

LANDSCAPE MANAGEMENT PLAN

for Indurent Park, Newport
(Units 19 – 21)

794-PLN-LAN-5124
P02
Oct 2025
5124-RPS-XX-EX-RP-L-
9010

LANDSCAPE MANAGEMENT PLAN

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
P01	Landscape Management Plan	NG	DB	DB	25 / 02 / 25
P02	Landscape Management Plan	MM	DB	DB	30 / 10 / 25

Approval for issue

Duncan Bromley



30 October 2025

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1 INTRODUCTION

1.1 General Summary

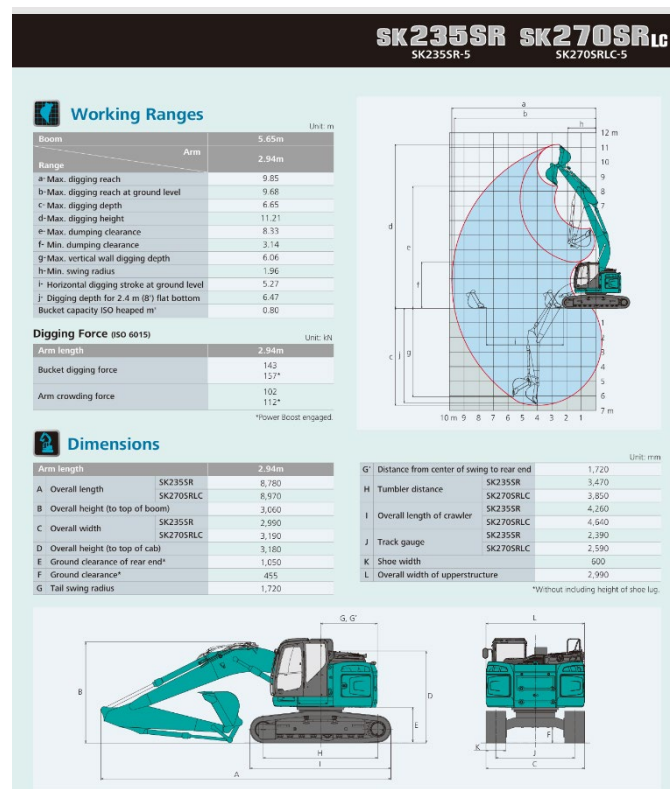
Management plan and maintenance schedule for landscaped areas within the Units 19 - 21 development.

1.1.1 Objective

To provide an initial management plan for the upkeep of the landscaping with a view to providing a long-term strategy based upon both good horticultural / arboricultural procedures and visual aesthetic and screening objectives.

1.1.2 Monk's Ditch

The landscape scheme proposed adjacent to Monk's Ditch has been specifically designed to incorporate access for maintenance of the ditch whilst also providing landscape screening of the units in views from the west. A 3m wide maintenance access track formed in reinforced plastic pavers filled with a wildflower meadow grassland seed mix will create the base path for a SK235SR digger (or similar – see below image for details). Drop kerbs will be provided for the digger to access the path from the site roads and the trees will be spaced at 15m centres to allow the digger arm to rotate through a wide arc to access the ditch. The digger will have an extendable boom in order to be able to reach the bottom of the ditch to carry out silt and debris removal at regular intervals prescribed in the schedules at the end of this document. The proposed trees will have clear stem canopies of a minimum 3m to allow the digger to pass beneath and the proposed trees to the east of the access route have been relocated to the other side of the road to allow the rear end of the cab to rotate without damaging the trees.



1.1.3 Managing Responsibility

All maintenance will be conducted by the Maintenance Operator.

1.2 Maintenance Notes

1.2.1 Ecology

The following maintenance prescriptions have considered relevant wildlife legislation with maintenance operations timed to avoid certain sensitive periods such as the nesting bird season (March to August inclusive). In addition, the maintenance operations described below, including appropriate cutting regimes for hedgerows, grassland and maintenance of attenuation features will ensure that the ecological value of retained and created habitats is maintained and enhanced in the long-term.

