

HOLLIES 5/6

**GREAT MILTON GARDEN VILLAGE,
LLANWERN, NEWPORT**

LANDSCAPE MANAGEMENT PLAN

PREPARED BY PEGASUS GROUP ON BEHALF OF BARRATT HOMES | APRIL 2026 | P24-3114_EN_003B

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CONTENTS

1.0 Introduction

2.0 Site Description

3.0 Environmental Considerations

4.0 General Maintenance

5.0 Maintenance Specification

5.1 Existing trees and tree groups

5.2 Existing hedgerows

5.3 New Tree Planting

5.4 New Native and Ornamental Hedgerows

5.5 Native Shrub Planting

5.6 Ornamental Planting

5.7 Amenity Grass, Species-Rich Grass, Wildflower Meadow for Wet soil,
Flowering Lawn in Rain Gardens and Bulbs

5.8 SuDS Basins / Rain Gardens

5.9 Hard Landscape

5.10 Play Equipment

6.0 Table of Management and Maintenance

6.1 Establishment Years 0-5

6.2 Monitoring and Review

Appendices

Appendix A – Detailed Public Open Space Proposals

Appendix B – Detailed On-Plot Landscape Proposals

1.0 Introduction

- 1.1 The objective of this Landscape Management Plan (LMP) is to set out management and maintenance procedures for public open space (POS) and landscape around residential dwellings at Hollies 5 & 6, Great Milton Garden Village, designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.
- 1.2 This LMP does not cover the SAB areas, namely the attenuation basin within the POS and the bio-retention verges within the streetscape.

Purpose of the Management Plan

- 1.3 The purpose of this LMP is:
 - To ensure the original design intent and vision for the areas of on-plot planting, POS and the Local Equipped Area for Play (LEAP) at Hollies 5 & 6, Great Milton Garden Village, Llanwern, Newport. To ensure that clear objectives for the management and maintenance of the public open space areas and green boulevard are established;
 - To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor at the beginning of the operational phase;
 - To identify, manage and resolve possible conflicts between different users of the site;
 - To establish work programmes and schedules for landscape maintenance staff;
 - To help in the allocation of financial resources for landscape maintenance; and
 - To help monitor success and progress against targets.

Planning Background

- 1.4 This LMP has been produced to discharge Condition 24 of a reserved matters application, pursuant to outline planning permission 16/O864 for Land to North of Little Milton Farm, Cot Hill, Llanwern, Newport
- 1.5 Outline Planning Permission was granted on 12th January 2022 (Planning Application Reference 21/1301).
- 1.6 Condition 24 states: *“Each landscaping scheme (which in the case of incidental areas of open space not covered by Public Open Space Areas referred to in the accompanying Section 106 Agreement shall be accompanied by a management plan detailing future maintenance) submitted in pursuance of Condition 01 (which in relation to tree/shrub planting shall include inter alia grass mixtures and the number, species, heights on planting and positions of all trees and shrubs as well as details of trees to be retained and measures to protect them during construction) shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the associated development. Thereafter, the trees and shrubs within incidental areas of open space (defined as those areas not covered by Public Open Space Areas referred to in the accompanying Section 106 Agreement) shall be adequately maintained for a period of 5 years (or as agreed in the management plan) from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition a full planting season shall mean the period from October to April inclusive.”*

Landscape Management Aims

- 1.7 The main aims for this landscape management plan are:
- To uphold the original design intent, vision and qualities for the areas of on-plot planting, public open space and the LEAP;
 - To present an attractive and safe environment for home owners, residents and visitors;
 - To ensure that existing site features are appropriately managed;
 - To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
 - To ensure that newly planted areas become established;
 - To keep the site clear of litter and rubbish;
 - To provide an appropriate level of management intervention for the areas of greenspace and streetscape; and
 - To carry out maintenance work according to best practice using sustainable techniques and materials.

Scope

- 1.8 This LMP details the management of the areas of on-plot planting, public open space and the LEAP at Hollies 5 & 6. This document covers landscape management and maintenance following the handover from the landscape contractor to the management company. It does not cover works associated with site clearance and construction works. It does not cover the SAB areas, namely the attenuation basin within the POS and the bio-retention verges within the streetscape – these will be adopted by the relevant authority.

