



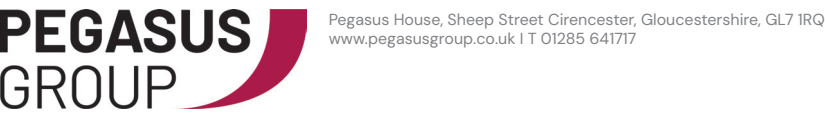
**SPORTS PARK & NORTHERN PUBLIC OPEN SPACE**  
**GREAT MILTON GARDEN VILLAGE, LLANWERN,**  
**NEWPORT**

**LANDSCAPE MANAGEMENT PLAN**

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PREPARED BY PEGASUS GROUP ON BEHALF OF REDROW HOMES | MAY 2024 | P22-0593\_EN\_005

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Prepared by Pegasus Landscape Design. Pegasus Landscape Design is part of Pegasus Planning Group Ltd  
Prepared on behalf of Redrow Homes  
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Contact: Pegasus Landscape Design – Aneta Wilk / Robyn Friesner

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## 1.0 Introduction

- 1.1 The objective of this Landscape Management Plan (LMP) is to set out the management and maintenance procedures for the Sport Park and northern areas of public open space of Great Milton Garden Village.
- 1.2 This LMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.

### Purpose of the Management Plan

- 1.3 The purpose of this Landscape Management Plan (LMP) is:
  - To ensure the original design intent and vision for the Sport Park and northern areas of public open space of 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 management 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: that: *"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 landscaping within the Sports Park and northern area of public open space;
  - 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 Sport Park and the northern area of public open space. 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.

## 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 The Sport Park and area of northern public open space is part of a wider scheme called Great Milton Garden Village, and consists of a large area of public open space, sports pitches and private allotments. The key aims and visions for this development have been described in the Design Code submitted in November 2018.
- 2.2 This landscape management plan applies to the areas public open space and allotments, as shown on P22-0593\_EN\_003 Sport Park and Northern Public Open Space.
- 2.3 The landscape proposals for this site consists of existing vegetation along the northern boundary, along with proposed landscape enhancements in the form of scattered tree planting, an area of orchard tree planting, wildflower meadow, bulbs and species rich grassland. Two football pitches are appropriately located within the area of public open space.
- 2.4 Private allotments are included in the eastern portion of the site, with security fencing and hedging forming a boundary. Gravel movement routes are included in appropriate locations, along with a parking area for access to the allotments, sports pitches and wider area of public open space. In the southern corner, an attenuation basin forms part of the sustainable urban drainage.
- 2.5 Maintenance for the sports pitches, allotment and areas of amenity grass will intend to create healthy well-formed plants, where the overall landscape presents a well kept appearance.
- 2.6 Beyond these areas, the majority of the POS will be broadly naturalistic in style, with a less formal maintenance regime focusing on creating a varied healthy landscape. Existing vegetation will be undergo minimal maintenance, aiming to retain it's value within the wider landscape.



Sport Park & Northern Public Open Space (P22-0593\_EN\_003)  
- 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/fruited 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 safety 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 March 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.

It is noted that a portion of the retained trees are covered by tree preservation orders (TPOs). As such, any proposed tree works need to take their status into consideration and no works undertaken without prior approval.

### 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.

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.

### General Tree Maintenance

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.

### Orchard Tree Maintenance

Management of orchard trees should be low intensity and avoid the use of pesticides and fertilisers wherever possible to maximise the biodiversity of the site.

Pruning should be undertaken to help develop and maintain tree size and shape and stimulate new growth.

All maintenance should aim to keep an open crown which lets in light and air, maintains a balanced shape, helps form a strong framework of branches, and avoids the crossing over of branches.

Small growth should be cut back to an outward facing bud to encourage new growth away from the centre of the tree. Larger cuts should be made cleanly, taking them back to the trunk or a major branch to enable the tree to heal and reduce the risk of disease getting in.

Apple and pear trees should be formatively pruned in winter.

Cherries and plums should be formatively pruned during the growing season (spring/summer).

Further research should be done by the contractor to understand the nuances of pruning fruit trees. In particular, refer to Natural England Technical Information Note TIN017 Traditional Orchards: maintenance pruning (2010) – refer to Appendix B.

## 5.4 New Native Hedgerows

### Management Aim

- To assist the establishment of attractive native hedgerows to edge the boundary of the allotment.

### 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.

It is intended that the mixed native hedgerows will be regularly maintained to achieve a well-kept appearance, and reduce interference with the allotment. A minimum width of 1m and maximum height of 2.0m shall be maintained.

Hedgerows will be maintained formative pruning, 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 Amenity Grass, Long Grass, Species-Rich Grass, Flowering Lawn and Seasonally Wet Meadow Grass.