1.2.2 Quality and Workmanship

All operations shall be undertaken in a professional manner in accordance with the principles of good horticultural practice and the relevant and current British Standards.

Emphasis will be placed upon the encouragement of early establishment and the general appearance of the landscaped areas. Notwithstanding the specific instructions in the specification, the Maintenance Operator will be expected to maintain all landscaped areas to a high standard. The need to maintain a weed and litter free environment is seen as essential and the presence of such will not be tolerated.

The practical management of the amenity areas will be undertaken by a competent team of operatives familiar with such management operations. Where necessary, a suitably qualified and experienced professional will supervise all operations to assess and advise on all such operations.

1.2.3 Examination of the Site

The Maintenance Operator should be satisfied as to the nature of the planting, including all new tree, shrub, hedge, grassland and meadow planting, and any other matters that could affect the execution of the landscape maintenance.

1.2.4 Initial Site Preparation

The Maintenance Operator shall ensure that the site is brought up to an acceptable standard before regular maintenance begins.

1.2.5 Climatic Conditions

Work shall be conducted during the appropriate season. Ground and weather conditions should be suitable for the relevant operations.

1.2.6 Machines and Tools

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees and shrubs.

1.2.7 Cleanliness

1.2.7.1 Leaf clearance and litter

Collect, remove from site and dispose of grass, soil, weeds, leaves, debris and other litter that is detrimental to the appearance of the site. All paper, litter, tin cans, bottles, leaves and other incidental rubbish to be removed from hedges, shrubberies, meadows and lawns on a regular basis. Leaf litter shall be cleared from lawn, meadows and grasslands regularly as shown within the Appendices.

1.2.7.2 Hard surfaces

The amenity areas shall be left in a clean and tidy condition. The Maintenance Operator shall keep the adjacent roadways and footpaths free of soil, mud and any other obstruction, and in accordance with Local Highway Authority requirements.

1.2.8 Damages

Do not damage grass / plants and trees during the maintenance operations. All damaged plants should be replaced by the Maintenance Operator at their own expense. In particular the Maintenance Operator shall ensure that trees are not subjected to damage by strimming / mowing operations and shall implement all necessary protective measures. Protect existing grass by laying boards or tarpaulins. Do not place excavated material directly onto grass.

During the execution of the works, the Maintenance Operator will be held responsible for any damage to highways, roads, kerbs, footpaths and services caused by their employees, and they shall make good any damage at their own expense.

Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work to soil structure, planting, grass, fencing, hard landscaping structures or buildings.

1.2.9 General Chemicals

Use only where specified as approved and only the products on the current list of the Agricultural Chemicals Approval Scheme. Observe all precautions recommended by the manufacturer and remove containers from site immediately after they have been emptied or are no longer required.

Should any applications be required for specific reasons, all such chemicals shall comply with Environment Agency requirements / standards & those of the local Environmental Health Officer. All operations are to comply with current Safety and Pesticide Act Legislation and are only to be undertaken by suitably qualified personnel, all in accordance with Local Authority requirements and current CDM Regulations observing all precautions.

Where work is near water / land drains, comply with the Ministry of Agriculture, Fisheries and Food 'Code of Practice' for the use of herbicides on weeds in watercourses and lakes, and the Environment Agency Guidance Notes 'AqHerb01: Agreement to use herbicides in or near water'. Do not use chemicals in the vicinity of herbaceous / bulb material.

1.2.10 Damage to Existing Trees / Shrubs

Any damage incurred to existing trees / shrubs by the Maintenance Operator during the works will be the liability of the Maintenance Operator and they shall replace such trees / shrubs at their own expense with material of a size and species to be agreed with the Local Authority.

1.2.11 Thinning by Removal of Surplus Plants

It should be noted that the objective of thinning is to aid the establishment and overall development of plant material. The main aim of thinning is to provide adequate space for improved growth. Overcrowded trees will become tall and thin with relatively limited root systems. It is important that thinning is conducted before trees become spindly, as some varieties are not able to respond well if they are given additional space in later years.