Review

- 1.9 The document should be seen as an operational guide, subject to change and improvement as the different landscape features mature and develop. This LMP details the management prescriptions for the first five years and we recommend that this management plan is reviewed and republished at five yearly intervals to ensure the management aims are still required and relevant. In addition this will ensure that any trends or changes in best practice policy, management methods and processes or BS standards are incorporated.
- 1.10 Every 5 years the entire managed area, covering landscape, will be reviewed by a suitable qualified professional who will recommend necessary changes or updates to the LMP.
- 1.11 This will help to identify any issues that require contingencies and/or remedial action and enable the LMP to be modified and implemented to enable that the development still delivers the fully functioning landscape of the approved scheme.

Responsibilities

- 1.12 This LMP covers landscape management and maintenance for the operational phase following the handover from the landscape contractor to the Management Company, as instructed by the developer. It does not cover management of ecological habitat or works associated with site clearance and construction works.

Legal and Funding Mechanisms

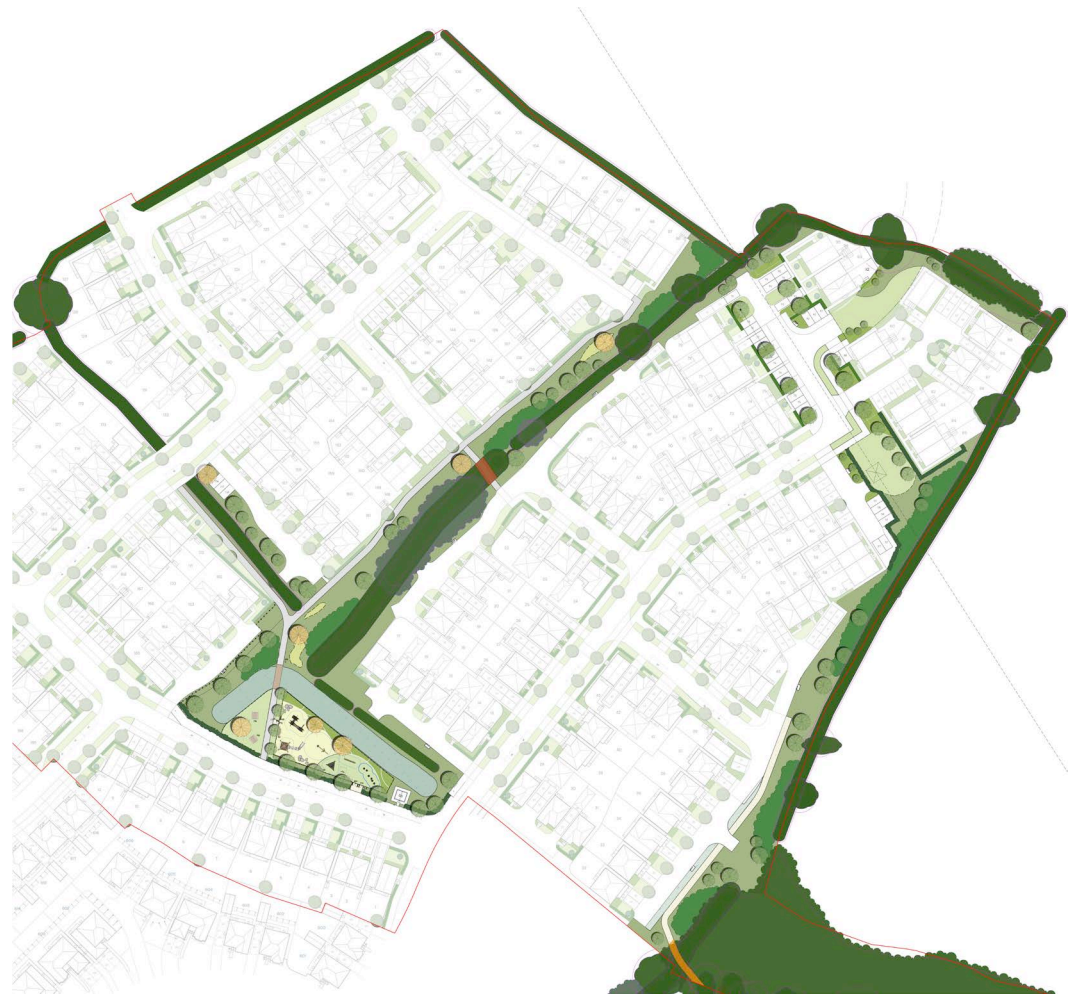
- 1.13 The funding for the landscape maintenance will be covered by the management fee collected from all new residents by the management company. The management or 'service' charge transfer will enable the maintenance of amenity areas to be transferred to the management company.
- 1.14 The management fee paid by new resident's factors in the ongoing maintenance costs plus contingency for future refurbishment and replacement for landscape elements (including tree works, street furniture etc) within the public open space.

