HOPKINS HOMES LTD

PROPOSED RESIDENTIAL DEVELOPMENT, FRAMLINGHAM ROAD, LAXFIELD

Landscape & Ecological Management Plan

September 2021 | LA5018-LEMP-01A
IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute. This report has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition, and the opinions expressed within it are those of qualified Landscape Architects, whose professional judgement is relied upon.

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For detailed soft landscape design refer to:
Soft Landscape Proposals LAS018 001-003 Rev A
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1.0 INTRODUCTION

1.1. IDP Landscape Ltd are appointed by Hopkins Homes Ltd to provide the landscape and ecological management plan for the proposed housing development on land on the south side of Framlingham Road, Laxfield, Suffolk. The development is subject to outline planning application approval (App. Ref: DC/19/02312) and planning conditions which require the submission of a landscape and ecology management plan (LEMP). This report is intended to discharge condition 14 and 19 of the outline consent.

1.2. This LEMP will include long term objectives for the landscape scheme, management responsibilities, and appropriate maintenance schedules etc. for all landscape areas in line with the condition. The ecology input is provided by Robson Ecology Ltd. in the Preliminary Ecological Appraisal (December 2018) and Ecology by Design in the Biodiversity Enhancement Strategy (March 2021) submitted with the application. The maintenance schedules for this site cover a 5-year period, although it is anticipated that it will remain in place for ongoing maintenance by those responsible for the long-term management of the site.

1.3. Best practise working procedures will be adhered to at all times during the construction works, and key works will be undertaken by fully trained operatives. A copy of this management plan will be kept on site where it would be available at all times.

1.4. For detailed soft landscape plans refer to Soft Landscape Proposals LA5018 001-003 Rev A.
2.0 MANAGEMENT OBJECTIVES

2.1. The overall objective of this plan is to maintain a high quality and appropriate landscape setting to the development, enhance ecological value, and ensure elements within it are managed to complement the development and its general appearance, and the end users of the site.

2.2. The landscape and ecological areas will be sympathetically managed to create a variety of habitats as part of the proposed landscape scheme and its ongoing maintenance, will increase the value of the site generally, and will provide suitable green infrastructure throughout the site in the long term to provide positive links with the surrounding area.

2.3. The site currently is a single, well-managed arable field with hedge and tree-line boundaries. The site lies on the western edge of the village of Laxfield, approximately 10km to the south-west of Halesworth in north Suffolk. Framlingham Road runs adjacent to the northern and western boundaries of the site; the eastern boundary is marked by scattered mature trees with mature gardens and residential properties beyond; well-managed arable land lies beyond the southern boundary.

2.4. Existing boundary vegetation will be integrated into the structural landscape of the proposals. Existing vegetation along Framlingham Road will be retained. Part of the existing mature hedgerow is to be removed from Framlingham Road NE to allow for site access. Replacement native hedgerows and tree planting is proposed to mitigate the effects of the necessary clearance.

2.5. An important aim of this management plan is to prescribe works which will maintain or enhance habitats and features of benefit to wildlife known to be present within the local area, as well as providing general enhancements for the wider benefit of local flora and fauna. The ecological appraisal submitted with the outline application did not identify the need for any further specific species surveys but proposed a series of enhancement measures to the benefit of local wildlife and result in an overall gain in biodiversity.

Management Objectives

2.6. The general objectives for landscape areas are to:
   - apply best practice to all horticultural and ecological operations;
o ensure the establishment and future sustained growth of all plants, trees, hedges, grass, and wildflower areas;
o create new habitat areas as part of the biodiversity enhancements of the proposal to enhance wildlife value and species diversity throughout the site;
o ensure good horticultural practice in the long-term health and vitality of all trees, shrubs and hedges to promote healthy and vigorous growth;
o strengthen boundary features;
o improve and manage foraging habitat reptile and invertebrate populations, as well as bats, birds and hedgehogs in line with the Biodiversity Enhancement Strategy (BES);
o ensure the consistent control of weeds and invasive species;
o provide protection against pests and diseases as appropriate;
o ensure the replacement of defective plant material;
o review opportunities for enhancing planted areas and replacing worn-out areas of planting where appropriate, in line with the original design aspirations.
3.0 MANAGEMENT RESPONSIBILITIES