### Management Aim

- For grassed areas to present and maintain high quality visual appearance; and
- Areas of flowering lawn, species-rich grass and seasonally wet meadow grass 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, long grass, species rich grass, and flowering lawn areas at the specified height;
- To control weeds / scrub invasion detrimental to appearance or usage;
- To keep amenity grass areas in good condition,
- To maintain ecological value and floristic diversity of species rich grass, flowering lawn and seasonally wet meadow grass areas.

There are several grassland types: amenity grass; long grass; species rich grass; flowering lawn and seasonally wet meadow grass.

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. Mown footpaths through other grassland types should be maintained as per amenity grass and be regularly closely mown.

### Long Grass

Long grass shall have a less formal appearance, therefore mowing at longer intervals is suitable. It will be maintained at a height of between 75-150mm, with mowing undertaken as required.

### Flowering Lawn and Species-Rich Grass

Species-rich grass will be maintained at a height of between 40-60mm. Flowering Lawn will be maintained at a height of between 25-40mm in height.

To permit flowering, mowing (of both the flowering lawn and the species rich grass) 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 as per the seasonally wet meadow grass areas. These areas should be regularly reviewed to ensure that they are suitable for the locations.

### Seasonally Wet Meadow Grass

Seasonally wet meadow grass will be cut once a year to a height of between 200-250mm and shall be cut between late-July and August.

All arisings from seasonally wet meadow grass should be left in situ for approximately 48hrs after mowing to allow for any invertebrates/ amphibians/ mammals to disperse.

### 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, or seasonally wet meadow grass areas, 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.

## 5.7 Sustainable Drainage Systems (SuDS)

### Management Aim

- To maintain the SuDS features as a successful on site water management system; and
- To maintain the SuDS features, as a habitat feature to provide foraging area for wildlife and as an attractive landscape feature.

### Management Objectives

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

The SuDS features should be maintained according to best practice as set out in The SuDS Manual (C753) and constructed in accordance with best practice defined within the Guidance on the Construction of SuDS (C768). Areas of tree planting and grassland within the infiltration basin will be managed and maintained as per tree planting and grassland elsewhere within the areas of public open space. The SuDS will be allowed to naturally colonise where possible to avoid the risk of accidental introduction of invasive species (i.e. from plant plugs etc).

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

## 5.8 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 allotment gates and knee rails 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.

Timber hard landscape elements and wire mesh to allotment gates to be regularly reviewed for damage, deterioration and parts replaced where necessary.

## 5.9 Sports Pitches

### Management Aim

- To maintain sports pitches in a usable condition.

### Management Objectives

- To ensure the sports pitches are appropriately managed to a suitable level of play for users;
- To present an attractive and safe environment for homeowners and sites users;
- To ensure the maintenance of the sports pitches is undertaken in accordance with the relevant performance standard of play;
- To ensure the sports pitches are fit for purpose and offer informal recreational space and does not pose a health and safety hazard to the public;
- To carry out maintenance work according to best practice using sustainable techniques and materials; and
- To provide an appropriate level of management intervention to suit the type of sports pitch and informal use.

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. The mowing regime is to be reviewed and amended as necessary to ensure the grass surface recovers during the peak season.

The maintenance of the sports pitches should be undertaken in suitable weather and ground conditions to ensure the effective management of the grass. For example, maintenance should not be undertaken when waterlogged.

## 5.10 Allotments

### Management Aim

- To present the visible indication of high quality, regular site maintenance;
- To provide high quality, secure and accessible allotments which are effectively managed and maintained.

### Management Objectives

- To keep paths and hard surfaced areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain footpaths and hard surfaced areas in safe condition;
- To maintain gates, fences, water troughs and other allotment furniture, including seating and signage in good condition and replace if necessary;

The maintenance of the allotments covers the communal areas and features e.g access routes, boundary treatments (fencing, gates and hedgerows), water troughs, and any untenanted plots.

The management and maintenance tasks associated with the soft landscaping features within the allotments e.g. grass will be maintained as amenity grass and hedgerows will be maintained as per the previous sections detailed within this landscape and ecological management plan:

Areas of hard surfacing/allotment furniture where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

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.

Management of the individual plots will be undertaken by the allotment owners themselves. Untenanted plots to be cleared and covered with polythene, to prevent weed growth and soil structure deterioration, immediately after vacation by previous plot owner.

