence and natural spread of ground cover plants.</p> <p>Provide visual variety in the terms of height, colour, form and texture appropriate to local character.</p>	<p>2 visits per annum:</p> <p>Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season</p> <p>Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.</p> <p>Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance</p> <p>Remove litter off site after every site visit.</p> <p>Water as necessary to ensure establishment and continued thriving of planting</p>	<p>2 visits per annum:</p> <p>Check for dead or dying ornamental plants and replace with like for like (species/ specification).</p> <p>Apply fertiliser at the rates used at the time of planting</p> <p>Clean out undesirable and unwanted growth especially in variegated species once per year.</p> <p>Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance</p> <p>Remove litter off site after every site visit.</p> <p>Divide herbaceous planting infilling into gaps as necessary.</p> <p>Replace/ Top up with bark mulch to 75mm depth.</p>	<p>2 visits per annum:</p> <p>Check for dead or dying ornamental plants and replace with like for like (species/ specification).</p> <p>Apply fertiliser at the rates used at the time of planting</p> <p>Clean out undesirable and unwanted growth especially in variegated species once per year.</p> <p>Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance</p> <p>Remove litter off site after every site visit.</p> <p>Divide herbaceous planting infilling into gaps as necessary.</p> <p>Replace/ Top up with bark mulch to 75mm depth.</p> <p>Maintain ornamental shrubs as to cause no obstruction to vehicles and or pedestrians/cyclists.</p>

Management of Amenity Grass Areas					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Amenity Grass Areas. 	Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character	<p>Establish plant cover quickly</p> <p>Control competition from weeds</p> <p>Provide conditions that will ensure survival, persistence and spread of grasses</p> <p>Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm.</p> <p>Provide usable open space.</p>	<p>Throughout year and as/ when required:</p> <p>Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward.</p> <p>Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward.</p> <p>Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter & debris off site after every site visit.</p> <p>Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>	<p>Throughout year and as/ when required:</p> <p>Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter off site after every site visit.</p> <p>Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>	<p>Throughout year and as/ when required:</p> <p>Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter off site after every site visit.</p> <p>Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.</p>

Management of Wild Flower Meadows

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Wildflower meadows 	To establish attractive, diverse and locally appropriate wildflower areas to enhance character and biodiversity.	<p>Control competition from weeds and invasive species.</p> <p>To benefit biodiversity.</p> <p>Provide usable open space.</p> <p>Final selection of wildflower and grass seed mix to be taken following soil testing of site won material.</p> <p>The maintenance regime adopted will be in accordance with the supplier's recommendations.</p> <p>Typical activities may include those identified in this schedule.</p> <p>To establish an even wildflower and grass sward quickly, that will provide a visual contrast to the adjacent amenity grass and hard surfaced areas.</p>	<p>Throughout year and as/ when required:</p> <p>Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward.</p> <p>Annually: After flowering in July or August take a hay cut.</p> <p>Cut back with a scythe, petrol strimmer or tractor mower to 50mm.</p> <p>Leave the 'hay' to dry and shed seed for 7-14 days then remove from site.</p> <p>A second cut shall be carried out in October.</p> <p>Mow the re-growth through to late autumn/winter to 50mm and again in spring if required.</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter & debris off site after every site visit.</p>	<p>Throughout year and as/ when required:</p> <p>Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward.</p> <p>Annually: After flowering in July or August take a 'hay cut'.</p> <p>Cut back with a scythe, petrol strimmer or tractor mower to 50mm.</p> <p>Leave the 'hay' to dry and shed seed for 7-14 days then remove from site.</p> <p>A second cut shall be carried out in October.</p> <p>Mow the re-growth through to late autumn/winter to 50mm and again in spring if required.</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter & debris off site after every site visit.</p>	<p>Throughout year and as/ when required:</p> <p>Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward.</p> <p>Annually: After flowering in July or August take a 'hay cut'.</p> <p>Cut back with a scythe, petrol strimmer or tractor mower to 50mm.</p> <p>Leave the 'hay' to dry and shed seed for 7-14 days then remove from site.</p> <p>A second cut shall be carried out in October.</p> <p>Mow the re-growth through to late autumn/winter to 50mm and again in spring if required.</p> <p>Trim edges to footpaths/ hard landscape</p> <p>Remove litter & debris off site after every site visit.</p>