3.1. For the purpose of this document the following terms and responsibilities are defined as follows;

a) The Developer – Hopkins Homes who are responsible for the development of the site.

b) The Landscape Contractor – A sub-contractor who is responsible for implementing the landscape scheme to the approved drawings and will be instructed directly by the Developer. The Landscape Contractor will be liable for any failures to the planting and for the replacement planting during the rectification period.

c) The Management Company – The company who will be responsible for the upkeep and ongoing maintenance of the landscape areas following completion and handover from the Landscape Contractor. The Management Company will be responsible for any replacement planting required after the rectification period.

3.2. As detailed within Part 2 of the Second Schedule of the S106 Legal Agreement appended to the Outline Planning Permission for the development, the respective open space and landscaped/ ecological areas will either be offered to the Parish Council for adoption or transferred into a Residents Management Company.

3.3. Should the areas be transferred to the Parish Council, then appropriate commuted sum to cover future maintenance costs will be paid to them. Should there be any areas not transferred to the Parish Council, then a Residents Management Company will be incorporated to own and manage the open space areas concerned. In such circumstances, each property sold will enter into a covenant to abide by various obligations and restrictions in relation to the Management Company areas and to pay the annual service charge to cover the annual maintenance costs. Once the relevant areas have been laid out, Hopkins Homes will initially maintain the areas but will within a short period hand the maintenance responsibility over to the managing agents acting on behalf of the Management Company.
4.0 ECOLOGICAL MITIGATION

4.1. Ecological mitigation measures will be implemented as per the recommendations of Ecology by Design Consultants in the BES report approved during the process of the Planning Application:

a) Clearance works to hedgerows and trees will be carried out to avoid the bird nesting season (1st March – 31 August inclusive).

b) Temporary site protection (Heras) fencing will be erected prior to work starting on site to ensure retained trees and hedgerows on and bordering the site are protected.

c) Site clearance and construction activities will be carried out during daylight hours.

d) Street lighting is designed to avoid/minimise illumination of surrounding areas, particularly the boundary hedgerows and trees.

e) In the unlikely event that a protected species is found on site during any stage of construction works, all works on site will cease immediately and an ecologist will be consulted for advice on how best to proceed.

4.2. Planting

4.2.1. New trees, hedgerow and shrub planting will include native species, especially berry bearing and/or nectar producing to benefit foraging birds and bats.

4.2.2. Hedgerows and garden hedgerow boundaries will provide nesting habitat.

4.2.3. Garden gates will be raised to allow hedgehog and other small mammals access into gardens for foraging opportunities.

4.2.4. Open space grassland will be managed for the benefit of biodiversity, with low intensity seasonal timing for maintenance cuts that allow plants to flower and set seed which in turn will benefit wildlife including invertebrates, a prey source for bats and birds and offer places of shelter for wildlife ecology purposes.

4.2.5. The SuDS attenuation basin within the POS of the site will be dry for most of the year. The design of the basin will provide grassland habitat of varying topography that is of value to bats, birds, reptiles and invertebrates.

4.3. Bird Boxes

4.3.1. Refer to Biodiversity Enhancement Strategy page 16 for bird boxes locations and page 18-20 for bird boxes specifications.
4.4. Bat Boxes
4.4.1. Refer to Biodiversity Enhancement Strategy page 16 for bat boxes locations and page 18 for bat boxes specifications.

4.5. Insect Nest
4.5.1. Refer to Biodiversity Enhancement Strategy page 16 for insect nest locations and page 18 for insect box specifications.

