Sandygate Lane, Lower Beeding

Landscape Management and Maintenance

October 2024

Revision	P2	ISSUED FOR PLANNING	August'25
	P1	ISSUED FOR PLANNING	October'24
	dr#1	ISSUED FOR REVIEW & COMMENT	October'24



NOTES:
This Specification excludes the following items:
Drainage: refer to Engineer's and Architect's specification and detail
Sub bases and foundations: Refer to Engineer's specification.
Levels, drainage, paving details, build ups, sub bases, formation details: refer to Engineer's and Architect's specification and detail
Lighting locations and details by M&E Engineers / lighting sub-contractor;

Refer to project wide risk register.

TENDERING / SUBLETTING / SUPPLY LANDSCAPE CONTRACTOR
A list of proposed landscape subcontractors must be submitted to the CA for approval prior to the contract being sublet. The work listed below as described and set out in the contract documents must be carried out by a sub-contractor who shall be a member of the British Association of Landscape Industries (BALI).

- Preparation of topsoil;
- Spreading of topsoil;
- Planting of trees and shrubs;
- Soft landscape maintenance operations.

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Arboriculture

Existing trees have been inspected and assessed by a qualified arboriculturist to BS5837:2005. Refer to the following arboricultural documents for information relating to existing trees:

David Archer Associates
Arboricultural Implications Assessment
DAA AIR 02
Revised: October 2022

The Wildlife and Countryside Act 1981 as amended by the **Countryside and Rights of Way Act 2000** provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

Ecology

The site ecology has been inspected and assessed by a qualified ecologist. Refer to the following ecology documents for information relating to ecology:

aLyne Ecology - Preliminary Ecological Appraisal
Date: 06.11.2020 Version 003

aLyne Ecology - Ecology Surveys
Date: 06.11.2020 Version 002

Ecology Partnership - Reptile Mitigation Strategy
March 2023

The Conservation of Habitats and Species Regulations 2017, Protection of Species

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

The Wildlife and Countryside Act, Date: 1981 (amended 1985, 1991)

The Act comprises four parts:

I. covers the protection of wildlife, including birds, their nests and eggs; wild animals, mammals and wild plants.
II. extends to the countryside and national parks, and the designation of protected areas including Sites of Special Scientific Interest (SSSIs), Limestone pavements, National Nature Reserves, and grants by the Nature Conservancy Council (Now restructured into English Nature , and the Countryside Council for Wales.
III. covers public rights of way, including footpaths and bridleways.
Iç. deals with miscellaneous provisions i.e. areas of application, offences, interpretation, amendments, repeals.

Countryside and Rights of Way (CROW) Act, 2000

The CROW Act aims to make new provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.
The Act contains measures to improve public access to the open countryside and registered common land while recognising the legitimate interests of land owners; amends the law relating to rights of way and amends the law relating to nature conservation by strengthening protection for Sites of Special Scientific Interest through tougher penalties and providing extra powers for the prosecution of wildlife crime. It is split into three main parts:

- Part I: Access
- Part II: Rights of Way
- Part III: Nature Conservation

The Protection of Badgers Act 1992

The Protection of Badgers Act 1992 consolidates and improved previous legislation (including the Badgers (Further Protection) Act 1991). It is a serious offence to kill, injure or take a badger, or to damage or interfere with a sett unless a licence is obtained from a statutory authority.

Landscape Maintenance

To be read with Preliminaries/ General conditions.

Landscape maintenance

To be read with Preliminaries/ General conditions.

GENERALLY

MAINTENANCE OBJECTIVES

Location: All planting areas relating to the Sandygate Lane scheme.

Duration: This document has been prepared for the long term maintenance for the next 5 years and beyond, and will be implemented from the date of completion of the landscaping scheme.
This document is to be read in conjunction with the hard and soft landscape drawings associated with the project.

Aims: Long term design objectives:

- Enhanced landscape quality;
- Improved landscape visual amenity; and
- Provide wildlife habitat and increase biodiversity.

Results: To maintain the areas of hard and soft landscape including trees, shrubs, hedges and lawns to ensure the on-going establishment of the scheme and continued healthy growth through to maturity of the trees, shrubs and grass.
To achieve a clean, tidy condition and appearance to all external areas

The maintenance works will be carried out in accordance with the latest relevant sections of:
British Standards 2.5.1 BS 7370 Grounds Maintenance
BS 7370 provides comprehensive guidance on most aspects of landscape maintenance.
BS 7370-1recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.
BS 7370-2 recommendations for maintenance of hard areas.
BS 7370-3 recommendations for maintenance of amenity and functional turf (other than sports turf). BS 7370-4 recommendations for maintenance of soft landscape (other than amenity turf).
BS 4428: 1989 Code of Practice for General Landscape Operations (excluding hard surfaces)
BS 3998:2010 Tree work. Recommendations
BS 8545 Trees: from nursery to independence in the landscape
The Health and Safety at Work Act 1974
Occupiers Liability Act 1984

General
The specification aims to cover all activities needed for the annual upkeep of the hard and soft landscape areas within the proposed development.
It is assumed that the Maintenance Contractor will provide a service consistent with the scope of the specification/schedule and will have the necessary trained staff and resources to ensure all operations are carried out safely.
The Maintenance Contractor will be required to work within all the latest relevant legislation for Health & Safety and Construction (Design & Management) Regulations and will include the following:-

Tree works

Adopt an 'Integrated Pest Control' approach

No use of herbicides and pesticides. Adopt a non chemical weeding approach.

Waste management

Handling and operating machinery & equipment

Personal protective equipment

Maintenance shall consist of eradication and removal of weeds, pruning of damaged, dead or diseased branches from tree, shrubs and hedgerow plants and mowing of grass areas:-

Hand–weed/hoe through borders and around base of trees/shrubs;

Prune and remove damaged, dead or diseased plant material as necessary so as to maximise growth and vigour of the new planting;

Check tree guying, stakes and ties and replace or adjust as required;

Regularly mow species rich grass areas as scheduled and trim grass edges.

NOTICE
Give notice before:
- Watering.
- Each site maintenance visit.

Period of notice: 7 days.

REINSTATEMENT
Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

CONTROL OF MAMMALIAN PESTS
Specialist firms: Submit proposals.
Method: Submit proposals.

PERFORMANCE CRITERIA FOR CONTROL OF INVASIVE ANIMAL SPECIES
Specialist firms: Submit proposals, The specialist should understand the needs of the potential invader and have experience in dealing with a particular species.
Species to be advised, Legislation may require that some species are eradicated. Refer to Ecology report.
Location: As shown on drawings.
Requirement: Refer to Ecology report.
Timing: Refer to Ecology report.

PERFORMANCE CRITERIA FOR CONTROL OF INVASIVE PLANT SPECIES
Specialist firms: Submit proposals, The specialist should understand the needs of the potential invader and have experience in dealing with a particular species.
Species: to be advised, Legislation may require that some species are eradicated. Refer to Ecology report.
Location: As shown on drawings.
Requirement: Refer to Ecology report.
Timing: Refer to Ecology report.