## 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 Categories                       | Timing            | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6.1.1                   | All planting areas                          | Every Visit       | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         |                                             | Monthly           | <ul style="list-style-type: none"> <li>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.</li> <li>Inspect for vandalism – visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                         |                                             | Annually          | <ul style="list-style-type: none"> <li>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.</li> <li>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</li> <li>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.</li> </ul>                                                                                                 |
| 6.1.2                   | Trees / tree groups / native shrub planting | Monthly           | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> |
|                         |                                             | 3 times per annum | <ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Establishment Years 0–5 |                                             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------|---------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref                     | Management Categories                       | Timing                       | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                         | Trees / tree groups / native shrub planting | Annually                     | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Remove dead, damaged or dying branches as appropriate.</li> <li>General tree planting: formative pruning – 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 (do not raise the canopy height of orchard trees, unless required).</li> <li>Orchard tree planting: formative pruning – to create a well balanced tree encouraging a balanced level of fruit production and vegetative growth. Apple and pear trees are to be pruned in winter, cherries and plums are to be pruned in spring.</li> </ul> |
|                         |                                             | Biennial (or as recommended) | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                         |                                             | 3 to 5 years after planting  | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6.1.3                   | Hedgerow – retained and newly planted       | Monthly                      | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Keep litter and rubbish free</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                         |                                             | Annual                       | <ul style="list-style-type: none"> <li>Control exotic tree and shrub species that do not belong in a native hedgerow, remove manually any exotic species appears within hedge.</li> <li>Maintain diversity of plant species remove manually any invasive species appears within hedge</li> <li>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. Native hedgerows to be maintained at a minimum width of 1m and maximum height of 2.0m.</li> <li>Re-plant in an upright position and re-firm plants that suffer from wind-rock – January/February.</li> <li>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</li> </ul>                                                                                                                                                                                                                                         |

| Establishment Years 0–5 |                                                                                                              |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref                     | Management Categories                                                                                        | Timing                      | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                         | Hedgerow – retained and newly planted                                                                        | Autumn, 2 year rotation     | <ul style="list-style-type: none"> <li>Maintain retained hedgerow in accordance with approved Hedgerow and Tree Management Plan for Great Milton Park Phases 2 and 3 (North of Cost Hill ) from June 2023</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                         |                                                                                                              | 3 to 5 years after planting | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6.1.4                   | Ornamental Planting                                                                                          | Monthly                     | <ul style="list-style-type: none"> <li>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 strimmers or herbicides in these areas – March to October.</li> <li>Keep paths and parking bays clear from vegetation – prune back ornamental planting which has encroached. As required from March to October.</li> <li>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.</li> <li>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.</li> </ul> |
|                         |                                                                                                              | 2 times per annum           | <ul style="list-style-type: none"> <li>Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6.1.5                   | Grasslands – amenity grass, long grass, flowering lawn, species-rich grass, and seasonally wet meadow grass. | Monthly                     | <ul style="list-style-type: none"> <li>Control height of amenity grass 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.</li> <li>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 seasonally wet meadow grass to be undertaken outside of the bird nesting season.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                         |                                                                                                              | Annually                    | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Note – All grasslands are to be sown and managed during the establishment phase in accordance with the supplier's instructions and in accordance with best practice to help ensure it's successful establishment.

\*Height of grassland cut during first year as per suppliers instructions.

| Establishment Years 0-5 |                                                                                                             |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref                     | Management Categories                                                                                       | Timing                                                                                               | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                         | Grasslands – amenity grass, long grass, flowering lawn, species-rich grass, and seasonally wet meadow grass | Cutting Regime – Year 1 – long grass, species rich meadow grass and seasonally wet meadow grass only | <ul style="list-style-type: none"> <li>Long grass: control height – cut to between 75-150mm (regularly mow throughout the growing season, April – September, or as required to maintain the height).</li> <li>Species-rich grass: control height – cut to between 40-60mm (regularly mow every 7-10 days during growing season).</li> <li>Flowering lawn: control height – cut to between 25-50mm (regularly mow every 7-10 days during growing season).</li> <li>Flowering lawn &amp; species rich grass: 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).</li> <li>Seasonally wet meadow grass: control height – cut to between 50-100mm (if sown in autumn, allow to grow during spring and early summer). Mow regularly from mid-summer throughout the growing season to maintain the height.</li> <li>Do not cut grass in drought conditions.</li> <li>Mow with suitable machinery. No mower or strimmer will be allowed within 400mm of a tree trunk.</li> <li>Edge and trim junctions between grass areas and hard surfaces to maintain a neat and tidy appearance.</li> <li>Leave arisings from seasonally wet meadow grass in situ for 48 hours before removing from site and disposing of responsibly.</li> <li>Clean adjoining path areas after mowing.</li> </ul> |
|                         |                                                                                                             | Cutting Regime – Year 2 onwards long grass, species rich grass and seasonally wet meadow grass only  | <ul style="list-style-type: none"> <li>Long grass: control height – cut to between 75-150mm (regularly mow throughout the growing season, April – September, or as required to maintain the height).</li> <li>Species-rich grass: 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 6-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower).</li> <li>Seasonally wet meadow grass is to receive one annual cut to 50mm after flowering/end of season (in September). The meadow grass within the SuDS basins is to be cut with a push mower or other suitable hand tool. Appropriate training is to be provided for those working on side slopes by water.</li> <li>Do not cut grass in drought conditions.</li> <li>Mow with suitable machinery. No mower or strimmer will be allowed within 400mm of a tree trunk.</li> <li>Edge and trim junctions between grass areas and hard surfaces to maintain a neat and tidy appearance.</li> <li>Leave arisings from seasonally wet meadow grass in situ for 48 hours before removing from site and disposing of responsibly.</li> <li>Clean adjoining path areas after mowing.</li> </ul>                                                                                                                     |