Insolvency/Administration

- 1.15 Should the landscape maintenance body or one of their subcontractors be made insolvent/ or enter administration, the top-level management company/developer has the ability to re-tender the maintenance contract and engage a suitable alternative contractor to carry out the landscape maintenance. This will ensure that the maintenance regime is delivered.

2.0 Site Description

- 2.1 Hollies 5 & 6 is part of a wider scheme called Great Milton Garden Village, and consists of residential dwellings, associated infrastructure and POS. The key aims and visions for this development have been described in Design Code, November 2018.
- 2.2 This landscape management plan applies to the areas of on-plot planting, POS and the LEAP as shown on:
- P24-3114_EN_001 Detailed Public Open Space Proposals Sheet 1.
 - P24-3114_EN_002 Detailed On-Plot Landscape Proposals Sheets 1 to 7.
- 2.3 The landscape proposals for this site include highway verges planted with flowering lawn / amenity grass, and herbaceous/shrub planting, where suitable, street trees have been included. To the curtilage of plots the landscape treatment consists of a variety of amenity grass, hedgerows, ornamental gravel, and herbaceous/shrub planting. Maintenance for on-plot areas will intend to create healthy well-formed plants, where the overall landscape presents a well kept appearance.
- 2.4 The main public open space is a linear area in the middle of the site and a Local Equipped Area for Play located to the south corner. The majority of this POS will be broadly naturalistic in style, reflecting the retained trees/tree groups/hedgerow along the site boundary.
- 2.5 The LEAP and it's immediate environs include areas of ornamental shrub/herbaceous planting which will be regularly maintained to present a well-kept appearance.



Detailed Public Open Space Proposals extract
– refer to Appendix A for full version.

3.0 Environmental Considerations

- 3.1 This sections details the environmental considerations that need to be examined to enable a thorough landscape management strategy to be established for the site.

Horticultural Peat

- 3.2 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner. Wherever possible plants grown without peat will be preferred to those grown using peat.

Recycled Materials

- 3.3 Where appropriate use should be made of materials made from recycled components e.g. bark mulch or tree ties.

Pesticides/Herbicides

- 3.4 A minimal intervention and organic approach will be used in terms of weed control. In areas of transplant tree and ornamental shrub and herbaceous planting this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

Water Management

- 3.5 Where necessary maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation. If appropriate and available, recycled water should be used e.g. from rainwater harvesting.

Habitat

- 3.6 Retention of vegetation within the site and creation of grassland habitats within the public open space will provide opportunities for habitats for wildlife.
- 3.7 Opportunities for the creation of additional micro-habitats and habitat enhancement should be taken wherever possible.
- 3.8 Allow deadwood, jagged stumps, splits, fungal growths/fruiting bodies and holes in tree trunks to remain unless they are creating a safety hazard.
- 3.9 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from an arboriculturalist. Ivy should only be severed where it is growing into tree canopies and is likely to create a sail hazard.
- 3.10 The retention, as far as possible, of the existing vegetation is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4.0 General Maintenance

- 4.1 Maintenance operations are to be carried out with regard to BS 4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS 7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.

Tree Works

- 4.2 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st February to 31st August inclusive. Works outside of this time period should be subject to checks by a suitably qualified ecologist to ensure there are no nesting birds present.
- 4.3 All tree surgery work is to be carried out to BS 3998:2010 Tree Work-Recommendations, and should be undertaken by a suitably qualified operative. Any trees with bat potential to be inspected by a qualified bat specialist prior to any tree works commencing.
- 4.4 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arboriculturalist. Where possible, trees will be allowed to age naturally and dying trees will be allowed to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturalist.

Watering

- 4.5 Care should be taken not to over-water plants. Until well established all shrubs/trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required.

- 4.6 If trees are showing signs of drought stress the watering regime should be reviewed and increase as required. Care should be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.

Failure to thrive

- 4.7 Any shrubs or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plan. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season.
- 4.8 If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March. Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.

Litter and Arisings

- 4.9 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised.
- 4.10 Litter and debris shall be cleared by hand from all open space areas and removed from site on a monthly basis, and prior to mowing for amenity grass / wildflower areas.

5.0 Maintenance Specification

5.1 Existing trees and tree groups

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing trees along the site's boundaries; and
- To enhance the functionality of the existing features such as trees and tree groups along the site's boundaries.