WATERING
Supply: Potable mains water.
Quantity: Wet full depth of topsoil .
Application: Do not damage or loosen plants.
Compacted soil: Loosen or scoop out, to direct water to rootzone.
Frequency: As necessary for the continued thriving of all planting.

BS8545 - 11.3 Irrigation

11.3.1 The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics, and the response of the tree species to water deficits or periods of prolonged soil saturation.
11.3.2 Any given volume of soil has the capacity to hold a given volume of The water-holding capacity of the soil should be assessed and taken into account when determining irrigation needs.
11.3.3 In addition to water-holding capacity, the amount of water available to the tree should be assessed. Applying this to all newly planted trees is often impractical, but sample assessments should be made.
NOTE Guidance on determining the amount of available water is given in BS8545 Annex G, Table G.1.
11.3.4 The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. This should be accounted for in irrigation plans. Irrigation plans should also take into account the findings of the original site assessment and the subsequent species choice made.
NOTE It might not be sufficient to apply a given amount of water arbitrarily at a certain frequency after transplanting.
11.3.5 Monitoring is recommended if there are 10 consecutive days during the growing season at ≥25 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.
11.3.6 The frequency and extent of irrigation should take into account the prevailing weather conditions

(e.g. prolonged dry periods or rainfall patterns).
11.3.7 If the use of irrigation tubes is proposed, it should be fully assessed in relation to the site constraints. NOTE The use of irrigation tubes does not necessarily preclude the need for top watering.

BS8545 - Irrigation Annex G
G.2 Irrigation
There is no single formula which will provide an answer to the question of how often to irrigate and what volumes of water to apply on any single occasion.
The amount and frequency of irrigation is dependent on several factors, all of which are interrelated and all of which are highly variable. These include:
• amount of rainfall;
• permeability of surfacing;
• daily temperatures and wind conditions;
• moisture-holding capacity of the soil;
• drainage;
• size and species of tree planted;
• nursery production system.

It is more important to irrigate transplanted trees frequently than to apply large volumes of water infrequently, as a single application of a large volume of water does not compensate for irrigating infrequently. Research has indicated that watering every other day with 4 L to 8 L of water for every 250 mm of stem diameter just above the root flare might provide the most even soil moisture for roots but this might be impractical to deliver.
Research has also indicated that in most climates, trees probably need to be watered about twice each week with 20 L of water adequate to keep an 800 mm diameter rootball well irrigated, and that 40 L of water or less thoroughly moistens a soil ball of 500 mm to 600 mm. The assessment of irrigation need can be assisted by the use of a simple soil moisture meter.
Sampling can be a useful exercise when large numbers of newly planted trees are being managed and irrigation needs are being assessed.

WATER RESTRICTIONS
General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

DISPOSAL OF ARISINGS
General: Unless specified otherwise, dispose of arisings as follows:
- Biodegradable arisings: Remove to recycling facility unless otherwise stated.
- Grass cuttings: Spread evenly.
- Tree roots and stumps: Remove from site to recycling facility.
- Shrub and tree prunings: Remove to recycling facility unless otherwise stated.
- Litter and non-biodegradable arisings: Remove from site and recycle.

LITTER
Extraneous rubbish not arising from the contract work: Collect and remove from site.

PROTECTION OF EXISTING GRASS
General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

CLEANLINESS
- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

NON CHEMICAL WEED CONTROL
Non-chemical weed control for landscape schemes involves a variety of methods that prioritise environmental sustainability and safety.
These methods can be grouped into several categories:

Preventive Methods
These are the first line of defence and focus on creating an environment that is less hospitable to weeds in the first place.

- Mulching: Ensure mulch layer is maintained at the correct depths. Bark chips, wood chips, or compost (as specified) will prevent the seeds of weeds to take root in the first place. This also helps to conserve soil moisture and improve soil health.

- Dense Planting and Ground Covers: Maintaining the proposed planting to knit together can assist in shading the soil and prevent weeds from establishing.

- Proper Mowing and Cutting: Follow the specification. Mowing at a higher setting allows the grass to shade the soil, making it more difficult for weed seeds to germinate. Regular cutting, strimming, or flailing of top growth can also weaken and eventually control some weed species.

- Maintaining Healthy Soil: Good soil management, including proper drainage and aeration, can create a more competitive environment for desired plants, making it harder for weeds to thrive.

Mechanical and Physical Methods
These methods involve physically removing or destroying weeds.

- Hand Weeding: This is a simple and effective method for removing weeds in beds, borders, and paving. For annual weeds, pulling them out by hand is often sufficient. For perennial weeds with deep taproots, using a hand fork or specialized weeding tool can help to remove the entire root system.

- Hoeing and Cultivation: Regularly using a hoe to scrape the surface of the soil can easily kill young weed seedlings.

- Weed Brushes and Sweepers: These are specialized pieces of equipment that can be used to physically remove weeds and debris from hard surfaces like pavements, paths, and parking areas.

- Thermal Methods: These techniques use heat to kill weeds.
--- Hot Water/Steam: Pouring boiling water directly on weeds or using a specialized steamer or hot water system can destroy the plant's cell structure. Systems that use a biodegradable foam to insulate the hot water (like Foamstream) can maintain the high temperature for longer, increasing effectiveness.
--- Infrared: Infrared systems use radiant heat to kill weeds.

GRASSED AREAS

MAINTENANCE OF GRASSED AREAS
General: Maintain turf in a manner appropriate to the intended use.
Soil and grass:

- Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- Waterlogging and compaction: Prevent.
- Damage: Repair trampling, abrasion or scalping.

Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.

- Edges: Neat and well defined, in clean straight lines or smooth flowing curves.

Litter and fallen leaves: Remove regularly to maintain a neat appearance.

MAINTENANCE OF GRASSED AREAS
Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:

- Objectives: To BS 7370-3, table 6.
- Programme: To BS 7370-3, clause 11.
- Mowing methods: To BS 7370-3, table 3.

GRASS CUTTING GENERALLY
Before mowing: Remove litter, rubbish and debris.
Finish: Neat and even, without surface rutting, compaction or damage to grass.
Edges: Leave neat and well defined. Neatly trim around obstructions.
Adjoining hard areas: Sweep clear and remove arisings.
Drought or wet conditions: Obtain instructions.

TREE STEMS
Precautions: Do not use mowing machinery, nylon filament rotary cutters and other hand held mechanical tools in close proximity to tree stems.

BULBS AND CORMS IN GRASSED AREAS
Before flowering: Do not cut.
Interval between end of flowering and start of grass cutting (minimum): 6 weeks.

MOWING STRIPS
Location: Along the base of walls, fences and hedges.
Width (approximate): 150 mm.
Operations: Maintain by using non chemical weed control during the growing season.

