



 ARCHITECTURE

 LANDSCAPE & ENVIRONMENT

 URBAN DESIGN & MASTERPLANNING

THE HILL GROUP

PROPOSED RESIDENTIAL DEVELOPMENT,
MILTON PLACE, GRAVESEND

Landscape Specification & Management Plan



Quality Assurance

ISO 9001 & 14001 Registered Firm



IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute.

Managing Director: Kevin Charsley BA Hons DipLA CMLI (*Chartered Member of the Landscape Institute*)

Registered Address: 27 Spon Street, Coventry, CV1 3BA

Company number: 08781793

Telephone: +44 (0)24 7652 7600 | Email: landscape@idpgroup.com | WebSite: www.weareidp.com

Revision:	Original				
Date Issued:	22/04/2026				
Author/s:	James Parker				
Qualification:	BA (Hons) LA, CMLI				
Checked:	Kevin Charsley				
Position:	Director CMLI				
Authorised Signature:					
Client:	The Hill Group				
Status of issue:	Construction				

TABLE OF CONTENTS

1.0 INTRODUCTION..... 1

2.0 CONTRACTOR SCOPE OF WORKS 2

3.0 LANDSCAPE SPECIFICATION..... 3

 GENERAL..... 3

 PREPARATION..... 3

 SEEDING/TURFING..... 6

 PLANTING 7

4.0 MANAGEMENT RESPONSIBILITIES..... 12

 GENERAL..... 12

 WATERBODIES 20

 HARD LANDSCAPE AREAS/FENCING/STREET FURNITURE..... 21

 PLAY SPACE..... 22

5.0 MAINTENANCE & MANAGEMENT SCHEDULES 23

This Page Is Intentionally Left Blank



1.0 INTRODUCTION

- 1.1. IDP Landscape Ltd are appointed by The Hill Group to provide the landscape specification and management plan for the proposed housing development on land at Milton Place, Gravesend.
- 1.2. This document outlines the specification of quality and workmanship for the soft landscape scheme including play spaces and the maintenance and management schedules for a 5-year period, although it is anticipated that it will remain in place by Gravesham Borough Council in perpetuity after 5 years. The programme of maintenance and management is detailed in Section 5. It is understood that the landscape contractor will undertake and be responsible for the maintenance and management of the landscape for the first 12months following installation, thereafter the council will adopt responsibility and upkeep of the public open space into perpetuity.
- 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 document will be kept on Site where it will be available at all times.
- 1.4. Refer to the following detailed plans for information;
 - MPG-IDP-ZZ-XX-D-L-00100 - Overall Landscape General Arrangement
 - MPG-IDP-ZZ-XX-D-L-00401-Planting Plan 1 of 3
 - MPG-IDP-ZZ-XX-D-L-00402-Planting Plan 2 of 3
 - MPG-IDP-ZZ-XX-D-L-00403-Planting Plan 3 of 3
 - MPG-IDP-ZZ-XX-D-L-00404-Planting Schedule



2.0 CONTRACTOR SCOPE OF WORKS

- 2.1. All planting works will be carried out by the Landscape Sub-contractor in accordance with the approved drawings and implemented in accordance with the phased programme of works.
- 2.2. The hard and soft landscape areas are illustrated on the working drawings. All areas of public open space should be implemented and maintained as per this document while other construction works are ongoing. This would aid establishment of green infrastructure on Site and minimise losses through vandalism. The remaining areas of landscaping can come forwards when construction works on Site are complete.
- 2.3. The main contractor is responsible for the preliminary external works package to include:
 - Site clearance works including areas of existing vegetation which is necessary and agreed.
 - Erection of protective fencing to all existing trees, hedges and structural vegetation as shown on the Tree Protection Plan (TPP).
 - Completion of hard landscape works.
 - Installation of play space and street furniture.
 - Soil stripping and stock piling as necessary in accordance with BS3882:2015.
 - Removal of subsoil as necessary.
 - Preparation of sub-grade and main excavation works.
- 2.4. The Landscape Sub-contractor is responsible for the following:
 - Supply, delivery and storage of the specified plants as listed in the approved landscape drawings.
 - Preparation of the subsoil to all planting areas and tree pits.
 - Supply and delivery of the approved topsoil, and confirmation of the soil analysis and amelioration.
 - Topsoil spreading, grading and profiling.
 - Drainage medium to tree pits.
 - Carrying out of all planting works including associated works.
 - Carrying out of seeding and/or turfing to grass areas.
 - 12 months rectification period and maintenance and management post Practical Completion for trees and planted areas.
- 2.5. The Landscape Sub-contractor should report to the Site Agent where necessary for clarifications on this document.