Management Objectives

- To maintain the health and visual amenity of the retained trees and tree groups;
- To enhance their ecological/ biodiversity value; and
- To maintain the varied age and structure of the trees.

A detailed condition survey of all trees will be carried out by a qualified arborist at least once every two years. Any necessary remedial works will be carried out as soon as possible.

Note: deadwood resulting from tree management works will be used on the site to create wood piles as and when required following the completion of the public open space areas. Piles are to be no more than 600mm in height. The wood at the bottom of the pile is to be set 1/3rd into the ground. Piles are not to be located in areas of green space with high public usage.

5.2 Existing hedgerows

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing hedgerows.

Management Objectives

- To maintain a dense continuous hedge line with no gaps;
- To maintain their health and visual amenity;
- To take care in construction and maintenance operations near hedgerows;
- To enhance their ecological value;
- To keep hedgerows free from litter and other waste.

Hedgerows will be maintained at their current width or a minimum width of 3m. All arisings from all trimming operations shall be removed from site. Litter will be removed from the base of retained hedgerows.

Hedgerows shall be trimmed every two years.

NOTE: The two sides of a hedge often grow at different rates. It can therefore be recommended that hedgerows along the boundaries are to be trimmed on one side, leaving the alternate side untrimmed. The cutting regime for the hedgerows is to be done on a rotational basis where only one side of the hedge is cut at any given time.

For detailed maintenance of existing hedge refer to Hedgerow and Tree Management Plan for Great Milton Park Phases 2 and 3 (North of Cot Hill from June 2023).

5.3 New Tree Planting

Management Aim

- To successfully establish new areas of tree planting;
- To maintain new tree planting to establish a diverse treed environment; and
- To present and maintain high quality visual appearance of new tree planting.

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development;
- To minimise competition from grass and weeds from around newly planted trees;
- To maintain the health and visual amenity of the new trees;
- To maintain appropriate forms of trees for future growth; and
- To ensure trees do not present a hazard to site users.

An establishment survey of all trees will be carried out by a qualified arboriculturalist annually for the first five years, making recommendations to assist with establishment. Any necessary remedial works will be carried out as soon as possible.

Tree stakes, ties and guards will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes, ties and guards will be removed by the landscape maintenance contractor at the earliest opportunity (typically between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will only be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 2.4 metres.

If trees die, the reason for death shall first be investigated and addressed before replanting occurs. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future, a resistant species of an alternative similar tree shall be selected. Where trees have become moribund due to compaction or lack of nutrients soil aeration techniques and the use of inoculants shall be considered.

Care should be taken not to overwater trees. Until well established all trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increased as required.

Trees will establish anchor roots better, increase stem girth and form a better stem taper if allowed to move in the wind, whilst remaining secured at ground level. Therefore low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level

Staked trees will be fixed using proprietary rubber ties and must be firmly fixed and a spacing device must be used to prevent chaffing against the tree. Trees that are underground anchored are to be checked and supplementary staked if not considered to be suitably secure.

5.4 New Native and Ornamental Hedgerows

Management Aim

- To assist the establishment of attractive ornamental and native hedgerows to demarcate the site boundaries, public open space and streetscape.

Management Objectives

- To establish and maintain a dense continuous hedge line with no gaps;
- To control weeds;
- To maintain the health, visual amenity and species diversity of the new hedgerows;
- To take care in construction and maintenance operations near new hedgerows.

The following types of hedgerows are included on the site:

- Ornamental hedgerows – forming boundaries to front gardens within the on-plot areas; and
- Mixed native hedgerow surrounding the LEAP.

It is intended that the ornamental hedgerows will be maintained at 0.6–0.8m in width and approximately 1m in height (or lower dependant on species).

For the mixed native hedgerows a minimum width of 1m and maximum height of 1.5m shall be maintained.

Hedgerows will be maintained by weeding, pest & disease control and adjustment /removal of ties/stakes.

5.5 Native Shrub Planting

Management Aim

- To establish new areas of native shrub planting.

Management Objectives

- To maintain newly planted native shrubs to ensure successful establishment.
- To minimise competition from grass and weeds from around newly planted native shrubs.
- To keep areas free from litter, rubbish and garden waste.

Native shrub planting is located within the areas of public open space to provide seasonal interest and increased biodiversity.

Formative pruning will be kept to a minimum but where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges they will be neatly clipped back in order to maintain the full width of pedestrian access routes. Where shrubs have become 'leggy' formative pruning shall be undertaken to encourage bushy growth.