LEAF REMOVAL
Operations: Collect fallen leaves.
Special requirements: Remove by hand raking.
Disposal: Remove from site for recycling.

FIRST CUT OF LAWNS
Height of initial growth: 75 mm.
Preparation:

- Debris and litter: Remove.
- Stones and earth clods larger than 25 mm in any dimension: Remove

Height of first cut: 50 mm.
Mower type: Contractor's choice.
Arisings: Spread evenly over cut areas.

EDGES TO SEEDED AREAS
Location: Planting beds and around newly planted trees.
Timing: After seeded areas are well established.
Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
Arisings: Remove.

RE-FORMING GRASS EDGES
Location: All edges.
Edges: Draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

LEVELLING HOLLOWS AND BUMPS IN TURF
Standard: To BS 7370-3, clauses 12.4 and 12.5.

RELIEVING SURFACE COMPACTION IN TURF
Standard: To BS 7370-3.
Method: Spiking.
Top dressing: Medium to fine sand.
Depth: 2-3 mm.

WEEDKILLING IN ROUGH GRASS AREAS
Use non chemical weed control as detailed.
Operations: All broad leaved weeds.

FERTILISER- SPRING APPLICATION
Type: Organic.
Application rate: to manufacturer's recommendation.

FERTILISER - AUTUMN APPLICATION
Type: Organic.
Application rate: to manufacturer's recommendation.

REINSTATEMENT OF DAMAGED LAWNS
Damaged turf: Remove to a depth of 40 mm.
Preparation: Cultivate substrate to a fine tilth.
Reinstatement: Contractor's choice of returfing or topsoiling and reseeding:

- Returfing: Quality and appearance to match existing.
- Reseeding: Fill with fine topsoil to BS 3882 multi purpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.

Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

MAINTAINING WILDFLOWER AND GRASSES
Standard general purpose meadow mixture, managed with varying cutting regimes

First year management
Process: Meadow wild flower and grass species will be slow to germinate and grow, they will not usually flower in their first growing season.
Preparation:

- Debris and litter: Remove.

Weeds: Any annual weed growth is controlled by topping or mowing. Carefully dig out any residual perennial weeds such as docks. Use non chemical wee control as described above.
Height of cut: Newly sown meadows are to be regularly mown throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense.

Management once established
Process: Traditional meadow management, summer hay cut in combination with autumn and possibly spring mowing.
Preparation:

- Debris and litter: Remove.

Timing: Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut':
Height of cut: Cut back to c 50mm.
Arisings: Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
Subsequent mowing: Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Rough Cut Grass Areas:
Follow the above first year management strategy on a 3-4 weekly basis as scheduled

Uncut meadow areas:
Leave uncut

FLOWER BEDS/ SEASONAL BEDDINGS

PLANTING BEDS OF ANNUALS
Clearance: Remove previous season's bedding, including all bulbs, litter and debris.
Preparation: Dig over beds using a spade or hand held mechanical cultivator:

- Annual weeds: Bury.
- Perennial weeds: Carefully dig out.

Fertiliser: Either in autumn or spring spread and incorporate Organic fertiliser .

- Application rate: to manufacturer's recommendation.

Annual bedding plants:

- Standard: To BS 3936-7.
- Setting out: Plant out As planting plan and schedule, including edging plants, main layer, specimen or pot plants, corms, bulbs or tubers.

Watering: Keep plants watered as necessary before planting out and water in after planting.
Failed planting: Replant as necessary any plants, or areas of plants, that have failed to thrive.

BEDS OF PERENNIALS OR PERENNIALS AND ANNUALS
Plant supports: Stake and tie plants using bamboo canes.

- Length: 1000 mm.
- Maintain throughout the growing season.

Gaps in planting: Refill by replanting.
Watering:

- New plants: Before and after planting out.
- Ongoing: As necessary for the continued thriving of all planting.

Operations at end of growing season:

- Trim: Older flowering stems of herbaceous perennials.
- Remove: Redundant plant supports, litter, debris and arisings.
- Cultivate: Fork over the soil, taking care not to cause undue disturbance to plants.
- Top dress: Apply sanitized and stabilized compost top dressing.

FLOWER BEDS GENERALLY
Operations:

- Remove: Dead flower heads, fallen leaves, litter and debris.
- Weeds: Thoroughly hand weed.
- Cultivate: Lightly hoe.
- Trim: Clip grass edges.

Fungicide: Not required.
Insecticide: Not required.

SHRUBS/TREES/HEDGES

ESTABLISHMENT OF NEW PLANTING
Duration: One full growing season from the date of planting.
Weed control:

- Method: Keep planting beds clear of weeds by hoeing, hand weeding and maintaining full thickness of mulch. Non chemical weed control as described above.
- Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.

Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
Watering: As schedule and when instructed.

ESTABLISHMENT OF NEW PLANTING - fertiliser
Time of year: March or April.
Type: Organic.
Spreading: Spread evenly. Carefully lift and replace any mulch materials.
Application rate: As manufacturer's recommendations.

TREE STAKES AND TIES
Inspection/ Maintenance times: As scheduled and immediately after strong winds..
Stakes:

- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.

Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.

- Where chafing has occurred, reposition or replace ties to prevent further chafing.

Removal of stakes and ties: During spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

TREE GUY WIRES
Inspection/ Maintenance times: As scheduled and immediately after strong winds.
Operations:

- Replace or resecure loose or missing guy wires.
- Adjust to suit stem growth and to provide correct and uniform tension.

Removal: During spring when no longer required to support the tree.

REFIRMING OF TREES AND SHRUBS
Timing: After strong winds, frost heave and other disturbances.
Refirming: Tread around the base until firmly bedded.
Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

TREE GUARDS
Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing.

TREE SHELTERS
Loose or defective shelters: Adjust, refix or replace to original specification and to prevent chafing.
Removal: During spring when no longer required to protect the tree.

TREE GRILLES
Operations: Lift grilles, remove weeds, adjust levels as necessary and lightly compact. Refit grilles, refill interstices and lightly compact to correct level.
Material for making up levels and refilling: Horticultural grit.

NESTING WILD BIRDS
Survey: Before starting hedge or tree work during the period of February to August (inclusive), carry out a survey by a qualified ecologist and submit report
Refer to Ecology Report.
Accidental disturbance: Report immediately.

PRUNING GENERALLY
Pruning: In accordance with good horticultural and arboricultural practice.

- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
Disease or infection: Give notice if detected.
Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

PRUNING OF EXCESSIVE OVERHANG
Timing: As schedule.
Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
Special requirements: None.

PRUNING OF EXCESSIVE HEIGHT
Timing: As schedule.
Operations: Remove excessive height As instructed.

PRUNING TREES AND SHRUBS
Standard: To BS 7370-4.
Special requirements: Growth retardants not permitted.

FORMATIVE PRUNING OF YOUNG TREES
Standard: Type and timing of pruning operations to suit the plant species.
Time of year: Do not prune during the late winter/ early spring sap flow period.
Young trees up to 4 m high:

- Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader.
- Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.