Note – All grasslands are to be sown and managed during the establishment phase in accordance with the supplier's instructions and in accordance with best practice to help ensure it's successful establishment.

\*Height of grassland cut during first year as per suppliers instructions.

| Establishment Years 0–5 |                               |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------|-------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref                     | Management Categories         | Timing                                | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6.1.6                   | SuDS Features                 | Monthly                               | <ul style="list-style-type: none"> <li>Inspect inlets, outlets and overflows for blockages, and clear if required</li> <li>Inspect banksides, structures, pipework etc for evidence of physical damage.</li> <li>During the first year, inspect inlets and facility surface for silt accumulation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                         |                               | Annually                              | <ul style="list-style-type: none"> <li>Check mechanical devices associated with the SuDS basins, report faults or failures and suggest appropriate remedial action.</li> <li>As necessary, remove sediment from inlets, outlet and forebay.</li> <li>Monitor marginal vegetation to ensure planting does not engulf open water.</li> <li>Complete annual monitoring and evaluation of risk assessment to ensure appropriate controls are in place. Any issues reported as a result of the assessment should be rectified and amendments made to this LMP as necessary.</li> </ul>                                                                                                                                                                                                                                                                                                                                   |
| 6.1.7                   | Hard Landscape and Allotments | As necessary                          | <ul style="list-style-type: none"> <li>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.</li> <li>Monitor feedback from allotment users – respond and repair as necessary.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                         |                               | Fortnightly                           | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                         |                               | Monthly                               | <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Maintain water troughs in good working condition – check self-filling mechanism is functioning correctly, repair as instructed by client. Fix leaks as soon as identified. Empty trough if water appears to be stagnant and allow to self-fill with fresh water.</li> </ul> |
|                         |                               | 2 or 3 times per annum                | <ul style="list-style-type: none"> <li>Removal of excessive leaf litter and fallen twigs and branches – use leaf blower and leaf litter collection equipment – November to December.</li> <li>Keep hard landscaped areas clear of weeds – kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer – April, June and August.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                         |                               | Every 5 years                         | <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6.1.8                   | Sports pitches                | During growing season April–September | <ul style="list-style-type: none"> <li>Control height of amenity grass 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. Review and amend mowing regime to ensure grass surface recovers in peak season.</li> <li>If football pitches are marked, undertake white lining at the start of the playing season, and repeat as necessary in line with FA guidance.</li> </ul>                                                                                                                                                                                                                                                                                                                         |



## 6.2 Monitoring and Review

The below table sets out the monitoring and review processes:

| Monitoring and Review |                       |               |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------|-----------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ref                   | Management Categories | Timing        | Maintenance Task and Method                                                                                                                                                                                                                                                                                                                                                                                           |
| 6.2.1                 | Landscape Management  | As necessary  | <ul style="list-style-type: none"> <li>Monitor comments/suggestions from residents and other users – feedback comments to client and respond as instructed and incorporate into LMP as required.</li> <li>Respond to comments from client and incorporate into LMP as required.</li> </ul>                                                                                                                            |
| 6.2.2                 | SuDS Management       | Annual        | <ul style="list-style-type: none"> <li>Check mechanical devices associated with the SuDS basins, report faults or failures and suggest appropriate remedial action.</li> <li>Complete annual monitoring and evaluation of risk assessment to ensure appropriate controls are in place. Any issues reported as a result of the assessment should be rectified and amendments made to this LMP as necessary.</li> </ul> |
| 6.2.3                 | LMP Review            | Every 5 years | <ul style="list-style-type: none"> <li>Suitably experienced landscape maintenance contractor to undertake a review of landscape establishment and quality, respond to review and incorporate into LMP as required.</li> </ul>                                                                                                                                                                                         |

# APPENDIX A

# APPENDIX B



Pegasus Group is the trading name of  
Pegasus Group Limited. Registered  
in England and Wales under number  
07277000  
Registered Office:  
Sheep Street,  
Cirencester,  
Gloucestershire,  
GL7 1RQ