To avoid disturbing nesting birds, maintenance shall take place between August and February i.e. outside the bird nesting season. Any works required to be undertaken for the period March to July inclusive will be preceded by a survey by an Ecologist to check for nesting birds.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. Plant losses should be monitored and recorded. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative and suitably resistant plant, with a similar form and habit.

5.6 Ornamental Planting

Management Aim

- To successfully establish areas of new ornamental planting; and
- To present and maintain high quality visual appearance of planting.

Management Objectives

- To maintain newly planted shrub / herbaceous plants to ensure a good survival rate and development;
- To minimise competition from grass and weeds; and
- To keep planted areas free from litter, rubbish, garden waste and dog faeces.

New ornamental shrubs / herbaceous planting is located within the LEAP and to the on-plot areas, to provide seasonal interest and overall visual amenity.

Formative pruning will be broadly kept to a minimum, where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges, doorways, access routes or impede access to EV charging points, they will be neatly clipped back in order to maintain the full width of pedestrian access routes and access to items, as required. Where shrubs have become 'leggy' formative pruning shall be undertaken to encourage bushy growth.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. Plant losses should be monitored and recorded. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative and suitably resistant plant, with a similar form and habit.

5.7 Amenity Grass, Species-Rich Grass, Wildflower Meadow for Seasonally Wet Soils, Flowing Lawn in Rain Gardens and Bulbs

Management Aim

- For grassed areas to present and maintain high quality visual appearance; and
- Areas of species-rich grass, Wildflower Meadow and Flowering Lawn are to be maintained as features with high ecological value as well as amenity value.

Management Objectives

- To ensure grass areas successfully establish;
- To maintain amenity grass and species rich grass, wildflower meadow, flowering lawn areas at specified height;
- To control weeds / scrub invasion detrimental to appearance or usage;
- To keep amenity grass areas in good condition,
- To allow bulb areas to flower each year and retain leaf growth for a suitable time to replenish bulbs;
- To maintain ecological value and floristic diversity of species rich grass areas.

There are several grassland types on the site including:: amenity grass, species rich grass (EM2 General Purpose Meadow Mixture by Emorsgate) wetland meadow (EM8 Wildflower Meadow for Seasonally Wet Soils by Emorsgate) flowering lawn within rain gardens (EL1 by Emorsgate) and bulb planting located within the area of public open space.

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

Amenity Grass

Amenity grass areas shall have a well-kept appearance at all times and shall be regularly cut during the growing season from April to September to maintain a height of between 25 and 50mm.

Species-Rich Grass

Species-rich grass will be maintained at a height of between 40-60mm.

To permit flowering mowing should be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower.

Where areas of species-rich long grassland run adjacent hedgerows or are in areas of low public use, a longer edge margin (maximum 5m wide) will be established with an annual cut. These areas should be regularly reviewed to ensure that they are suitable for the locations.

Wildflower Meadow for Seasonally Wet Soils

This type of grassland proposed within SuDS basin to be managed as traditional meadow based around a main summer hay cut in combination with autumn and possibly spring mowing

To permit flowering mowing should be relaxed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August cut back grass with a scythe, strimmer or mower to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to 50mm and again in spring if needed.

Flowering Lawn within Rain Gardens

Flowering lawn contains slow growing grasses with a selection of wild flowers that respond well to regular short mowing if required, to maintain an aesthetically visual appearance within the road verge, as expected in urban environments.

Flowering lawn need to be mown regularly as a lawn but between 25-40mm. To permit flowering, mowing can be relaxed from May. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

Bulbs

Bulbs areas should be not be mown during spring, to allow the leaves to emerge. During flowering and for approximately 6 weeks after flowering, bulb areas will not be mown.

General

Arisings shall be swept from hard surfaces adjacent grass areas after each mowing visit.

Junctions between grass areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees, no mower or strimmer will be allowed within 400mm of a tree trunk.

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. A spring "weed and feed" shall be applied to amenity grass areas at the manufacturer's recommended rates. No fertiliser should be used on species rich grass and grass growth regulator will not be permitted.

Undesirable plant growth within the sward, such as scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation /pulling.

Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid the bird nesting season.

5.8 SuDS Basins / Rain Gardens

Management Aim

- To maintain the SuDS basin / rain gardens as a successful on site water management system;
- To maintain the SuDS / rain gardens basin as a habitat feature to provide foraging area for wildlife and as an attractive landscape feature;
- To avoid dense shading of the margins around the SuDS basin.