Whips or feathered trees: Do not prune.
Operatives: Member of the Arboricultural Association.

PRUNING ORNAMENTAL SHRUBS
General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
Suckers: Remove by cutting back level with the source stem or root.

PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES
Time of year:

- Winter flowering shrubs: Spring.
- Shrubs flowering between March and July: Immediately after the flowering period.
- Shrubs flowering between July and October: Back to old wood in winter.

- Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

TRIMMING RAPIDLY ESTABLISHING HEDGES
General: Allow to reach planned height as rapidly as possible.
- Form: Trim back lateral branches moderately.

TRIMMING SLOWLY ESTABLISHING HEDGES
Operations:
- Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
- Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

TRIMMING TAPERING ESTABLISHED HEDGES
Time of year: Trim once in July or August
It is an offence to damage or destroy the nest of any wild bird while it is in use or being built.
Operations:
- Form: Trim carefully and neatly to regular line and shape, with the width at the top less than that at the base.
- Trim: Remove current growth rather than old wood.

Tools/ Cutting: Suitable mechanical cutters.

TRIMMING NON TAPERING ESTABLISHED HEDGES
Time of year: Trim once in July or August
It is an offence to damage or destroy the nest of any wild bird while it is in use or being built..
Operations:
- Form: Trim carefully and neatly to regular line and shape with vertical sides.
- Trim: Remove current growth rather than old wood.

Tools/ Cutting: Suitable mechanical cutters.

TRIMMING FIELD HEDGES
Operations: Trim to specified height and profile using suitable mechanical cutters.

REMOVAL OF DEAD PLANT MATERIAL
Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

CLIMBING PLANTS
Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
Insecure growth: Attach to supporting wires or structures using 1 mm diameter black plastics coated steel wire.
Supporting structures: Check and repair as necessary.

DEAD AND DISEASED PLANTS
Removal: As soon as possible.
Replacement: In the next scheduled round of replacement planting.

REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS
Dead and damaged plants: Remove.
Mulch/ matting materials:
- Carefully move to one side and dig over the soil, leaving it fit for replanting.
- Do not disturb roots of adjacent plants.

Replacement plants:
- Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- Additional requirements: Submit details and cost of plants before ordering.

Dressing: Organic fertiliser:

- Type: Contractor's choice.
- Application rate: As manufacturer's recommendations.

WEED CONTROL GENERALLY
Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
Adjacent plants, trees and grass: Do not damage.
In all cases non chemical weed control as described above.

HAND WEEDING
General: Remove weeds entirely, including roots.
Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
Completion: Rake area to a neat, clean condition.
Mulch: Reinstate to original depth.

WEED CUTTING BY HAND OR MACHINE
Undesirable grass, brambles and herbaceous growth: Cut down cleanly to a maximum height of 25 mm.

DIGGING OVER
General: Dig over beds. Do not damage existing plants, bulbs and roots.
Depth of dig (minimum): 100 mm.

SOIL AERATION
Compacted soil surfaces:

- Prick up: To aerate the soil of root areas and break surface crust.
- Size of lumps: Reduce to crumb and level off.

Damage: Do not damage plants and their roots.

SOIL LEVEL ADJUSTMENT
Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
Arisings (if any): Spread evenly over the bed.

MAINTENANCE OF LOOSE MULCH
Thickness (minimum): 50 mm.

- Top up: As schedule.

Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
Weeding: Remove weeds growing on or in mulch by hand weeding.

MAINTENANCE OF MULCH MATTING/ SHEET MULCHES
General: Inspect and reattach or refirm mulch mats and sheet mulches.
Type: Geotextile.

- Remove: After 1 year.

FERTILISING ESTABLISHED TREES AND SHRUBS
Time of year: After flowering.
Type of fertiliser: Organic.
Application: Spread evenly.

- Rate: As manufacturer's recommendations.

TREE WORK

TREE WORK GENERALLY

Objective: Management of existing (and established newly planted trees) to maintain healthy growth, visual amenity and successful establishment to maturity.

Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
REFER TO ARBORICULTURAL AND ECOLOGICAL DOCUMENTATION AS LISTED AT THE BEGINNING OF THIS DOCUMENT

Protection: Avoid damage to neighbouring trees, plants and property.
Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
Appearance: Leave trees with a well balanced natural appearance.
Chain saw work: Operatives must hold a Certificate of Competence.
Tree work: To be carried out by an approved member of the Arboricultural Association.

CONSULTATION WITH THE LOCAL PLANNING AUTHORITY IS REQUIRED BEFORE ANY WORK IS CARRIED OUT ON ALL TREES COVERED WITH A TREE PRESERVATION ORDER OR OTHER LEGAL PROTECTION.
Owners of protected trees must not carry out, or cause or permit the carrying out of, any of the prohibited activities without the written consent of the local authority.
Arboricultural advice from competent contractors and consultants, or the authority, will help to inform tree owners of their responsibilities and options. It is important that trees are inspected regularly and necessary maintenance carried out to make sure they remain safe and healthy.

If a tree has a TPO, the owner remains responsible for its condition but will need permission before carrying out any cutting back or cutting down the tree unless:

- it is dying, dead or dangerous (see paragraph below),
- it is to allow compliance with a statutory obligation,
- it is directly in the way of development that is about to start for which detailed planning permission has been granted that includes works to the tree,
- it is in a commercial orchard, or pruning fruit trees in accordance with good horticultural practice,
- you have a felling licence from the Forestry Commission or the work is in accordance with one of the Commission's grant schemes.

For dead, dying and dangerous requests you must give a minimum of five working days notice before carrying out any works unless imminently dangerous. A description of the proposed works, a sketch plan showing the location of the tree, species (if known) and photographs should be provided. This is in the contractors interest as you may be prosecuted if the work is unauthorised.

The Wildlife and Countryside Act 1981 as amended by the **Countryside and Rights of Way Act 2000** provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

SAFETY INSPECTIONS
Safety inspections of the trees are required on a regular basis.

ADDITIONAL WORK
Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

PREVENTION OF WOUND BLEEDING
Standard: To BS 3998.

PREVENTION OF DISEASE TRANSMISSION
Standard: To BS 3998.

CLEANING OUT AND DEADWOODING
Remove:

- Dead, dying, or diseased wood, broken branches and stubs.
- Fungal growths and fruiting bodies.
- Rubbish, wind blown or accumulated in branch forks.
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Other unwanted objects, e.g. tree houses, swings.
- Climbing plants refer to AIA / tree report recommendations.

CUTTING AND PRUNING GENERALLY
Tools: Appropriate, well maintained and sharp.
Final pruning cuts:

- Chainsaws: Do not use on branches of less than 50 mm diameter.
- Hand saws: Form a smooth cut surface.
- Anvil type secateurs: Do not use.

Removing branches: Do not damage or tear the stem.
Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
Large branches: Remove only with prior approval.