4.6. Hedgehog Highways
4.6.1. Refer to Biodiversity Enhancement Strategy page 19 for highway specifications.

4.7. Hibernacula
4.7.1. Refer to Biodiversity Enhancement Strategy page 16 for hibernacula locations and page 19 for hibernacula specifications.

4.8. Invertebrate Hotel
4.8.1. Refer to Biodiversity Enhancement Strategy page 16 for invertebrate hotel locations and page 21 for hotel specifications.

4.9. Interpretation Boards
4.10. Interpretation boards will be used to explain the need for the invertebrate hotel and the species it may attract if it is positioned in a publicly accessible area.
5.0 LANDSCAPE MANAGEMENT CLAUSES

GENERAL

5.1. These clauses should be read in conjunction with the proposed landscape scheme to enable the appropriate ongoing management and maintenance of planted areas.

5.2. All landscape maintenance operations, where they do not conflict with ecology operations, should be in accordance with BS 4428:1989 ‘Code of practice for general landscape operations’ (excluding hard surfaces). Ongoing landscape maintenance operations are to be in accordance with sound ecological principles, and where relevant to be in accordance with BS 7370-4:1993 ‘Grounds Maintenance Recommendations for maintenance of soft landscape’ (other than amenity turf).

5.3. It is intended that the landscape scheme will be implemented by a Landscape Contractor appointed by Hopkins Homes, and upon completion will hand over the ongoing maintenance responsibilities of each landscaped area to the Management Company.

5.4. The Management Company will be responsible for the maintenance of all landscaped areas during the life of the development. The rectification period shall be for 12 months, after which the Management Company is liable for any failures and necessary replanting.

5.5. Generally, the management company is responsible for the following:

- **Watering**: Ensure water supply is available for necessary application to wet to field capacity, as necessary for the continued thriving of all planting.

- **Litter and debris**: Collect and remove from site all extraneous litter or debris found in those planted areas included within the maintenance responsibilities.

- **Leaving the site in a good condition**: Removing any soil or arisings from hard surfaces. Ensure protection of existing grassed areas during maintenance operations. Do not place excavated or imported materials directly on grass.

- **Dead plants**: During the rectification period replacement planting is the responsibility of the landscape contractor. In the subsequent years this will be the responsibility of the management company.

- **Weather damage**: Plants which have been subject to frost heave or wind rock and are therefore struggling to establish.
TREES WORK

5.6. General

5.6.1. A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with: the Arboricultural Consultant, the tree works contractor, and the main contractor. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.

5.6.2. All permitted or approved tree works shall be carried out to the highest standards, based on British Standard 3998:2010 ‘Recommendations for Tree Work’ and current best practice. To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152, www.trees.org.uk). Under no circumstances shall site personnel undertake any tree pruning operations.

5.6.3. All tree surgery works should be carried out prior to the erection of protective fencing and before site preparation works are started.

5.6.4. Before any tree works commence, a schedule should be submitted to the main contractor to agree any tree works that become apparent during the construction process. Refer to Arboricultural Implications Assessment and Tree Protection Method Statement for full details of tree works. Works should ideally be carried out during the tree’s dormant period.

5.6.5. Notice should be given of any defective, diseased, unsafe or weak parts of trees in addition to those scheduled for attention.

5.7. Supervision

5.7.1. On-going arboricultural site monitoring for the duration of the proposed development will be carried out by the Arboricultural Consultant at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works.

5.7.2. A site visit report will be provided listing the efficiency of the tree protection measures, any defects requiring rectification or other relevant comments relating to the management of the tree stock. The report will be provided to the client, and the main contractor/site manager.

5.8. Removing trees, shrubs and hedges

5.8.1. The Tree Survey and Constraints Plan by Hayden’s should be referred to for details of the agreed
tree removals and works to retained trees. All works should be carried out to standards BS 3998, Soft Landscape Proposal drawings 001-003 and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.