Selectively thin shrubs using the methods in BS 7370: Part 4, Clause 3.5.17.1. At the discretion of the Maintenance Operator and where necessary following the advice of consultants, begin to thin soon after the foliage of adjacent plants has begun to touch.

1.2.12 Health and Safety

The Maintenance Operator is to take all safety precautions to prevent injury to any persons by effectively covering excavations, and removing topsoil and rubbish from footpaths / roads etc. Pavements are to be swept and washed down before nightfall and the Maintenance Operator is to comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

The Maintenance Operator will ensure that all equipment or apparatus brought onto or used on site is safe and without risk to health and has been maintained at a standard that will not constitute an offence under the Health and Safety at Work Act 1974, or any other relevant statutory provision relating to Health and Safety.

Maintenance Operators should be adequately informed, trained and supervised and be sufficiently competent to perform their work without risk to the Health and Safety of themselves, or any other person. All work will be done in accordance with all relevant codes of safety practice currently in force.

All personnel on site shall use PPE (Personal Protective Equipment), or anything else necessary in the interest of the Health and Safety or welfare of themselves or any other persons who may be affected by their work.

1.2.13 General Watering

Water as necessary to ensure the continued thriving of all planting until restrained from doing so by statutory legislation.

Obtain approval before using a water supply other than portable mains water. Use a fine hose or low-pressure hose where appropriate to avoid damage or loosening plants.

Ensure the full depth of topsoil is thoroughly wetted. Where necessary loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

1.2.14 Notice

Provide 2 days' notice of the following operations:

- Use of any equipment during maintenance that may pose a risk to public health and safety;
- Application of herbicide;
- Application of fertiliser;
- Watering;
- Each site maintenance visit.

1.2.15 Shredding

Chipping or shredding on site of materials arising from work will not be permitted, unless instructed otherwise.

1.2.16 Replacement Planting Prior to Final Completion

All planting and turfing conducted by the Maintenance Operator shall carry a guarantee for 12 months from the date of Practical Completion. The works as finally handed over shall fully meet the specification in all respects. A plant or area of turf may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Only plants that have been stolen, trampled or vandalised and have been reported in the monthly maintenance reports are excluded from this guarantee.

1.2.17 Monitoring

This Landscape Management and Maintenance Schedule will be reviewed every 10 years and the Local Planning Authority (LPA) consulted as necessary as part of the review. **This document will not be changed without the written prior approval of the LPA.**

It is anticipated that there will be an annual review of the site looking at the following:

- Tree and shrub establishment;
- Pedestrian routes and desire lines;
- Litter;
- Usability of the amenity path / areas

It is anticipated that following the review, any problems or changes that are impacting on the landscape will be accommodated within reason with the prior agreement of the LPA.

1.2.18 Long Term Objectives

The long-term design objectives of this Landscape Management and Maintenance Schedule are as follows:

- To ensure the successful planting operations, initial establishment and continued long term growth through to maturity of the trees, shrubs and amenity grass for the benefits of the users and wildlife;
- To provide a high-quality landscaped setting around the units for the benefit of the staff and visitors to the site;
- To establish functional and attractive landscape areas both that contribute to the visual amenity and promote opportunities for exercise, which will aid the health and wellbeing of the staff and visitors to the site;
- To ensure the best of horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To identify any defects in the landscape and address them promptly;
- To ensure that formal footpath routes throughout the site are maintained to provide access routes in and around the development and continued access to adjacent areas and footpaths;
- To create a more diverse and species rich habitat through the planting of development of native trees, shrubs and grassland areas; and
- To provide an attractive and varied streetscape through the use of tree and hedge planting and the planting of trees of seasonal contrast or colour at the termination vista's and focal points.
- To maintain Monk's Ditch to the west of the site, removing silt and debris where required.
- To ensure trees along Monk's Ditch bank are maintained at a 3m canopy clearance to allow access to Monk's Ditch when required.

