Landscape Management Plan

Land west of Chapel Road, Barns Green

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1 Introduction

Background

1.1 This Landscape Management Plan (LMP) has been prepared for Miller Homes to inform the on-going landscape management and maintenance operations for the residential development at the land west of Chapel Lane, Barnes Green in Horsham District.

1.2 Deacon Design Ltd were appointed in to progress the landscape design in support of a full planning application for 68 units, public open space and biodiversity enhancements. This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

Aims and Objectives

1.3 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland blocks.

1.4 The landscape design proposals provide a robust environment which is capable of withstanding human activity and associated construction implications which in time will enhance the setting of the residential development.

1.5 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest, and legibility for the future enjoyment of residents.
- Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between more native public open space and the residential amenities.
- Introduce engineered Sustainable Drainage Systems (SuDS) such as attenuation basins to improve site drainage whilst incorporating the surrounding marshland into the residential design, through wetland planting.
- Increased PROW connectivity via pedestrian links across the site to the local PRoW network.
- To create a new community green space and setting to the pub and village shop, at the heart of the community.

1.6 This Plan is intended to cover the first five years of the site's establishment.

1.7 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this

document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2 Preliminaries

2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations.

2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas -not adopted by the local authority- managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.

2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.

2.4 The maintenance of trees, shrubs, and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.

2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:

- Dead, diseased, or dying
- Are missing or not in accordance with the specification
- Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.

2.7 All loss or damage arising from theft or malicious damage will be resolved in accordance with the provisions within the Landscape Implementation or Landscape Management contract.

2.8 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.

2.9 All site operatives to refer to O&M Manual for identified site risks.

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

Arboricultural Survey carried out by Canopy Consulting ('Tree Constraints Plan' 25-1907-TCP).

3 Soft Landscape Specification

3.1 It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

3.2 All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

3.3 All plants should be grown and sourced in the UK (where feasible) and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

3.4 All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

3.5 All topsoil and subsoil used in planting areas to be accordance with the latest versions of BS3882 (Topsoil), BS8601(Subsoil) and BS8545 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

3.6 Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

3.7 Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.

3.8 Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

3.9 Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth to achieve an overall depth of: 900mm for tree planting, 600mm shrub planting, 450mm for amenity grass/turf. Prior to spreading topsoil, the receiving area should be decompacted to increase permeability.

Planting

3.10 Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1 1992, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Tree Selection and Location

3.11 Tree Species and Locations should comply with the recommendations set out in NJUG Volume 4 Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees (National Joint Utilities Group) and Buildings Near Trees - NHBC Standards Chapter 4.2 (National House Building Council). Tree planting should be coordinated with street lighting design to avoid canopy clashes once mature.

Planting Trees

3.12 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

3.13 Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

3.14 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees – Single Stake
- Heavy – Extra Heavy - Double Staked
- Extra Heavy to Semi Mature – Triple Staked
- Semi Mature – Proprietary underground guying.

3.15 All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand. Alternatively proprietary black strimmer guards should be fitted.

Root Barriers

3.16 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

3.17 Planting Shrubs - to be planted in prepared beds, back filled, and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn on the technical drawings).

3.18 Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fences to aid establishment (unless adjacent to an alternative boundary treatment).

3.19 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

3.20 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants

3.21 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Wildflower Meadows

3.22 Dig over or rotovate the soil to at least 100mm deep and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth. Wildflowers can survive on fewer nutrients than conventional lawn grasses.

3.23 If the soil is highly fertile grasses and weeds tend to swamp out wildflowers as they are, generally, less competitive. Therefore, wildflowers will do better on poor soils than lawn grasses and it is important not to apply fertilizer to the soil prior to, or after laying the turf.

3.24 Where wildflowers are seeded, it may be necessary to remove good quality topsoil to increase the success rate of the seed. This is not necessary with the Wildflower Turf as it acts as a weed blanket and establishes before the weed seeds in the soil can become competitive with the more developed plants in the turf.

3.25 Turfing to occur in April-May or September-October subject to suitable weather conditions.

Implementation Programme

3.26 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

3.27 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

3.28 Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive, they will be replaced, incorporate a slow-release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.

3.29 Wildflower - Once established the wildflower requires very little maintenance, however, there is one important task to carry out each autumn; to cut the plants and remove these cuttings.