5.8.2. The contractor should check for below and above ground services and give notice if they may be affected.

5.8.3. Arboricultural work shall not be carried out during the bird nesting season, i.e., 1st March to 31st August.

AMENITY GRASS AREAS

5.9. General

5.9.1. Grassed areas should be maintained for a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.

5.9.2. Ornamental lawns should be maintained reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.

5.10. Grass Cutting

5.10.1. Before mowing, remove litter, rubbish and debris and deposit off-site.

5.10.2. The height of the first cut should be 40 mm once the initial growth has reached 75 mm. Maintain general grass areas between 50 and 75 mm. All arisings should be removed from the surface.

5.10.3. Ensure a neat and even finish, without surface rutting, compaction or damage to grass. Leave neat and well defined edges. Neatly trim around obstructions, especially trees where damage to bark etc. should be prevented.

5.10.4. Adjoining hard areas should be swept clear and arisings removed.

5.10.5. Apply liquid fertilizer approved by the Authorised Officer in mid- June prior to forecasted rainfall in line with manufacturers recommendations. Hand watering prior to application required where no rainfall is forecast.

5.11. Bulbs and corms in grassed areas

5.11.1. Do not cut the grass areas containing bulbs before flowering.

5.11.2. Delay mowing bulbs in the lawn up to six to eight weeks after flowering has finished. Cut to the height of adjoining lawn areas and remove all arisings.
MEADOWGRASS AREAS

5.12. General
5.12.1. The peripheral grassland habitats proposed to the site boundaries will be maintained to promote a healthy sward and create variety of heights and flowers through a phased mowing approach. The proposed grass mixes are: Emorsgate EM10 Tussock mixture; Emorsgate EM8 Meadow mixture for wetlands and Emorsgate EG22C strong lawn mixture with clover.

5.12.2. Future management prescriptions pertaining to retained and created grassland habitats will be carefully devised to promote animal and plant diversity, and carefully managed and enhanced for invertebrates/amphibians if found.

5.12.3. The areas of proposed meadow grassland are shown on the planting plans LA5018 001-003 Rev A.

5.13. General Cutting
5.13.1. The Management Company shall be responsible for following the cutting regime that varies the number of cuts in different parts of the grassland and/or the varying the height of cutting across the area. The developing tussock and wetland grassland should be cut once in the first year, and then through specific cutting regimes as outlined below.

5.13.2. Cutting regimes should leave random areas unmown and allowed to develop to a tall sward height to provide foraging and places of shelter for wildlife and ecology purposes. It is possible to leave field margins unmown for 1 year to further aid wildlife.

5.13.3. The application of fertiliser or herbicide on these areas should be avoided, and all cuttings within the area left in-situ up to 7 days. Elsewhere the cuttings shall be removed directly following a cut.

5.14. Cutting regime (Emorsgate EM10 Tussock mixture)
5.14.1. The grassland will require an initial cut to height of 150mm in September once wildflowers have seeded. All arisings shall be removed offsite directly following cut. Once established the Tussock grassland requires minimal maintenance.

5.14.2. Tussocky areas will need cutting every 2-3 years between October and February to control scrub and bramble development. To benefit wildlife the cutting shall be carried out on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge. Mowing established tussocky grassland may require heavy duty cutting equipment such as tractor mounted flail mowers, or petrol brush cutters for small or awkward areas.
5.14.3. Perennial weeds such as docks and thistles will need controlling by yearly spot treatment with a suitable herbicide.

5.14.4. To ensure that their seed will germinate, it may be necessary to over-seed with an appropriate seed mix to increase the floral diversity, especially where there are bare patches.

5.15. Cutting regime (Emorsgate EM8 Meadow mixture for wetlands)
5.15.1. Newly sown meadows to be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

5.15.2. In subsequent years, grass cutting/strimming of 60% of the area should take place following flowering of wildflowers and when seeds have ripened and fallen i.e. Aug/Sept. Cut to a height of 150mm, removing cuttings if dense after the plants have flowered. A spring cut of the remaining 40% area, as necessary, will keep rank species in check; cuttings will contain seed from these plants and so should be removed.