Management of Woodland or Native Scrub Planting					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Woodland Edge 	<p>To maintain appropriate, healthy and safe wooded edge</p> <p>To define boundaries and offer privacy/ screening</p>	<p>Provide conditions that will ensure survival, persistence and spread of plants</p> <p>To reinforce boundary and define screening edge.</p> <p>Ensure appropriate layers of planting establish and thrive</p> <p>To promote biodiversity</p> <p>To support local character</p>	<p>4 visits per annum:</p> <p>Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season.</p> <p>Water during drought conditions in years 1-2.</p> <p>Check for damaged limbs. Remove and treat wounds where necessary</p> <p>Check tree ties & loosen if required annually</p> <p>Check stakes to ensure that they are secure and are not causing damage to the tree</p> <p>Check tree guards and maintain tree integrity</p> <p>Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favorable weather conditions as per manufacturer's instructions. Note: Avoid spray drift.</p> <p>Remove litter offsite after every site visit.</p>	<p>Remove stakes and ties after five years.</p> <p>2 visits per annum:</p> <p>Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/ specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Check for leaning trees and re-straighten.</p> <p>Remove litter & debris off site after every site visit</p>	<p>1 visits per annum:</p> <p>Pruning where required to ensure appropriate habit and form.</p> <p>Check for failing or dangerous trees and remove/ replace with like for like (species/ specification).</p> <p>Remove all crossing branches.</p> <p>Check tree for damaged limbs and remove and treat wounds where necessary.</p> <p>Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees.</p> <p>Ensure all Health & Safety considerations are taken into account.</p> <p>Remove litter & debris off site after every site visit</p>

Management of Retaining Walls, Structures and Steps					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Brick and Blockwork Walls. Concrete Benches & Steps	<p>Provide visually attractive, safe and appropriate structures within the landscape</p> 	<p>To provide robust retaining walls to raised terrace areas and changes in levels that will require minimal maintenance.</p> <p>Where remedial work needs to be carried out this should be done in accordance with the original specifications and details to ensure aesthetic character is retained and preserved.</p> <p>Ensure all Health & Safety considerations are taken into account.</p> <p>Prevent hazards, risks, trips and falls.</p>	<p>12 visits per annum: Inspect for;</p> <p>Structural integrity - conduct risk assessment and remedy any defects immediately</p> <p>Graffiti - remove as soon as possible</p> <p>Inspect finishes for damage - repair / replace as required.</p> <p>Inspect climbing plant supports - retighten or repair as necessary</p>	<p>1 visits per annum: Inspect for structural integrity on a quarterly basis and repair.</p> <p>1 visits per annum: Inspect for graffiti and remove as soon as possible</p> <p>1 visits per annum: Inspect finishes for damage on a and repair</p> <p>Inspect climbing plant supports on a monthly basis and retighten or repair as necessary</p>	<p>1 visits per annum: Inspect for structural integrity on a quarterly basis and repair.</p> <p>1 visits per annum: Inspect for graffiti and remove as soon as possible</p> <p>1 visits per annum: Inspect finishes for damage and repair</p> <p>Inspect climbing plant supports on a monthly basis and retighten or repair as necessary</p>

Management of Fences, Gates and Metal Railings					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Metal Railings, Fences and Gates 	To provide robust and secure perimeters to prevent unwanted access and egress for safety and security reasons.	<p>Provide visually attractive fencing, railings and gates, that are in keeping with local character.</p> <p>Ensure all gates are robust, effective and fit for purpose.</p> <p>Ensure screening and privacy is maintained.</p>	<p>12 visits per annum: Inspect for structural integrity on a monthly basis and repair to maintain protection against intruders</p> <p>Inspect gates, fencing and metal railings for graffiti on a monthly basis and remove as soon as possible</p> <p>Inspect gates, fencing and metal railings for damage on a monthly basis and repair as necessary.</p> <p>Ensure all gate mechanisms work correctly and that all locking facilities are in working order on a monthly basis</p> <p>Check for abuse of intended opporation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).</p>	<p>6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders.</p> <p>Inspect gates, fencing and metal railings for graffiti and remove as soon as possible</p> <p>Inspect gates, fencing and metal railings for damage and repair as necessary.</p> <p>Ensure all gate mechanisms work correctly and that all locking facilities are in working order</p> <p>1 visit per annum: Inspect condition of paintwork annually and touch up as required.</p> <p>Repaint railings every 5 years</p> <p>Check for abuse of intended opporation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).</p>	<p>6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders</p> <p>Inspect gates, fencing and metal railings for graffiti and remove as soon as possible</p> <p>Inspect gates, fencing and metal railings for damage and repair as necessary.</p> <p>Ensure all gate mechanisms work correctly and that all locking facilities are in working order</p> <p>1 visit per annum: Inspect condition of paintwork annually and touch up as required.</p> <p>Repaint railings every 5 years</p> <p>Check for abuse of intended opporation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).</p>