3.30 Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two-year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

3.31 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).

3.32 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

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

Biodiversity Enhancements / Habitat Corridors

4.2 This section to be read in conjunction with the Biodiversity Enhancement Management Plan (BEMP) for this site.

4.3 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.

4.4 The retention and enhancement of the boundary vegetation and creation of meadow and wetland areas and create enhanced habitats within the development site

4.5 . Opportunities for habitat enhancements include:

- Creating a woodland edge ecotone to form a transitional habitat between the Ancient Woodland corridor forming the western edge of the site and the development edge, moving from the mature threes, through native shrub/scrub planting into native wildflower meadow.
- Wildflower meadow, thicket planting and grasslands to form natural edges to support wildlife corridors.
- Marginal and aquatic planting to the naturalistic swale; and adaptable wildflower planting to the attenuation basin, able to cope with seasonal variety in conditions from drought to saturation.

Existing Trees

4.6 Management of existing trees will require periodic management.

4.7 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition, and construction – Recommendations'.

4.8 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.

4.9 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.10 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.

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

4.12 During construction, the existing hedgerow vegetation to be retained around the site, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.

4.13 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

Existing vegetation

4.14 The site currently consists of; grazed grassland, with hedgerows and trees to boundaries.

Existing hedgerows

4.15 Existing trees and hedgerows will require periodic management.

4.16 The hedgerows should be managed in rotation, cutting only one side annually to ensure that there is a continuous supply of fruit during the winter months for species such as redwing, song thrush and starling.

4.17 If necessary, managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

Grassland Areas

Existing grassland / Meadow Enhancements

4.18 The proposed community green space and site margins have existing grassland with low ecological value. This grassland will either be retained and enhanced or re-sown following construction and earthworks.

4.19 Where retained, and enhanced with pockets of native wildflower plug planting. These areas will require the grassland to be cut short to a minimum height of 100mm prior to planting and managed to allow the wildflower to establish and successfully set seed.

4.20 Grassland should be cut twice a year. Arisings from mowing must be removed from the mowed area and can be composted away from the grassland or

removed off-site. The location of any on-site composting area must be approved to ensure that it does not affect the landscape amenity and/or ecological habitats. Removing the arisings will lower the nutrient content of the soil over time, favouring a range of wildflowers and reducing competition from grasses which may otherwise become dominant.

4.21 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles.

4.22 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.

4.23 Occasional native shrub / coppice planting will provide shelter for reptiles. This planting will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Proposed Tree planting

4.24 Management operations for new tree planting will include periodic thinning to remove any deadwood and promote growth.

4.25 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.26 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Proposed Native Planting Buffer

4.27 Buffer planting is proposed to all boundaries except the new interface with Chapel Lane. This planting will tie the character of the rural backdrop to the newly formed open space and residential areas. also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge in hedgerow habitats.

4.28 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide an attractive shelter and food source for wildlife.

4.29 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

4.30 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

Proposed Wetland Areas

Proposed Wetland Swale

4.31 As part of the ecological enhancements and SuDS strategy, native marginal and wildflower grass seed will be proposed to the open watercourse and attenuation basin.

4.32 Once established the maintenance of these areas will require only a yearly cut after flowering and programmed to allow the wildflowers to flower and set seed. Arisings should be left for around two weeks before removing to allow the seed to settle within the lower thatch.

Wetland Meadow Planting (Emorsgate EM8)

4.33 The lower lying areas of the floodplain grasslands – most likely be covered with water – to be seeded with Emorsgate's Meadow Mixture for Wetlands EM8. On areas prone to winter flooding, the seed mix should be sown either in early autumn or spring once the land is well drained, most of the plants within this mix will need some time to mature to withstand seasonal flooding.

4.34 In the first year the pond edge mix should be cut back once in the mid-late summer, resisting cutting during annual weeds growth due to the establishment of insect habitats.

Growing Guide

Ground Preparation

4.35 Select ground that is not highly fertile and does not have a problem with perennial weeds. This is essential to the success of the seed bed as this will aim to control weeds and produce good seed.

4.36 Remove weeds using repeated cultivation, bury surface vegetation and rake to produce medium tilth.

Sowing

4.37 Sow on ground prone to winter flooding either in late summer or early spring when land is drained. Plants need time to grow and mature to withstand flooding.