5.15.3. To ensure that their seed will germinate, it may be necessary to over-seed with an appropriate seed mix to increase the floral diversity, especially where there are bare patches.

5.16. Cutting regime (Emorsgate EG22 Strong Lawn Grass mixture)
5.16.1. Once seedling grasses are established, (three to four weeks after sowing), lightly roll or tread to firm and level the soil around the grass roots ready for the first cut. (Do not roll if ground saturated with water).

5.16.2. After a few days, when the grass has picked up again, the lawn will be ready for its first cut. Cut with the mower set on a high setting (50mm +), aiming to trim the sown grass back by about one-third of its height and cut back any weeds. Thereafter mow the new lawn regularly as needed, progressively reducing the mowing height over its first spring/summer to the desired height.

5.16.3. A new sown lawn will take a full year or more to reach full strength.

5.16.4. Once established, mow lawns regularly as required throughout the growing season (generally March - October). Cutting height should be kept to 25mm to 40mm, remove clippings.

SHRUBS/TREES/HEDGES

5.17. General

5.17.1. Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1m or
the surface of the original planting pit.

5.17.2. Remove dead flower heads, fallen leaves, litter and debris and deposit off-site in order to maintain a tidy and clean appearance to the shrub areas.

5.17.3. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

5.17.4. Where grass edges meet planting beds, trim grass edges and remove arisings.

5.17.5. Refirm plants/trees around the base until firmly bedded following strong winds and other disturbances.

5.17.6. Check and adjust/refix tree guards, stakes and ties or replace defective elements, allowing for growth and to prevent chafing.

5.18. Pruning generally

5.18.1. Pruning should be carried out in accordance with good horticultural and arboricultural practice.

5.18.2. When pruning, make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.

5.18.3. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

5.18.4. Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires annually.

5.18.5. Prune ornamental shrubs to encourage healthy and bushy growth and desirable ornamental features e.g. flowers, fruit, autumn colour, stem colour.

5.18.6. Remove suckers by cutting back level with the source stem or root.

5.19. Pruning flowering species of shrubs and roses

5.19.1. 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

5.20. Pruning new hedges

5.20.1. Allow rapidly establishing hedges to reach planned height as quickly as possible.
5.20.2. Trim back lateral branches moderately.

5.20.3. Cut back slowly establishing hedges hard in June and September to encourage bushy growth down to ground level.

5.20.4. Allow the hedge to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

5.21. Formative pruning of young trees

5.21.1. Ensure that the type and timing of pruning operations suit the plant species.

5.21.2. Do not prune during the late winter/ early spring sap flow period.

5.21.3. 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. Whips or feathered trees should not be pruned until established.

5.21.4. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.

5.22. Pruning of existing / established new trees

5.22.1. Ensure that the type and timing of pruning operations suit the plant species.

5.22.2. Pruning of mature and/or well-established trees should be avoided unless absolutely necessary from a structural or health and safety concern.

5.22.3. Crown lifting can be carried out by shortening or removing lower branches. Living branches must be retained on at least two thirds of the total tree height after crown lifting.

5.22.4. If crown reduction is required, reduce the crown by pruning out entire branches at their points of origin from the trunk or another branch at least three times the diameter of the branch to be removed. Make the cuts outside the branch collar to ensure the wound will heal. Do not ‘top’ mature or established trees.

5.22.5. Do not prune during the late winter/ early spring sap flow period.

5.22.6. Arboricultural work shall not be carried out during the bird nesting season, ie. 1st March – 31st August.

5.23. Climbing plants

5.23.1. When pruning, remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
5.23.2. Insecure growth: Attach to supporting wires or structures using 1 mm diameter black plastics coated steel wire.