Management of Play Equipment					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All fixed and natural play equipment, including safer surfacing and access routes. 	To create a safe, fun, challenging, varied, exciting and engaging experience with a high play value that is fully accessible and inclusive.	<p>All equipment and Impact Absorbing Surfacing (IAS) shall conform to BSEN 1176 & 1177 and be covered by warranties and this includes workmanship too.</p> <p>All equipments shall be compliant with the required Minimum use zones (MUZ), and Critical fall heights (CFH).</p> <p>Regular interim inspections are to be carried out according to the use / misuse of the play area and in accordance with the manufacturers guidelines</p> <p>ALL inspection reports must be retained for evidence and the inspections must be carried out by competent, trained personnel.</p> <p>The independent annual inspection must be carried out by an Inspector qualified to annual inspector status and on the register of Play Inspectors International (RPII).</p> <p>All equipment and safety surfacing should be checked in accordance with BS EN 1176:2008 - Playground Equipment.</p>	<p>A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process.</p> <p>1 independent annual inspection (see objectives)</p> <p>Weekly maintenance visits to:</p> <ul style="list-style-type: none"> Collect litter Check signage Check for and report any hazards <p>Ensure all landscape elements maintained in accordance with these schedules.</p>	<p>A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process.</p> <p>1 independent annual inspection (see objectives)</p> <p>Weekly maintenance visits to:</p> <ul style="list-style-type: none"> Collect litter Check signage Check for and report any hazards <p>Ensure all landscape elements maintained in accordance with these schedules.</p>	<p>A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process.</p> <p>1 independent annual inspection (see objectives)</p> <p>Weekly maintenance visits to:</p> <ul style="list-style-type: none"> Collect litter Check signage Check for and report any hazards <p>Ensure all landscape elements maintained in accordance with these schedules.</p>

Management of Paved Surfaces					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All hard surfaced areas within development	To provide clean, safe and attractive hard surfaced areas for pedestrian use 	<p>Provide even surfaces free from trip hazards.</p> <p>Provide clean surfaces free from debris or slip hazards.</p> <p>Ensure surfaces are adequately drained.</p> <p>Ensure all defects are dealt with promptly</p>	<p>Minimum 12 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary</p> <p>Clean surfaces monthly by brushing, removing all litter, leaf , chewing gum etc</p> <p>Carry out weed control as necessary using a selected spot herbicide treatment.</p> <p>Remove litter and debris from surfaces monthly.</p> <p>Wash surfaces annually as required. (Using high pressure wash)</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months.</p>	<p>1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary</p> <p>Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc.</p> <p>Annually: Wash surfaces annually as required. (Using high pressure wash)</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months.</p> <p>Maintenance to be carried out in accordance with BS7370</p>	<p>1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary</p> <p>Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc.</p> <p>Annually: Wash surfaces annually as required. (Using high pressure wash)</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months.</p> <p>Maintenance to be carried out in accordance with BS7370</p>