4.38 Surface sow the seed and can be applied using a machine/broadcast or by hand. To get even distribution divide the seed into two parts and sow in overlapping section. Do not incorporate or cover the seed.

Aftercare

First Year Management

4.39 Most of the perennials are slow to establish, and soon after sowing there will be a flush of annual weeds arising from the seed bank, these offer protection to the sown seedlings and habitats for insects, with the weeds dying before the end of the first year.

4.40 Resist cutting the annual weeds, especially if sown with Yellow Rattle, or a nurse of cornfield annuals. This can be cut, removed, and composted in early August, to reveal the young meadow underneath, this should be kept short through grazing or mowing until the end of March the following year.

4.41 Following mowing or grazing ensure that any residual perennial weeds such as docks have been removed.

Management Once Established

4.42 The best management of the EM8 mix in the second and subsequent years, is by introducing a traditional meadow management method. This is based around a simmer hay cut combined with autumn mowing and the option of spring mowing or grazing.

4.43 Meadow grassland should not be cut or grazed from end of March to late July/ early August to give sown species the opportunity to flower. Following flowering, a hay cut should be done in August using a scythe, petrol strimmer or tractor mower to around 50mm/ This 'hay cut' should be left on site to dry and shed seeds for 1-7 days before being removed and composted off site.

4.44 The regrowth should be mown or grazed through late autumn/ winter to a minimum height of 50mm and again in the early spring if needed.

Source: Meadow Mixture for Wetlands EM8 - Emorsgate Seeds (wildseed.co.uk)

Wildflower Meadow

Mowing Regimes

4.45 A variety of complementary meadows and mowing regimes will seek to manage pedestrian access, tree protection areas and creation of a more species rich edge to the boundary vegetation. The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Meadow Areas to Public Open Space (Emorsgate EM34)

4.46 On large open areas which have been allocated as Public Open Space, the existing grassland has been retained and enhanced using Emorsgate EM34 Meadow Mixture for clay soils. A mowing regime will be implemented to create informal mown paths and closely mown areas for informal recreation.

Growing Guide

Ground Preparation

4.47 To prepare the seed bed first remove weeds, plough/ dig to bury the surface vegetation and then rake a medium tilth and roll/ tread to make a firm surface.

4.48 Preparation for a seed bed on clay can be difficult, especially on raw clay sub-soils in organic matter. Therefore, well-timed preparation and sowing is important to successful establishment, if the clay is very wet or very dry, autumn sowing may not be possible. It may be better to dig or plough the soil in the autumn, allow the winter frosts to break down clods and prepare the seed bed in the spring.

Sowing

4.49 Sow the seeds in the autumn or spring, however they can be sown at other times of the year if there is sufficient warmth and moisture. The seeds must be surface sown but can be sown using a machine or by hand.

4.50 To get an even distribution of seeds, divide them into parts and sow in overlapping sections. Do not cover the seeds but firm in with roll and treading to give good soil/seed contact

First Year Management

4.51 Most of the sown meadow is perennial and slow to establish. Soon after sowing there will be a flush of annual weeds that arise from the soil seed bank, these offer protection to the sown seedlings and will die after a year.

4.52 Resist cutting these annual weeds until the mid-late summer, especially if they contain Yellow Rattle, or cornfield annuals. Then cut, remove and compost these off-site preferably, in early August.

4.53 The young meadow below, can be kept short by grazing or mowing through the end of March to the following year, in this time dig out the residual perennial weeds such as docks.

Management once established

4.54 Meadow grassland should be mown on a rotational basis with areas being either mown annually in autumn. This would mimic traditional farming practices

where spring grazing would be followed by a lengthy growing season before being cut for hay, providing wildflowers enough time to set seed.

4.55 Meadow grassland should not be cut or grazed from spring- late July/ August to give sown species opportunity to flower, following flowering a 'hay cut' may be undertaken using a scythe, petrol strimmer or tractor to c.50mm. After cutting, leave the hay to dry and shed seed for 1-7 days then remove from site.

4.56 Mow or graze the re-growth through late autumn-winter to around 50mm and again in spring if needed.

Source: Diverse Meadow Mixture for Clay Soils EM34 - Emorsgate Seeds (wildseed.co.uk)

Soft Landscape Maintenance – General Notes

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

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or a soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots	Total 18 visits.

	Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 Residential Amenity Planting

Tree planting

5.1 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges, community green space, and to provide punctuation to vistas within the development area. Smaller varieties are specified for the streetscape, where the proximity of the building require smaller scale tree planting.

5.2 Management operations will include thinning to remove any deadwood and promote growth.

5.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

5.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife; active nests will be left with a suitable buffer until nesting ends.

5.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.

5.6 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

5.7 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.

5.8 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting[1].

Size of Tree	Volume of Water per week
12-14 CMG	25 litres: 6 Gallons
14-16 CMG	35 litres: 9 Gallons

16-18 CMG	80 litres: 20 Gallons
18-20 CMG	80 litres: 20 Gallons
20-25 CMG	100 litres: 25 Gallons
25-40 CMG	120 litres: 30 Gallons
40-60 CMG	150 litres: 32 Gallons
60-80 CMG	200 litres: 43 Gallons
80-100 CMG	250 litres: 54 Gallons

[1]

Hillier Trees Tree Aftercare Maintenance Checklist

Proposed Native/ Ornamental Planting

Shrub Planting

5.9 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions / aspect. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food. Non-indigenous species have been limited to residential front gardens only and the species chosen, will avoid spread by cuttings.

5.10 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

5.11 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.

5.12 Any growth which will obscure windows, signs or sightlines shall be removed. Once established, any support canes shall be removed from the shrubs.

5.13 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.

5.14 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.

5.15 The density of planting will require that all weeding is carried out by hand (unless agreed with otherwise), using the appropriate tools. All resultant material should be removed from site.

5.16 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

5.17 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.

5.18 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.

5.19 Any failures due to drought shall be replaced by the management company at their own cost.

5.20 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.

5.21 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Shrub Planting

5.22 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.

5.23 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.

5.24 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

5.25 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.

Formal Native Hedgerow to property frontages

5.26 A series of formal hedgerows will be established to provide protection to private front gardens. Hedgerows to be planted double-staggered with post and wire supports to ensure correct form whilst establishing.

5.27 These hedgerows should be kept neat and formal at a height no greater than 1.2 metres to retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.

5.28 The maintenance regime for these hedgerows will aim to increase a dense structure for habitat provision while avoiding the creation of unsafe traffic

routes with overgrown vegetation. Maintenance is limited to a yearly trim ensuring a consistent screen from ground level.

Mixed Species Native Hedgerow

5.29 New species rich hedgerows are proposed between the community green space and the houses fronting it, to provide privacy to the residents and to soften and set the development within its setting. to the northern and eastern boundary, as well as enhancing existing hedgerows across the site. This will also reinforce the boundary associated hedgerows habitats for wildlife to migrate around the site and seek refuge.

5.30 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.

5.31 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promoted new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

Proposed Climbers and Wall Shrubs

5.32 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.

5.33 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.

Grassland / Amenity / Seeded Areas

Flowering Lawn/ Amenity Lawn to Private Gardens, Amenity Verges and main area of community preen space (Emorsgate EL1)

5.34 Provision has been made for well managed flowering lawn areas provided for private front gardens, rear gardens on Affordable homes and Highway Verges seeded with Emorsgate Flowering Lawn EL1.

Ground Preparation

5.35 The ground selected should not be highly fertile and should tolerate perennial weeds.

5.36 To prepare for the seed bed, remove the weeds through repeated cultivation. Then plough/ or dig to bury the surface vegetation and rake to produce a medium tilth and roll/ tread to produce a level firm surface.

Sowing

5.37 The seeds should be sown in autumn or spring and should be surface sown by hand or by machine. To get an even distribution divide the seeds up and sow in overlapping section.

5.38 Do not cover the seed, firm in with a roll or by treading to create good soil/seed contact.

Aftercare

First Year Management

5.39 The flowering lawn is perennial and slow to germinate and will not usually flower in their first growing season. This will often cause a flush of annual weeds in the first season which can be controlled through repeated mowing.

5.40 Mow newly sown flowering lawns regularly- ever 7-10 days during the growing season- throughout the first year. Cut them to a height between 40-60mm and remove cuttings in lawn is particularly dense. This will develop into a good sward structure, maintaining a good balance between fast growing grasses and slower growing wildflowers.

Management after established

5.41 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.