5.23.3. Supporting structures: Check and repair as necessary.

5.24. Dead and diseased plants/trees
5.24.1. Remove within one week of notification.
5.24.2. Replace plants/trees in the next scheduled round of replacement planting.

5.25. Removal of dead plant material
5.25.1. At the end of the growing season, check all shrubs/trees/hedges and remove all dead foliage, dead wood, and broken or damaged branches and stems.

5.26. Reinstatement of shrub/ herbaceous areas
5.26.1. In the presence of mulch/ matting materials, carefully move to one side and dig over the soil, leaving it fit for replanting.
5.26.2. Use pit and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
5.26.3. Apply slow-release fertilizer at rate shown by manufacturer's recommendations.

5.27. Weed control generally
5.27.1. Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high.
5.27.2. Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
5.27.3. Rake the area to a neat, clean condition and reinstate mulch to original depth.
5.27.4. Use suitable foliar acting herbicide to kill regrowth. Allow recommended period for herbicide to take effect before clearing dead weeds.

5.28. Soil aeration
5.28.1. Where compacted soil surfaces arise, prick up with fork to aerate the soil of root areas and break the surface crust.
5.28.2. Do not damage plants and their roots.
5.29. Maintenance of mulch

5.29.1. Thickness of mulch to be a minimum of 50 mm in general shrub areas, 75mm at the base of hedges, 100mm at the base of trees.

5.29.2. Areas of mulch to be topped up twice per year.

5.29.3. Mulch spill on adjacent areas should be cleared of debris and returned to the planted area.

5.29.4. Remove weeds growing on or in mulch by hand weeding.

5.30. Fertilizer for Shrubs/Hedges/Trees

5.30.1. Slow-release organic granular fertilizers applied during February or March, spreading evenly at a rate as recommended by the manufacturer.

**HARD LANDSCAPE AREAS/FENCING**

5.31. Hard surfaces and gravel areas

5.31.1. Apply a suitable foliar acting or residual herbicide to manage weed growth. Allow recommended period for herbicide to take effect before clearing arisings.

5.31.2. Remove litter, leaves and other debris from all hard surfaces.

5.31.3. Remove mud, silt and debris from surface gutters and channels.

5.31.4. Empty traps and flush clean drainage gullies.

5.31.5. Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.

5.31.6. Repair paving areas in accordance with the original paving specification or BS 7370-2, clause 4.12.

5.31.7. Stain removal in accordance with BS 7370-2, table 4.

5.32. Timings

5.32.1. Layout of the POS to be completed prior to the 100th occupation of dwelling.

5.32.2. Installation of furniture to be within 12 months of layout of POS.
### MAINTENANCE AND MANAGEMENT ONGOING

6.1. The following table indicates the ongoing maintenance operations to be carried out in year 1 in the period between practical completion and the end of the rectification period.