Management Objectives

- To ensure the design water management capacity for the basins are achieved through viable equipment associated with the basin;
- To ensure grassland areas within the basin successfully establishes;
- To ensure tree planting within the basin / rain garden successfully establishes; and
- To control weeds / scrub invasion detrimental to appearance or usage.

The SuDS basin should be maintained according to best practice as set out in The SuDS Manual (C753) and The SuDS Maintenance Plan. Areas of different type of grassland proposed within SuDs to be managed and maintained as per grassland elsewhere within the areas of public open space as per paragraph 5.7 of this document .

If the waterbody should become heavily shaded (more than 50% at 1m from the pond margins) management will include cutting back overhanging trees and shrubs to reduce shading and leaf fall into the waterbody.

Due care will be taken when carrying out management and maintenance operations in and around the SuDS detention basin. In line with the CIRIA SuDS Manual C753 2015 (Section 32 Operation and Maintenance), slopes have been designed to comply with maximum gradient of 1:3. Maintenance of the grass within the main body of the attenuation feature is to be carried out using hand machinery such as push mowers, with grass around the inlet and outlet infrastructure being strimmed closely to reduce risks to system performance. Appropriate training should be provided to encourage safe working practices on side slopes by water and should not take place during or immediately following periods of excessively wet weather.

Annual monitoring and evaluation of the risk assessment and controls is to take place for the SuDS basin.

5.9 Hard Landscape

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep paths and paved areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain footpaths and paved areas in a safe condition;
- To maintain railings in good condition.

Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

Painted and stained surfaces shall be checked at five yearly intervals.

Where necessary surfaces shall be prepared and repainted/stained using the same product to maintain the integrity of the original design.

A “no tolerance” policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.

5.10 Playground Equipment

Management Aim

- To regularly inspect and maintain play and recreation areas to comply with current legislation and regulations.

Management Objective

- To maintain the recreational equipment in a safe and viable state which ensures freedom from unacceptable risk.

All play equipment within the Local Equipped Area for Play (LEAP) both formal and informal, will be regularly inspected to identify any obvious hazards.

All formal pieces of play equipment will undergo frequent checks to ensure the equipment is safe and fit for purpose. The high quality appearance of the equipment will be maintained through maintenance inspections with work undertaken as required. The safety surfacing will be regularly inspected to ensure it meets BS EN1177.

Whilst annual inspection is not mandatory law under Section 3 of the Health and Safety at Work Act 1974 requires a risk assessment.

6.0 Table of Management and Maintenance

6.1 Establishment Years 0–5

The below table sets out how the maintenance tasks for the management aims and objectives will be achieved for the establishment period of years 0–5:

Establishment Years 0–5			
Ref	Management	Timing	Maintenance Task and Method
6.1.1	All planting areas	Every Visit	Ensure continued health of all landscaping – water and fertilise as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary.
		Monthly	- Removal of rubbish and debris – clear litter and fly-tipped rubbish by hand and remove from site. Remove rubbish and debris from grass/wildflower areas before mowing. - Inspect for vandalism – visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.
		Annually	- Monitor and record any plant losses and report to client – on instruction from client remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. - Remove exotic plant species that do not belong in each type of habitat/the general environment – check all landscaped areas for exotic species, clear by hand and remove from site - Control vigorous plant species that are out competing less vigorous species – check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site.
6.1.2	Trees / tree groups / native shrub planting	Monthly	- Ensure trees / shrubs are stable – visually inspect tree guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. On instruction from client, replace or upgrade guards/shelters as necessary. - Monitor transplants to ensure developing healthily – visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. - Visual inspection for fungal activity (for trees this is to be performed by a qualified arboriculturalist) – remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.
		3 times per annum	- Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas – April/June/August. - Visually inspect native shrub planting surrounds for grass/weeds, remove by hand or spray grass/weeds with glyphosate based herbicide/ Do not use strimmers – April/June/August