5.42 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.

5.43 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or using cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.

5.44 To allow flowering, mowing can be relaxed from late June, and cutting should only be done if the sward becomes untidy- 4-8 weeks later. Relaxing mowing earlier in the year allows cowslips to flower.

5.45 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.

5.46 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus and equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.

5.47 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

5.48 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.

5.49 Care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.

5.50 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.

5.51 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Source: EL1 - Flowering lawn mixture | Other grassland mixtures | Meadow and Grassland | Emorsgate Seeds – (01553) 829 028 (wildseed.co.uk)

6 Maintenance Schedule – Specific Activities to Plant Typologies

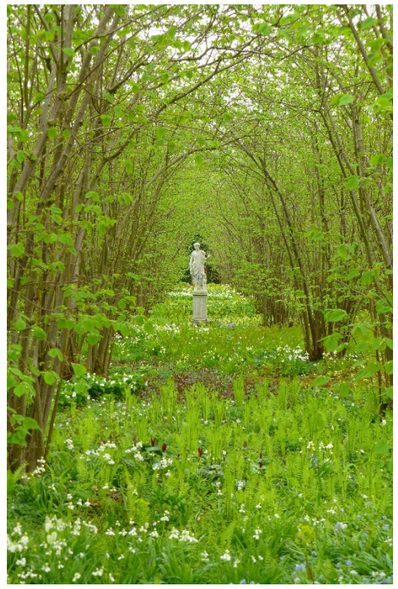
6.1. Management of New Specimen Trees				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Specimen Trees 	**To ensure the successful establishment of new standard trees** Establish tree canopy and good root system quickly. Control competition from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

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

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

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

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

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

6.8 **Management of Play Equipment**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All fixed and natural play equipment, including safer surfacing and access routes. 	**To create a safe, fun, challenging, varied, exciting and engaging experience with a high play value that is fully accessible and inclusive.** All equipment and Impact Absorbing Surfacing (IAS) shall conform to BSEN 1176 & 1177 and be covered by warranties, and this includes workmanship too. All equipments shall be compliant with the required Minimum use zones (MUZ), and Critical fall heights (CFH). Regular interim inspections are to be carried out according to the use / misuse of the play area and in accordance with the manufacturers guidelines. ALL inspection reports must be retained for evidence and the inspections must be carried out by competent, trained personnel. The independent annual inspection must be carried out by an Inspector qualified to annual inspector status and on the register of Play Inspectors International (RPII). All equipment and safety surfacing should be checked in accordance with BS EN 1176:2008 - Playground Equipment.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.

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

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

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

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

7 Maintenance Operations Matrices

7.1. Tree Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Watering				X	X	X	X	X	X				Weekly if required in summer.
2.	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4.	Application of mulch					X					X			To 75mm as required
5.	Apply fertiliser			X										
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

7.2. Formal Hedging

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Top up mulch					X					X			To 75mm as required
4.	Apply fertiliser			X										
5.	Firm up plants			X						X				
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Trimming hedgerows						X			X				As required to maintain shape

7.3. Habitat Area / Native Scrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Invasive Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Firm up plants			X						X				As required
4.	Pest & disease control			X	X	X	X	X	X	X	X			As required
5.	Pruning (to maintain height no greater than 5 metres (Three Year Rotation)	X	X							X	X	X	X	As required (outside bird nesting season)
6.	Coppicing to maintain balance between woody plants and ground flora	X	X							X	X			As required (outside bird nesting season)
7.	Replacement Planting	X	X								X	X	X	By agreement as schedule

7.4. Shrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3.	Weed control (Biodegradable Weedkiller only)					X		X						As necessary
4.	Watering				X	X	X	X	X	X				Daily if required in summer
5.	Top up mulch					X					X			To 75mm as required
6.	Firm up plants			X						X				
7.	Pest and disease control			X	X	X	X	X	X	X	X			As required
8.	Trimming out and trimming planting		X							X				As required
9.	Replacement planting (all plant types)	X	X	X	X						X	X	X	By agreement as schedule (avoid frost periods)

7.5. Amenity Grass Areas														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3.	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4.	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