<table>
<thead>
<tr>
<th>Maintenance Operations Year 1</th>
<th>Timing of operations (January to December)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General Operations</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Fertiliser:</strong> Apply as deemed necessary to top 50mm of soil in accordance with manufacturer’s instructions. Replace dislodged mulch materials.</td>
<td>x x</td>
</tr>
<tr>
<td><strong>Watering:</strong> At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.</td>
<td>As required and approved.</td>
</tr>
<tr>
<td><strong>Dead and diseased plants:</strong> Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer’s recommendations.</td>
<td>As required and approved.</td>
</tr>
<tr>
<td><strong>Weed control generally:</strong> Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer’s instructions.</td>
<td>As required and approved</td>
</tr>
<tr>
<td><strong>Mulch:</strong> To all areas of shrub, tree and hedgerow planting to the required depth twice per year. Remove weeds growing within the mulch by hand.</td>
<td>x x x</td>
</tr>
<tr>
<td><strong>Clearance of fallen leaves:</strong> Leaf litter to be composted offsite. Twice a month or as required.</td>
<td>Weekly or as necessary</td>
</tr>
<tr>
<td><strong>Litter picking:</strong> Emptying and cleaning of litter bins. Contents disposed of off-site.</td>
<td>As required and approved</td>
</tr>
<tr>
<td><strong>Amenity Grass</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Initial cut:</strong> Prior to mowing remove litter, stones and debris and deposit off-site. Cut to 40mm once the initial growth has reached 75mm. Bare areas and those that have failed to thrive are to be reseeded/re-turfed as required. Generally weekly mow during growing season.</td>
<td>x x x x x x x x</td>
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<tr>
<td><strong>Amenity Grass with Clover (Emorsgate EG22 Strong Lawn Grass Mixture)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Initial cut:</strong> Prior to mowing remove litter, stones and debris and deposit off-site. First cut to max of 50mm once grassed areas have been established. Bare areas and those that have failed to thrive are to be reseeded as required.</td>
<td>x x x x x x x x</td>
</tr>
<tr>
<td><strong>Weed control:</strong> Control of pernicious weeds by spot application of herbicide as advised by manufacturer.</td>
<td>x x x x</td>
</tr>
<tr>
<td><strong>Watering:</strong> Seeds best sown in autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture in the soil. Moister may be supplied artificially by watering but must be thorough enough to penetrate at least 100mm, and continued after sowing if dry weather follows.</td>
<td>As required and approved.</td>
</tr>
</tbody>
</table>
### Maintenance Operations Year 1

**Timing of operations (January to December)**

<table>
<thead>
<tr>
<th>Month</th>
<th>J</th>
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<tbody>
<tr>
<td>Wetland Meadow (Emorsgate EM8 Meadow mixture for wetlands)</td>
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<td>Cutting regime: Once established mow grass to height of 40-60mm once a month in the growing season and remove cuttings.</td>
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<td>Weed control: Dig out any residual perennial weeds such as docks.</td>
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<tr>
<td>Shrub, Herbaceous</td>
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<td>Litter and debris: Remove dead flower heads, fallen leaves and debris.</td>
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<tr>
<td>Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.</td>
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<tr>
<td>Native Hedgerows</td>
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<td>Pruning: hedges to be trimmed back over winter following first season to encourage growth.</td>
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<td>Stakes and Ties: Adjusted each year to allow for growth.</td>
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<tr>
<td>Existing hedgerows: Cut back to encourage bushy growth.</td>
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<tr>
<td>Existing and proposed trees</td>
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<tr>
<td>Stakes and Ties: Adjusted each year to allow for growth. Removed when tree has sufficiently established to support itself, usually after 2 years.</td>
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<tr>
<td>Existing Trees: All trees to be checked to ensure healthy growth and safety. Pruning as required in accordance with BS 3998.</td>
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<td>Crown lifting/thinning: Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions. In subsequent years thinning may be required in accordance with BS3998.</td>
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<td>Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.</td>
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<td>Monthly</td>
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<td>Hard surfaces and gravel areas</td>
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<td>Weed control to hard surfaces: Apply herbicide to hard surfaces at the start of the growing season or as required.</td>
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<tr>
<td>Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair paving areas in accordance with the original paving specification. Remove any stains in accordance with BS 7370-2, table 4.</td>
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<tr>
<td>Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.</td>
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<td>Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.</td>
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</tbody>
</table>
6.2. The following table indicates the ongoing maintenance operations to be carried out following the end of the rectification period.