Establishment Years 0-5			
Ref	Management	Timing	Maintenance Task and Method
6.1.3		Annually	- For first 5 years – establishment survey for new trees to be undertaken by a qualified arboriculturalist, any recommendations to assist with establishment must be undertaken as soon as possible. - Keep paths/highway/parking clear from branches/vegetation – pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. - Remove dead, damaged or dying branches as appropriate. - Formative pruning of new trees – to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5–6m in height, lower branches will be removed to give a canopy height of approximately 2.4m.
		Biennial (or as recommended)	Check tree safety – identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturalist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/transplants – to avoid damage cut shelters away then remove stakes.
	Hedgerow – retained and newly planted	Monthly	- Check hedgerows for gaps, record and infill during late October to March. Plant replacement plants, of a species mix to match the hedgerow, in a suitably prepared soil bed. Ensure successful establishment and protect from trampling/use as a shortcut using a temporary fence/guards. - Keep hedgerow planting free from weeds – visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas – March to October. - Keep litter and rubbish free
		Annual	- Control exotic tree and shrub species that do not belong in a native hedgerow, remove manually any exotic species appears within hedge. - Maintain diversity of plant species remove manually any invasive species appears within hedge - Prune/shape new hedgerow planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a natural ‘A’ shape hedgerow, pruning dead foliage and extension growth as necessary . On-plot ornamental hedgerows to be maintained at 0.6–0.8m in width and approx 1m in height (or lower dependent on species). For the mixed native hedgerows a minimum width of 1m and maximum height of 1.5m shall be maintained. - Re-plant in an upright position and re-firm plants that suffer from wind-rock – January/February. - Maintain retained hedgerow in accordance with approved Hedgerow and Tree Management Plan for Great Milton Park Phases 2 and 3 (North of Cot Hill) from June 2023
		Autumn, 2 year rotation	Maintain retained hedgerow in accordance with approved Hedgerow and Tree Management Plan for Great Milton Park Phases 2 and 3 (North of Cot Hill) from June 2023
		3 to 5 years after planting	Confirm root growth is well established on new planting and remove shelters, stakes, guards and ties – to avoid damage cut shelters away then remove stakes.

Establishment Years 0–5			
Ref	Management	Timing	Maintenance Task and Method
6.1.4	Ornamental Planting	Monthly	- Keep planting beds free from weeds – visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use trimmers or herbicides in these areas – March to October. - Keep paths and parking bays clear from vegetation – prune back ornamental planting which has encroached. As required from March to October. - Keep ornamental planting in prime condition and appearance – qualified horticultural staff to inspect and check on condition of ornamental planting. Prune dead foliage, flowers and extension growth as necessary. Divide perennials as necessary. Apply organic fertiliser if required. Re-plant in an upright position and re-firm plants that suffer from wind-rock. Management to be undertaken as required depending on species. - Check on health of ornamental planting – qualified horticultural staff to inspect planting and deal with individual problems as they arise. Keep pesticide use to a minimum – March to October.
		2 times per annum	Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December
6.1.5	Grasslands – amenity grass species-rich grass, wetland meadow, and flowering lawn	Monthly	- Control height of amenity grass / flowering lawn to between 25–50mm (approx 12 times during growing season e.g. fortnightly April–September). Do not cut grass in drought conditions. Mow with appropriate machinery. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. To permit flowering for flowering lawn the, mowing can be relaxed from May. Cut again when the sward gets untidy (after 4–8 weeks). - Keep grass free from weeds – remove weeds and encroaching scrub by hand, hoe or fork, or mowing, as appropriate. Undertake monthly from March to October, or as required. Scrub removal from species rich grass to be undertaken outside of the bird nesting season.
		Annually	Keep grassland areas in good condition – check and report to client on damaged areas. On instruction from client repair damaged/failed areas and re-sow seed. Apply feed treatment to amenity grass only, do not apply feed to species rich and wildflower meadow grass. Undertake aeration and thatch removal if required. April or September.
		Cutting Regime – Year 1 – species rich grass and wildflower meadow for wet soil only	- Control height – cut to between 40–60mm (regularly mow every 7–10 days during growing season). - Allow flowering – relax mowing from late June, to permit flowering. Cut again when the sward gets untidy (after 4–8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower). - Do not cut grass in drought conditions. - Mow with suitable machinery. No mower or trimmer will be allowed within 400mm of a tree trunk. - Edge and trim junctions between grass areas and hard surfaces to maintain a neat and tidy appearance. - Leave arisings from species rich grass in situ for 48 hours before removing from site and disposing of responsibly. - Clean adjoining path areas after mowing.
		Cutting Regime – Year 2 onwards species rich grass, wildflower meadow for wet soil only	- Control height – cut to between 40–60mm (regularly mow every 7–10 days during growing season). Relax mowing from late June, to permit flowering. Cut again when the sward gets untidy (after 4–8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower). - Do not cut grass in drought conditions. - Mow with suitable machinery. No mower or trimmer will be allowed within 400mm of a tree trunk. - Edge and trim junctions between grass areas and hard surfaces to maintain a neat and tidy appearance. - Leave arisings from species rich grass in situ for 48 hours before removing from site and disposing of responsibly. - Clean adjoining path areas after mowing.