7.6. Wildflower Meadows

First Year Establishment

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Carry out first Mow to a height of 40-60 mm during dry weather, remove arisings.								X					Avoid compacting the ground - don't mow in wet conditions. Carry out first mow in August.
3	Maintain 'Short cut' to a height of 75 mm, remove arisings	X	X	X						X	X	X	X	Avoid compacting the ground - don't mow in wet conditions

7.7. Wildflower Meadows

Wildflower Meadow, Subsequent Years

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
	Sectional Mowing – To maximise habitat enhancements mow Mow to a height of 50mm during dry weather, remove arisings.							X	X	X				Traditional Mowing - Leave to dry for 1-7 days before removing off site or to approved compost area.
	Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.	X	X	X							X	X	X	Avoid compacting the ground - don't mow in wet conditions
	Hand removal of persistent perennial weeds					X	X	X	X	X	X			As required

8 Monitoring and Ongoing Review

8.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.

8.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.

8.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed, and any refinements incorporated into an updated management plan for on-going medium and long-term management.

8.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.

8.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.

8.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

9 Appendices (refer to latest revision)

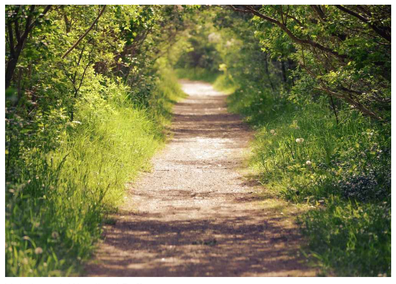
9.1 DD715L01_Landscape Strategy (Deacon Design Ltd)

Appendix 9.1

DD715L01_Landscape Strategy (Deacon Design Ltd)

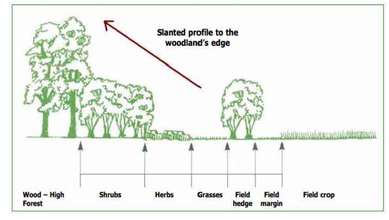
Natural Play

Play grass mounds



Link through Woodland Buffer

Diagram showing a desirable woodland edge profile:



Grasses : an annually cut grass sward.
Herbs : a herbaceous sward cut on 2 to 3 year rotation to promote flowering plants.
Shrubs : a shrub zone cut on a 5 to 8 year cut to develop shrubby growth.
Field margin : this should be at least 2 metre.

Woodland Edge Ecotone diagram

Hornbeam hedge

Mixed native hedging

Community Open Space with Timber Bollards

Wildflower Meadow

Woodland Edge Ecotone

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Ancient woodland buffer (15meters)

Soft Landscape - Planting

Existing trees and hedgerows to be retained

Proposed native tree planting

Proposed street trees

Proposed mixed native scrub to ancient woodland buffer and hedgerow enhancement

Proposed mixed native hedgerow to village green

Proposed native hedgerow to plot frontages

Proposed ornamenal planting to plot frontages

Soft Landscape - Biodiverse grass seed mixes

Proposed biodiverse wildflower grass seed mix to Ancient Woodland Buffer, hedgerow buffers and Village green margins

Proposed biodiverse Flowering Lawn seed mix to village green public open space and verges

Proposed private rear gardens

Proposed mown path through POS areas

Proposed attenuation basin to be seeded with native wildflower/grass mix

Proposed wildflower grass seed for swales/watercourse

Proposed natural play area (LAP)

Hard Landscape

Proposed block paving to streets fronting the Village Green, Parking Courts and bays where shown

Proposed tarmac surfacing to highways

Proposed tarmac surfacing to footways

Proposed threshold paving to crossing points

Proposed self-binding gravel paths to public open space

Proposed slab paving to private access footpaths

150x150x600mm Timber Bollards / Dragons Teeth

3m wide maintenance gate

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
19.09.25	VE	Amendments to site layout + bollards and maintenance gates added	D	AH
15.09.25	AH	Updates to precedent images	C	AH

DRAWING STATUS

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PROJECT TITLE :
South of Smugglers Lane
Barns Green

PROJECT NUMBER : DD715
PLOT DATE : 05.09.25
DRAWING SCALE : 1:500
APPROVED BY : AH
PAPER SIZE : A1
DRAWN BY : VE

DRAWING TITLE :
Landscape Strategy

DRAWING NUMBER : DD715L01
REVISION LETTER : D

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD715_South Of Smugglers Lane Barns Green\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD715L01_Landscape Strategy Plan.dwg