- Remove in small sections and lower to ground with ropes and slings.

Dead branches and stubs: When removing, do not cut into live wood.
Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

CROWN REDUCTION/ SHAPING
General: Cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps.
Operations: SUBJECT TO SPECILIST ARBORICULTURAL ADVICE.

CROWN LIFTING
Clearances: Remove branch systems to give clearance.

- Height: SUBJECT TO SPECILIST ARBORICULTURAL ADVICE.

Removing branches: Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.

CROWN THINNING
Removing branches: Remove inward growing, crossing, rubbing, dead and damaged branches.
Thinning: Selectively remove secondary and small live branch growth evenly throughout the crown.

- Quantity: SUBJECT TO SPECILIST ARBORICULTURAL ADVICE.

Cutting: Make no cuts of more than SUBJECT TO SPECILIST ARBORICULTURAL ADVICE.

- Branches: Cut back to lateral or sublateral buds or branches without leaving stumps.

Appearance: Leave a uniform and well balanced structure of branches and foliage.

CUTTING TREE ROOTS
Excavating: Use hand tools only.
Protected area: Do not cut roots within an area which is the larger of:

- The branch spread of the tree.
- An area with a radius of half the tree's height, measured from the trunk.

Outside protected area: Give notice of roots exceeding 50 mm in diameter. Do not cut without approval.
Cutting:

- Cutting: Make clean smooth cuts with a hand saw.
- Wounds: Minimize. Avoid ragged edges.
- Finishing: Pare cut surfaces smooth with a sharp knife.

Backfilling:

- Protection: Cover cut roots with clean sharp sand.
- Material: Backfill with original topsoil.

REMOVING TREES, SHRUBS AND HEDGES
Standards: To BS 3998 and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.
Existing services: Check for below and above ground services. Give notice if they may be affected.
Shrubs and smaller trees: Cut down and grub up roots.
Tree stumps:

- Treatment: Remove mechanically to a minimum depth of 300 mm below ground level.
- Removal by winching: Give notice. Do not use other trees as supports or anchors.

Protection: Avoid damage to neighbouring trees, plants and property.
Work near retained trees: Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.
Stumps to be removed within the RPAs of retained trees should be ground out with a stump grinder to minimise any disturbance unless otherwise authorised by the supervising officer.
Filling holes:

- Material: Use as-dug material and/ or imported soil as required.

Finishing: Consolidate and grade to marry in with surrounding ground level.

BARK DAMAGE
Wounds:

- Do not attempt to stop sap bleeding.
- Bark: Remove ragged edges using a sharp knife.
- Wood: Remove splintered wood from deep wounds.
- Size: Keep wounds as small as possible.

Liquid or flux oozing from apparently healthy bark: Give notice.

CAVITIES IN TREES
Investigation: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay, and give notice.
Water filled cavities: Do not drain.
Sound wood inside cavities: Do not remove.
Cavity openings: Do not cover.

WATER AREAS

Refer to Engineers detail and specification

Refer to Ecology report for maintenance of water body habitats

POND MANAGEMENT
Pond management: work should typically take place during late autumn or through the winter (1st November - 31st January), when great crested newts are unlikely to be present in ponds.

SURVEY
A survey should be carried out by a suitably qualified ecologist who is experienced and licensed, the results of the survey can help decide whether a licence would be required for pond management works.

REMOVAL OF DEBRIS / VEGETAION
Ponds should be managed to retain 1/3 to 2/3 of the available surface area. This is achieved by removal of marginals and emergent vegetation
Arisings: to be stacked by the pond edge but not on any animal refuge, for 48 hours before removal to space adjacent to water body
Aggressive vegetation: removal of reeds may be required if they are taking over and reducing the space for other species to grow and develop.
Method: cutting or pulling by hand.
Litter: care should be taken when removing litter or debris, if there is a risk that larvae is present on the debris then this should be left until late September.

SILT REMOVAL
subject to review by ecologist and engineer – see survey note above.
Timing: typically every 3 years, between 1st November - 31st January when great crested newts are unlikely to be present in ponds.
Method: protection sheet to be used, excavated material to be place on protection for 48 hours after which it shall be removed from site subject to any licensing requirements. Do not place excavated material on or near animal refuges.

MARGINALS
Weeding: by hand.
Replacement: in the next available planting season
Colonisation: accepted, however woody / scrub material is to be removed

HARD LANDSCAPE AREAS/FENCING

HARD SURFACES AND GRAVEL AREAS
Weeds: Use non chemical weed control methods as detailed
Hard surfaces: Remove litter, leaves and other debris.
Surface gutters and channels: Remove mud, silt and debris.
Drainage gullies: Empty traps and flush clean.
Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
Stain removal: In accordance with BS 7370-2, table 4.

FENCING
Fences: Inspect and repair to maintain protection against intruders.

GRAFFITI REMOVAL
Method: appropriate for surface material.
Subsequent treatment: Not required.

LANDSCAPE PLANS

Refer to the latest revision of the following landscape plans:

m387-201

m387-202

m387-203

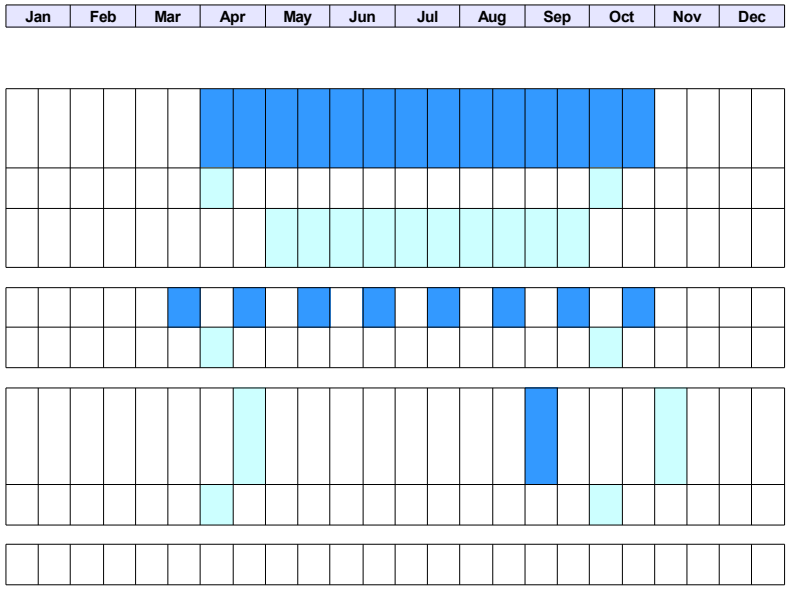
m387-204

m387-205

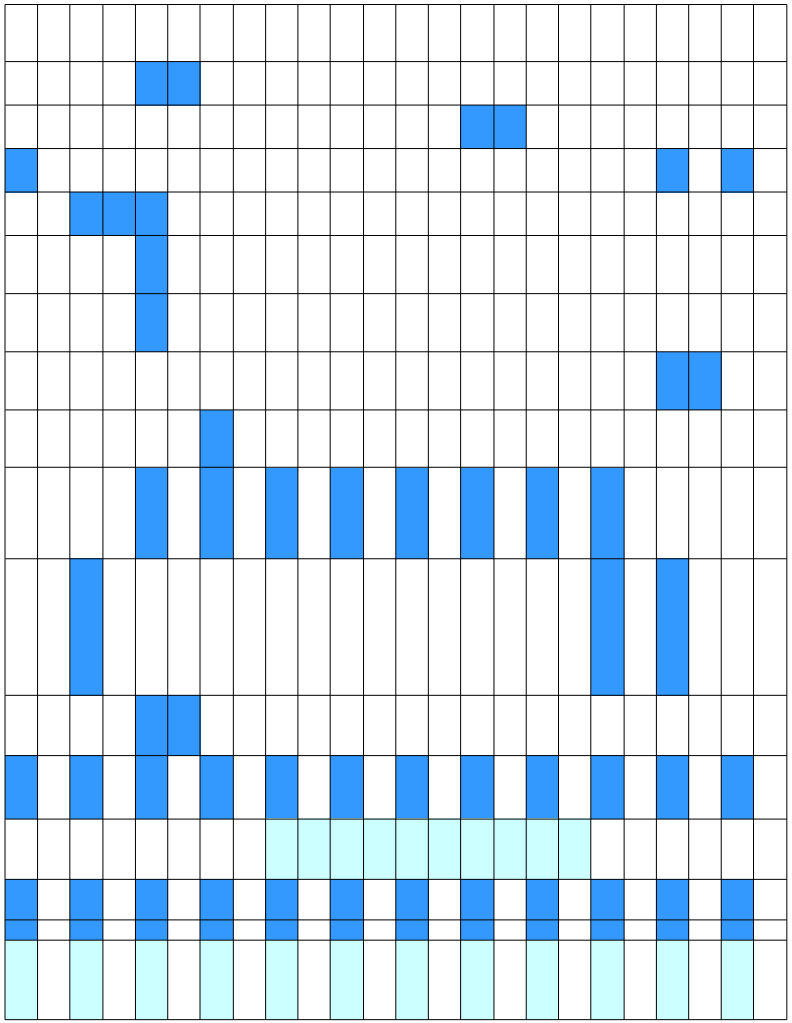
MANAGEMENT AND MAINTENANCE SCHEDULE

Operations: Years 1-5 and beyond

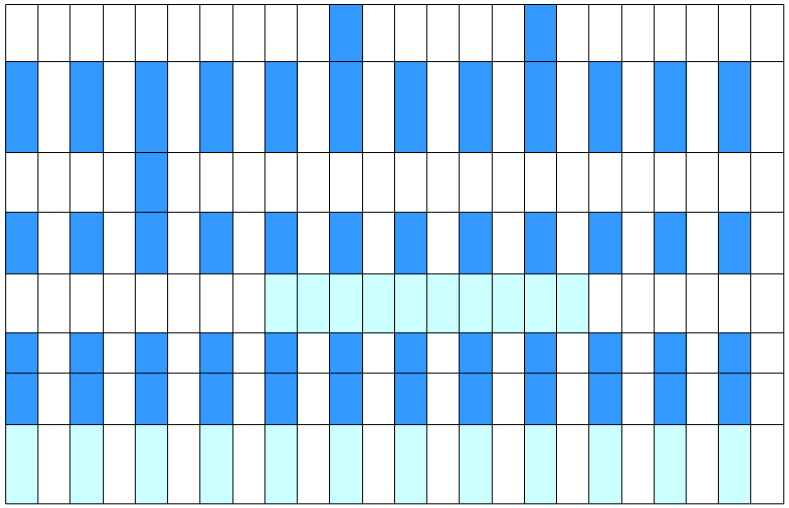
Item	Outcome	Operation	Timing	Years
GRASS				
Amenity Grass – cutting	to maintain a suitable lawns, meadow margins, and paths through rough cut / meadow areas to no more than 50mm at any time	Cut to a height of min 25mm, cutting to be left in place.	as required, typically every 2 weeks from April to October	1–25
Amenity Grass – replacement	visual amenity	preparation and re-seeding of failed areas in excess of 2m2	Inspection on each scheduled maintenance visit, repair during April or October	1–5
Amenity grass – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–2
Rough Grass	to maintain a rough cut grass suitable for amenity and play as designated	cut to a height of 100mm between April and October	As required, typically every 30 days from March to October	1–25
Rough Grass – replacement	visual amenity	preparation and re-seeding of failed areas in excess of 2m2	Inspection on each scheduled maintenance visit, repair during April or October	1–5
Meadow Grass	meadow grass allowed to grow freely and left to seed	After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site	one cut a year, however, if grasses are over dominating then the cut can be increased to 2-3 cuts, with second cut in late autumn (Oct/Nov) and a third cut in early spring (April)	1–25
Meadow Grass – replacement	visual amenity	preparation and re-seeding of failed areas in excess of 2m2	Inspection on each scheduled maintenance visit, repair during April or October	1–5
Uncut Meadow Grass	allow margin of uncut meadow to hedgerow and copse shrubs	do not cut	never	n/a



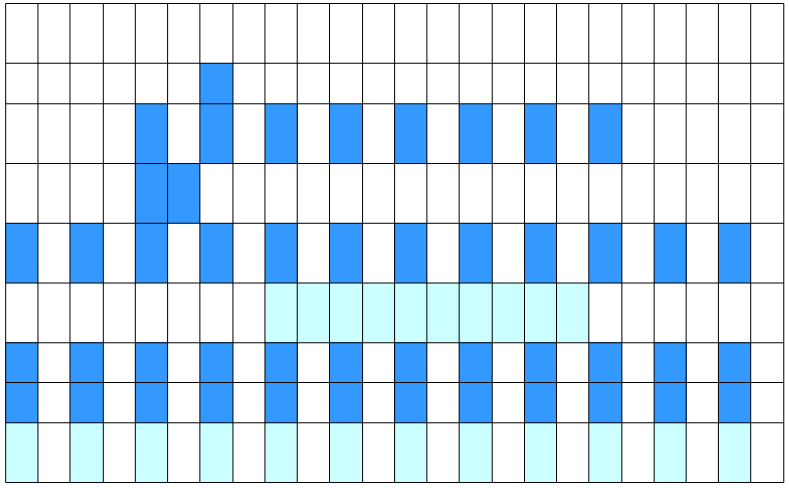
SHRUBS, ORNAMENTAL GRASSES AND HERBACEOUS PERENNIALS				
Shrubs – Ornamental	healthy and attractive shrubs	Pruning / dead heading, removal of broken or diseased section in accordance with good horticultural practice	as scheduled below	
		winter flowering	prune in the spring	1–25
		flowering shrubs (March-July)	prune immediately after flowering	1–25
		flowering shrubs (July-October)	prune back to old wood in winter	1–25
		coppicing (winter stems), eg cornus, salix	February / march	1–25
		roses	Early spring to encourage basal growths and a balanced, compact habit	1–25
		ornamental grasses (deciduous)	cut to 10cm above ground level before new growth begins	1–25
		herbaceous perennials	cut down after flowering has finished	1–25
Shrubs – organic fertiliser	healthy and attractive shrubs	Spread evenly. Carefully lift and replace any mulch materials.	as scheduled	1–2
Shrubs – Weeding	to maintain a weed free site, and allow successful establishment and growing conditions for shrub planting	Non chemical weed control as detailed in main document	as scheduled	1–25
Shrubs – Copse	to provide habitat and foraging, allow suckering / self seeding of copse planting within the uncut meadow margin to a maximum of 50% cover of the areas marked as uncut. This will help reptiles by providing a less neat edge and different micro habitats.	selective removal of invasive plant species. The suckering and self seeding should not be allowed to encroach more than 50% of the uncut area.	as required	1–25
Shrubs – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Once a year for years 1-5 only	1–5
Shrubs – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	each maintenance visit	1–5
Shrubs – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–5
Shrubs – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Shrubs – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Shrubs – replacement	visual amenity	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