LANDSCAPE MANAGEMENT PLAN
APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 14 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (1)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (1)		
	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders and seek appropriate permission prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

LANDSCAPE MANAGEMENT PLAN

APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Generally, make good all ridges, ruts, depressions and dead areas.			✓	✓	✓	✓	✓	✓	✓	✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New Hedgerow	New hedgerows to be trimmed / faced up to promote healthy growth and effective screening. Allow for 3 No. cuts total. New hedge planting is to be maintained at various heights (minimum 1.2m) to promote biodiversity and screening. Where infill planting within an existing hedgerow, new planting to be maintained at a height to match existing hedgerow. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built. Invasive species (e.g. bramble) should be controlled to allow new planting to establish, taking care not to damage new hedgerow plants.				✓			✓			✓		
General Grassland:	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		

LANDSCAPE MANAGEMENT PLAN
APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Grassland:	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow: EM2	Area to be sown with seed in spring. Area to be mown late summer after annual weeds have flowered and late autumn (2 No. cuts total). Remove cuttings from site. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).								✓ (1)		✓ (1)		
Bulbs + Corms	Maintain area in a weed free condition. Cease mowing and weed control prior to emergence of leaves. Do not cut grass until foliage die back has begun. No chemical weed control until foliage dies back completely.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Lift and divide as appropriate just after mowing.			✓	✓	✓							
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		✓									✓	
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								✓				
	Inspect and maintain drainage features (headwalls etc.) at each visit	✓	✓					✓	✓	✓		✓	✓
	Remove litter and rubbish / debris	✓		✓		✓		✓		✓		✓	
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)

LANDSCAPE MANAGEMENT PLAN
APPENDIX A – MAINTENANCE SCHEDULE YEAR 1

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 8 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (2)		✓ (2)		✓ (2)		✓ (2)			
	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New Hedgerow	New hedgerows to be trimmed / faced up so as to promote healthy growth and effective screening, albeit trimming of native hedges to be kept to a minimum to allow dense, bushy vegetation to develop. Allow for 3 No. cuts total. New hedge planting is to be maintained at various heights (minimum 1.2m) to promote biodiversity and screening. Where infill planting within an existing hedgerow, new planting to be maintained at a height to match existing hedgerow. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built. Invasive species (e.g. bramble) to be thinned if required to ensure continued establishment of planted species, taking care not to damage new hedgerow plants.				✓			✓			✓		
General Grassland:	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		

LANDSCAPE MANAGEMENT PLAN

APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Grassland	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Meadow Mixture: EM2	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol trimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Bulbs + Corms	Maintain area in a weed free condition. Cease mowing and weed control prior to emergence of leaves. Do not cut grass until foliage die back has begun. No chemical weed control until foliage dies back completely.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Lift and divide as appropriate just after mowing.			✓	✓	✓							
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		✓									✓	
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								✓				
	Inspect and maintain drainage features (headwalls etc.) at each visit	✓	✓					✓	✓	✓		✓	✓
	Remove litter and rubbish / debris	✓		✓		✓		✓		✓		✓	
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

LANDSCAPE MANAGEMENT PLAN
APPENDIX B – MAINTENANCE SCHEDULE YEAR 2

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		

LANDSCAPE MANAGEMENT PLAN
APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
General Grassland	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									

LANDSCAPE MANAGEMENT PLAN
APPENDIX C – MAINTENANCE SCHEDULE YEAR 3

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wildflower Meadow: EM2	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol trimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Bulbs + Corms	Maintain area in a weed free condition. Cease mowing and weed control prior to emergence of leaves. Do not cut grass until foliage die back has begun. No chemical weed control until foliage dies back completely.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Lift and divide as appropriate just after mowing.			✓	✓	✓							
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		✓									✓	
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								✓				
	Inspect and maintain drainage features (headwalls etc.) at each visit	✓	✓					✓	✓	✓		✓	✓
	Remove litter and rubbish / debris	✓		✓		✓		✓		✓		✓	
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		

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APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
General Grassland:	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									