Management of Asphalt and Concrete Road Surfaces and Footpaths					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All road surfaces within development - asphalt and concrete.	To provide clean, safe and attractive shard surfaced area for vehicular use. 	<p>Provide even surfaces for vehicular movement.</p> <p>Provide clean surfaces free from debris or hazards.</p> <p>Ensure surfaces are adequately drained - inspect gully traps</p>	<p>Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification</p> <p>Remove litter and debris from surfaces monthly or as necessary</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer.</p> <p>Apply proprietary moss and weed killer as and when required.</p>	<p>Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification</p> <p>Remove litter and debris from surfaces monthly or as necessary</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer.</p> <p>Apply proprietary moss and weed killer as and when required.</p>	<p>Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification</p> <p>Clean surfaces monthly by brushing, removing all litter as necessary</p> <p>Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer.</p> <p>Apply proprietary moss and weed killer as and when required.</p>

Management of Street Furniture					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Fixed furniture: Bollards, Litter bins, Bench seating etc 	To provide attractive, robust and functional fixed furniture items that provide land support informal amenity and compliment local character	Ensure cleanliness and fitness for purpose at all time Ensure furniture is accessible and useable	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and rubbish - remove as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse

Management of External Lighting					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All external lighting fixtures, poles and bollards. 	To provide a safe environment for residents and visitors without compromising privacy and ecological aims. Provide lighting infrastructure that is sustainable and of appropriate character.	Ensure lighting remains functional Ensure lighting infrastructure is kept in a manner that contributes positively to the streetscene and local character	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.

6 Maintenance Operations Matrices

MAINTENANCE OPERATIONS MATRICES

	TREE PLANTING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Watering				X	X	X	X	X	X				Daily if required in summer
2	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4	Weed control (chemical)					X		X						And as necessary
5	Application of mulch					X					X			To 75mm as required
6	Apply fertiliser			X										
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

	HEDGING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Top up mulch					X					X			To 75mm as required
5	Apply fertiliser			X										
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming hedgerows						X			X				

MAINTENANCE OPERATIONS MATRICES

	HABITAT AREA													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Firm up plants			X						X				
5	Pest & disease control			X	X	X	X	X	X	X	X			As required
6	Thin out planting			X							X			As required
7	Replacement planting	X	X	X								X	X	By agreement as schedule
8	Works to trees		X								X			As required

	SHRUB PLANTING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3	Weed control (chemical)					X		X						And as necessary
4	Watering				X	X	X	X	X	X				Daily if required in summer
5	Top up mulch					X					X			To 75mm as required
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming out and trimming planting										X			As required
9	Replacement planting (all plant types)	X	X	X								X	X	By agreement as schedule

MAINTENANCE OPERATIONS MATRICES

	AMENITY GRASS AREAS													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

	HARD AREAS													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly seeded areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Mow to a height of 75mm, remove arisings			X	X	X			X	X	X			Mow twice yearly, March/April, 2nd cut between August and October when seeds have fallen
4	Remove leaves from grass to avoid rotting and moss growth									X	X	X		

7 Monitoring and Ongoing Review

- 7.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.
- 7.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- 7.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed and any refinements incorporated into an updated management plan for on-going medium and long-term management.
- 7.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 7.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long term objectives for the landscape and ecological planting is achieved.
- 7.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

8 Appendices

8.1 20.075.02 Site Plan (HGP Architects)

Appendix 8.1

20.075.02 Site Plan (HGP Architects)



Please Note:
This drawing must not be scaled, dimensions to be checked on site and any discrepancies to be highlighted to the Architect prior to construction.

Prior to the commencement of any works, the Contractor is to check and / or determine all construction details including checking existing site levels and dimensions.

This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.

Design subject to detail development / approval.
Measurements and accommodation schedules subject to amendments following coordinated input by others.
Costings cannot be finalised until approval / confirmation by relevant authorities and Client.

H	Updated to match landscape design	09.12.20	VP/HDE
G	Amended LEAP position	04.12.20	VP/HJE
F	Amended to clients comments	17.11.20	VP/HJE
E	PLOTS 25, 31, 38-41 amended	30.10.20	WT/HE
D	Layout amended to clients comments	14.10.20	WT/HE
C	PLOTS 12 and 29 amended	29.09.20	WT/HE
B	Layout updated	10.09.20	WT/HE
A	Updated to match landscape design	15.07.20	WT/HE

Rev. Description DATE DB / CB

Date July '20
Drawn By/Checked By WT/HJE
Scale 1:500 @ A1

Revision

Project

Title

Dwg#

Status

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