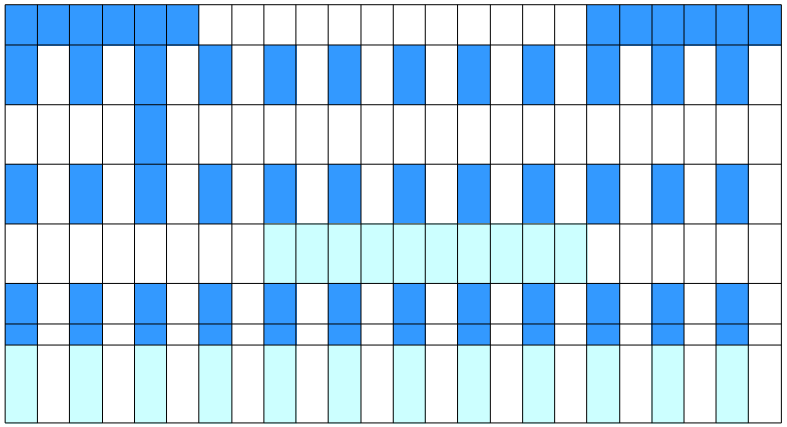
ORNAMENTAL HEDGE				
Hedge – ornamental	visual amenity	to encourage bushy growth down to ground level	as scheduled	1–25
Hedging – weeding	to maintain a weed free site, and allow successful establishment and growing conditions for hedge planting	Non chemical weed control as detailed in main document	as scheduled	1–25
Hedging – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Maintain bark mulch layer once a year for years 1-2 only, and then remove weeds as required on routine maintenance visit	1–2
Hedging – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	as scheduled	1–5
Hedging – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–5
Hedging – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Hedging – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Hedging – replacement	visual amenity	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



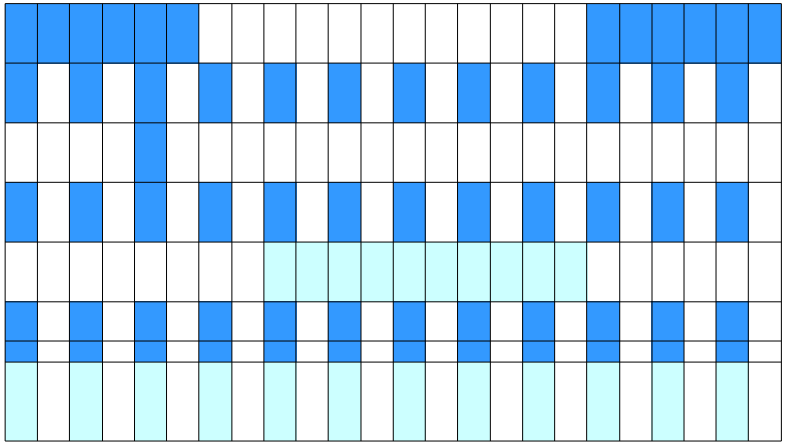
CLIMBING PLANTS				
Climbing Plants	healthy and attractive climbers	Pruning / dead heading, removal of broken or diseased section in accordance with good horticultural practice	as scheduled below	
Climbing Plants – organic fertiliser	healthy and attractive climbers	Spread evenly. Carefully lift and replace any mulch materials.	as scheduled	1–2
Climbing Plants – Weeding	to maintain a weed free site, and allow successful establishment and growing conditions for shrub planting	Non chemical weed control as detailed in main document	as scheduled	1–25
Climbing Plants – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Once a year for years 1-5 only	1–5
Climbing Plants – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	each maintenance visit	1–5
Climbing Plants – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–5
Climbing Plants – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Climbing Plants – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Climbing Plants – replacement	visual amenity	replace dead, diseased or dying plants	Container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



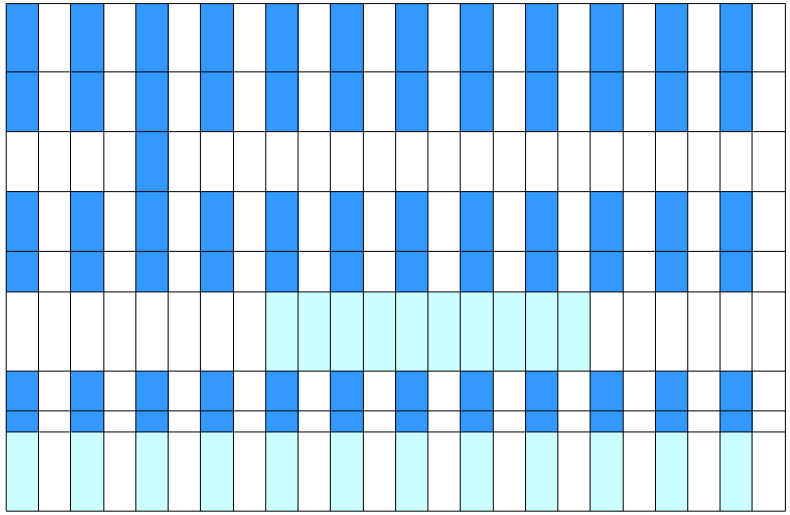
SINGLE SPECIES NATIVE HEDGE				
Hedge – single species native	to provide habitat / foraging and visual amenity	to encourage bushy growth down to ground level	Cut in the dormant season, October to March, ideally February to allow berry production.	1–25
Hedging – weeding	to maintain a weed free site, and allow successful establishment and growing conditions for hedge planting	Non chemical weed control as detailed in main document	as scheduled	1–25
Hedging – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Maintain bark mulch layer once a year for years 1-2 only, and then remove weeds as required on routine maintenance visit	1–2
Hedging – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	as scheduled	1–5
Hedging – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–5
Hedging – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Hedging – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Hedging – replacement	to provide habitat / foraging and visual amenity	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