LANDSCAPE MANAGEMENT PLAN
APPENDIX D – MAINTENANCE SCHEDULE YEAR 4

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wildflower Meadow: EM2	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol trimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Bulbs + Corms	Maintain area in a weed free condition. Cease mowing and weed control prior to emergence of leaves. Do not cut grass until foliage die back has begun. No chemical weed control until foliage dies back completely.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Lift and divide as appropriate just after mowing.			✓	✓	✓							
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		✓									✓	
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								✓				
	Inspect and maintain drainage features (headwalls etc.) at each visit	✓	✓					✓	✓	✓		✓	✓
	Remove litter and rubbish / debris	✓		✓		✓		✓		✓		✓	
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and conduct remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to conducting any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be conducted by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			

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APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting:	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances. Where trees have successfully established, untie and remove stakes / ties from site. (Acceptable tree establishment to be ascertained by the presence of a full, balanced canopy of healthy foliage and evidence of strong, annual growth. This should be supported by a healthy trunk and root plate, firmly anchored into the ground).	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Carefully, (with a clean cut), crown-lift standard specimen trees to one-quarter of their overall height, up to a maximum of 2.5m height for small ornamental trees and 4.0m height for larger forest scale / avenue trees. The leader shoot(s) must not be cut. Feathered trees and multi-stems should not be crown lifted.												✓
Native Hedgerows	Native hedgerows to be cut on a biennial basis, such that no more than 50% of the hedgerows to be cut during any one year to allow continuity of habitats for wildlife. Vegetation should be maintained to a height of <i>at least</i> 2m above ground level, or to match pre-existing established hedgerow. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Use of herbicides or pesticides to be avoided. Check that there are no nesting birds present prior to any hedgerow works. It is an offence under the Wildlife & Countryside Act 1981 to damage or destroy the nest of any wild bird while it is in use or being built.	✓											
General Grassland	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		

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APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Grassland:	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge, as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Wildflower Meadow: EM2	Areas to be mown in spring after early annual weeds have flowered (remove cuttings from site). Areas to be cut late summer after annuals have flowered and set seed with a scythe or petrol strimmer to ~50mm. Cuttings are to be left to dry and shed seed for 5-7 days and then removed from site. Areas to be mown early winter to ~50mm (remove cuttings from site). 3 No. cuts total. Use of herbicides or other pesticides to be avoided where possible except for spot treatment of any colonising ruderal species (e.g. nettles, thistles and docks).			✓ (1)					✓ (1)			✓ (1)	
Bulbs + Corms	Maintain area in a weed free condition. Cease mowing and weed control prior to emergence of leaves. Do not cut grass until foliage die back has begun. No chemical weed control until foliage dies back completely.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Lift and divide as appropriate just after mowing.			✓	✓	✓							
Watercourse	Remove invasive scrub. Carry outworks outside of bird nesting season.		✓									✓	
	Mow bankside vegetation, one side per year. Once cut annually on rotation, no lower than 150mm.								✓				
	Dredging. After 6 years onwards carry out silt and debris removal where required every 6 years. To be reviewed annually.		✓									✓	
	Inspect and maintain drainage features (headwalls etc.) at each visit	✓	✓					✓	✓	✓		✓	✓
	Remove litter and rubbish / debris	✓		✓		✓		✓		✓		✓	
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX E – MAINTENANCE SCHEDULE YEAR 5+

MAINTENANCE ITEM		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing + Bollards	Report any damage (including rabbit fencing); provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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APPENDIX F – BRITISH STANDARDS IN RELATION TO MAINTENANCE OPERATIONS (BRITISH STANDARDS INSTITUTION BSI)

BS	3882	Specification for Topsoil
BS	3998	Recommendations for Tree Work
BS	4428	Code of Practice for General Landscape Operations (excluding hard surfaces)
BS	5837	Guide for Trees in Relation to Construction
BS	7370	Grounds Maintenance
	Part 1	Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance
	Part 2	Recommendations for maintenance of hard areas (excluding sports surfaces)
	Part 3	Recommendations for maintenance of amenity and functional turf (other than sports turf)
	Part 4	Recommendations for maintenance of soft landscape (other than amenity turf)
	Part 5	Recommendations for the maintenance of water areas