<table>
<thead>
<tr>
<th>Ongoing Maintenance Operations Years 2-5</th>
<th>Timing of operations (January to December)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General operations</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Fertiliser:</strong> Apply as deemed necessary to top 50mm of soil in accordance with manufacturer’s instructions. Replace dislodged mulch materials.</td>
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<tr>
<td><strong>Watering:</strong> At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.</td>
<td>As required and approved.</td>
</tr>
<tr>
<td><strong>Dead and diseased plants:</strong> Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer’s recommendations.</td>
<td>As required and approved.</td>
</tr>
<tr>
<td><strong>Weed control generally:</strong> Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer’s instructions.</td>
<td>As required and approved.</td>
</tr>
<tr>
<td><strong>Mulch:</strong> To all areas of shrub, tree and hedgerow planting to the required depths, twice per year. Remove weeds growing within the mulch by hand.</td>
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<tr>
<td><strong>Clearance of fallen leaves:</strong> Leaf litter to be composted offsite. Twice a month or as required.</td>
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<tr>
<td><strong>Litter picking:</strong> Emptying and cleaning of litter bins. Contents disposed of off-site.</td>
<td>Weekly or as necessary</td>
</tr>
<tr>
<td><strong>Snow/ice removal:</strong> Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.</td>
<td>As required and approved.</td>
</tr>
</tbody>
</table>

| **Amenity Grass**                        |                                            |
| **Routine cut:** Prior to mowing remove litter, stones and debris and deposit off-site. Generally, a weekly mow during growing season, and monitor growth to ensure height doesn’t exceed 75mm. Mow to a height of 25-30mm and remove arisings off-site. Reseeding and turfing to areas that have failed as necessary. |                                             |
| **Amenity Grass with Clover (Emorsgate EG22 Strong Lawn Grass Mixture)** |                                            |
| **Cutting regime:** Generally weekly mow to 25-40mm during growing season. |                                             |
| **Weed control:** Control of pernicious weeds by spot application of herbicide as advised by manufacturer. |                                             |

| **Wetland Meadow (Emorsgate EM8 Meadow mixture for wetlands)** |                                            |
| **Cutting regime:** Mow grass to height of 100mm in April in and August. Remove arisings after cutting. |                                             |
| **Weed control:** Control of pernicious weeds by spot application of herbicide as advised by manufacturer. |                                             |

| **Ornamental Grasses**                   |                                            |
| **Depending upon the species grasses are to be cut back/ trimmed.** |                                             |
## Ongoing Maintenance Operations Years 2-5

<table>
<thead>
<tr>
<th>Timing of operations (January to December)</th>
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</table>

### Shrubs/Herbaceous

- **Litter and debris:** Remove dead flower heads, fallen leaves and debris.  
  As required and approved
- **Weed control:** Maintain weed free area with a minimum diameter of 1m around each plant.  
  As required
- **Pruning:**
  - Winter flowering shrubs:  
    - As required
  - Shrubs flowering between March and July:  
    - As required
  - Shrubs flowering between July and October: Back to old wood in winter.  
    - As required
- **Removal of dead plant material:**
  - At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.  
  - As required

### Native Hedgerows

- **Stakes and Ties:** Adjusted each year to allow for growth.  
  As required
- **Pruning:** Cut back in winter to encourage bushy growth and achieve planning height and width.  
  - As required

### Ornamental Hedgerows

- **Pruning:** Cut back in winter to encourage bushy growth and achieve planning height and width.  
  - As required

### Existing and Proposed Trees

- **Existing Trees:** All trees to be checked to ensure healthy growth and safety. Pruning as required in accordance with BS 3998.  
  - As required
- **Crown lifting/thinning:** Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions.  
  - As required and approved
- **Monitoring:** Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.  
  - Monthly
- **Thinning:** Where the density of cover has increased such that their growth is restricting that of other species. Where possible felled species should be left in situ to provide invertebrate habitat.  
  - As required and approved

### Hard Surfaces and Gravel Areas

- **Weed control to hard surfaces:** Apply herbicide to hard surfaces at the start of the growing season or as required.  
  - As required
- **Clean hard surfaces:** Remove litter, leaves and other debris from all hard surfaces. Where necessary repair paving areas in accordance with the original paving specification. Remove any stains in accordance with BS 7370-2, table 4.  
  - As required and approved
- **Clean drains:** Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.  
  - As required and approved
- **Maintain gravel areas:** Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.  
  - As required and approved