Establishment Years 0–5			
Ref	Management	Timing	Maintenance Task and Method
6.1.6	Playground equipment	Weekly	Routine visual inspection of all play areas to identify obvious hazards or respond to complaints by public. Check for signs of vandalism and remove any litter, glass etc. Check safety surface for faults. If parts are found to be unsafe and cannot be immediately repaired the equipment should be immobilised or cordoned off with a warning noticed attached. Record each visit on a spreadsheet.
		Monthly	- Perform operational inspection of all items of equipment, fences and gates to check the operation and stability. Checks to include: - all working parts and oil and grease bearings as necessary; - all ropes, chains and shackles; - anti slip surfaces e.g. on step treads; - that structures and foundations are secure; - for trip hazards and obstructions in surrounding area; - finger traps; - wooden items for splinters and cracks; - metal items for corrosion and sharp edges; - plastic/polythene items for brittleness and sharp edges. - If parts found to be unsafe and cannot be immediately corrected the equipment should be removed or immobilised and cordoned off with a warning noticed attached. Check each item against a check list and record each visit on a spreadsheet. - Inspect superficial appearance of equipment and street furniture – as required, sand down and re-paint or re-stain equipment, seats, bins and fences to specification provided by supplier.
		Annual	Annual technical inspection of all play areas to establish overall level of safety of the equipment (whilst an annual inspection is not mandatory a risk assessment is required by law under the Health and Safety Regulations) – to be carried out by RPII (Register of Play Inspectors International) trained and certified inspectors or manufacturers inspection engineers. Includes a non-dismantling inspection of all equipment supported by a detailed technical report highlighting any action required. If parts are found to be unsafe and cannot be repaired the equipment should be removed or immobilised and cordoned off with a warning notice attached.
6.1.7	Hard Landscape	As necessary	Remove graffiti – a ‘no tolerance’ policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work.
		Fortnightly	Keep hard landscape areas clean – remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	- Maintain all hard landscape areas in a safe and clean condition – monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised. - Remove weeds from ornamental gravel, pull by hand. If gravel is swamped with weeds, use a glyphosate based herbicide. Advise homeowner of use, and give suitable safety advice.
		2 or 3 times per annum	- Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December. - Keep hard landscaped areas clear of weeds – kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer – April, June and August.
		Every 5 years	Check painted and stained surfaces for fading/damage – where necessary prepare and re-paint/stain using the same product to maintain the integrity of the design.

Establishment Years 0–5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.1.8	SuDS Basins (including marginal planting)	Monthly	- Inspect inlets, outlets and overflows for blockages, and clear if required - Inspect banksides, structures, pipework etc for evidence of physical damage. - During the first year, inspect inlets and facility surface for silt accumulation. - Control invasive plants and naturally occurring weed within the marginal planting areas. Remove waste from site and dispose of responsibly.
		Annually	- Check mechanical devices associated with the SuDS basins, report faults or failures and suggest appropriate remedial action. - As necessary, remove sediment from devices associated with the SuDS basin. - Monitor and record any plant losses within marginal planting areas. Report losses to the client and replace on instruction. - Prune marginal planting as required to maintain attractive and healthy appearance. Dive any clump forming plants in early spring as required. Once cleared, keep any removed vegetation at the edge of the basin to allow any trapped reptiles, amphibians and invertebrates to migrate to a new habitat.
6.1.9	Ecological Habitats	Annually	- Visually inspect bird/bat boxes for use and/or damage. Record usage and repair/replace boxes as necessary - Top up logs within logpiles with wood from site where possible to ensure longevity of the features

6.2 Monitoring and Review

The below table sets out the monitoring and review processes:

Monitoring and Review			
Ref	Objective	Timing	Maintenance Task and Method
6.2.1	Landscape Management	As necessary	- Monitor comments/suggestions from residents and other users – feedback comments to client and respond as instructed and incorporate into LMP as required. - Respond to comments from client and incorporate into LMP as required.
6.2.2	LMP Review	Every 5 years	Suitably experienced landscape maintenance contractor to undertake a review of landscape establishment and quality, respond to review and incorporate into LMP as required.

APPENDIX A

APPENDIX B



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