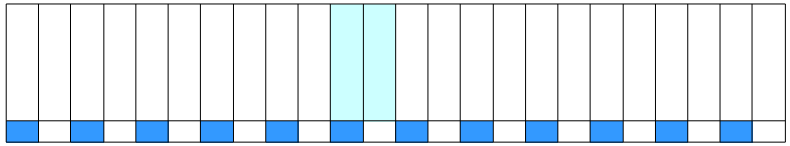
MIXED NATIVE & BOUNDARY HEDGES				
Hedging, mixed native hedging	to provide habitat and foraging	mixed hedgerow is cut using a flail in an A form, allowing a wider base for a increased habitat diversity	Cut 50% annually on rotation in the dormant season, October to March, ideally February to allow berry production.	1–25
Hedging – weeding	to maintain a weed free site, and allow successful establishment and growing conditions for hedge planting	Non chemical weed control as detailed in main document	as scheduled	1–25
Hedging – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Maintain bark mulch layer once a year for years 1-2 only, and then remove weeds as required on routine maintenance visit	1–2
Hedging – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	as scheduled	1–5
Hedging – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment	as required	1–5
Hedging – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Hedging – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Hedging – replacement	to provide habitat and foraging	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



PROPOSED TREES				
Trees	to provide habitat and visual amenity	inspection of trees, pruning and repair of tree wounds	on each scheduled inspection for years 1-5 and then a Tree hazard and condition survey by approved arboricultural company thereafter every 3 years	1–5, then every 3 years
Trees – weeding	to maintain a weed free site, and allow successful establishment and growing conditions for tree planting	Non chemical weed control as detailed in main document	as scheduled	1–5
Trees – bark mulch	Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.	Ensure bark mulch is maintained at 50mm depth	Maintain bark mulch layer once a year for years 1-2 only, and then remove weeds as required on routine maintenance visit	1–2
Trees – tending	successful establishment	correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall any guarding	as scheduled	1–5
Trees – staking	successful establishment	check tree stakes and ties and correct as necessary	each maintenance visit, remove as soon as stakes are no longer required	1–5
Trees – watering	successful establishment	As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment. Refer to further watering information within main document and BS8545	Refer to further watering information within main document and BS8545	1–5
Trees – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
Trees – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25
Trees – replacement	visual amenity and safe	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5



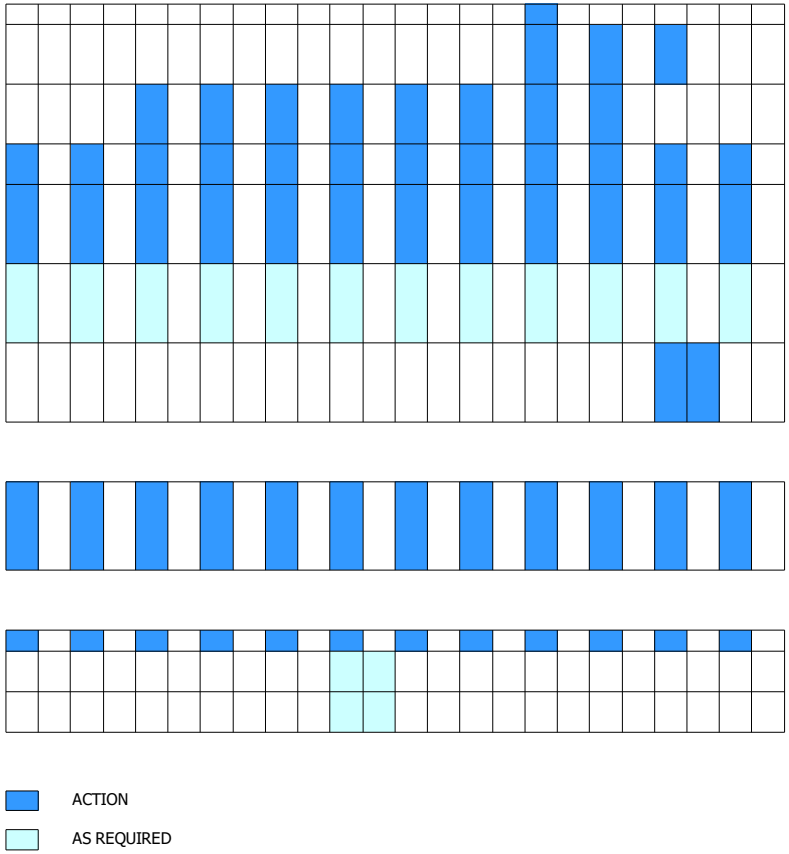
EXISTING TREES				
Trees	to provide habitat and visual amenity	inspection of trees by approved arboricultural company, subsequent approved works to be carried out by a fully qualified tree surgeon, works required may include but not be limited to removal, pruning and repair of tree wounds. All subject to any legal restrictions to works on trees.	Tree hazard and condition survey by approved arboricultural company thereafter every 3 years	Every 3 years
Trees – litter removal	clean and tidy site	remove all litter	each maintenance visit	1–25



WATER BODIES				
Vegetation cutting	healthy and attractive margins	strim to 150mm, 50% of area on rotation annually	as scheduled	1–25
Vegetation removal	successful establishment, healthy plants and healthy water conditions for habitat	subject to ecology report / ecologist presence, typically removal of marginal or emergent vegetation to retain open water areas.	autumn	1–25
marginals – Weeding	to maintain a weed free site, and allow successful establishment and growing conditions for marginal planting	hand weed only	as scheduled	1–25
marginals – control of pests and diseases	successful establishment and to have healthy plants	refer to https://www.pan-uk.org/site/wp-content/up	each maintenance visit	1–25
litter removal	clean and tidy site	remove all litter, subject to season. Where there is the potential that eggs have been laid on water borne litter this shall remain in situ until September when larvae should have emerged	each maintenance visit	1–25
marginals – replacement	visual amenity	replace dead, diseased or dying plants	Bare root stock replacement Oct-March, container stock replacement all year subject to environmental conditions, for years 1-5, and then subject to design review	1–5
silt removal	to maintain open areas of water	subject to ecology report / ecologist presence, typically removal of pond silt to retain open water areas. Refer to engineers maintenance documentation	typically november / early december	Every 3 years

HARD SURFACES				
Hard surfaces - including paths, car parking areas, bin stores, cycle stores	clean and tidy appearance	check for damage and repair as necessary, remove litter and weeds	as scheduled	1–25

FURNITURE				
Fencing and gates	safe structure, functioning	check for damage and repair as necessary	as scheduled	1–25
Fencing replacement			Subject to review but typically every 15 years or sooner if required	yr15
Gate replacement			Subject to review but typically every 10 years or sooner if required	yr10



ACTION

AS REQUIRED