3.0 LANDSCAPE SPECIFICATION

GENERAL

- 3.1.1. All plants should be supplied in accordance with BS 3936 Specification for Nursery Stock and the HTA 'National Plant Specification'. Delivery and handling of all plant material to be in accordance with BS 3936: Part 1, Part 4, Part 5. All planting is to be undertaken in accordance with BS 4428 Code of Practice for General Landscape Operations.
- 3.1.2. Excavation for planting beds and subsequent planting should not take place during periods of bad weather, if the ground is waterlogged or frozen to avoid damaging the soil structure.
- 3.1.3. The Landscape Sub-contractor should make themselves aware of the proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
- 3.1.4. The Landscape Sub-contractor should minimise tracking over the Site or storage of materials prior to planting to avoid damage to the existing soil conditions.
- 3.1.5. All existing trees and vegetation to be retained within the Site should be protected in accordance with BS5837, (2012) Trees in Relation to Design, Demolition and Construction. Refer to Arboriculturalist's drawings, reports and method statements for details of tree protection and methods of construction close to retained trees.
- 3.1.6. Except where otherwise specified, all materials and workmanship shall be in accordance with the appropriate British Standards.

PREPARATION

- 3.2. **Site clearance:**
 - 3.2.1. Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
 - 3.2.2. Remove stones with any dimension exceeding 50mm.
 - 3.2.3. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
 - 3.2.4. Clear any scrub and vegetation to ground level by flail mowing and remove arisings; retain and protect trees as indicated on drawings.
 - 3.2.5. Large roots: grub out and dispose of without undue disturbance of soil and adjacent areas.
- 3.3. **Subsoil:**
 - 3.3.1. In areas where subsoil is retained for required profiles and levels this should be in accordance with BS 8601 '*Specification for subsoil*' and requirements for use.



3.3.2. When loosening:

- Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm.
- Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450mm.
- Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Wet conditions: Do not loosen subsoils.
- Compacted areas: rip and de-compact to promote free drainage.

3.3.3. Immediately before spreading topsoil, remove stones larger than 50 mm.

3.3.4. Remove from Site and arisings, contaminants, debris and builders' rubble.

3.4. **Topsoil:**

3.4.1. Existing topsoil stock-piled on Site should be sampled in accordance with BS3882 '*Specification for Topsoil*', to ensure it is suitable for the intended use.

3.4.2. Where imported topsoil is used the Landscape Sub-contractor should ensure that the topsoil supplier provides the topsoil specification in accordance with BS3882. Documentation for all imported topsoil should be submitted prior to starting work.

3.4.3. A report detailing soil analyst's recommendations should be submitted to the Client with any recommendations from the soil analyst for soil amelioration and/or soil handling to be approved by the Client or Client's representative.

3.4.4. Topsoil should be stored in heaps in an appropriate location in accordance with BS3882. Formation should be loose tip and shape from the side only, without running machinery on the heap at any time. Where necessary it should be fenced and covered to avoid contamination and compaction.

3.5. **Topsoil handling:**

3.5.1. Do not contaminate topsoil with:

- Subsoil, stone, hardcore, rubbish or material from demolition work.
- Other grades of topsoil.

3.5.2. Keep multiple handling to a minimum. Use or stockpile topsoil immediately after stripping to no more than 1m high to avoid nutrients leeching and anaerobic conditions forming.

3.5.3. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.



- 3.6. **Topsoil depths:** Planting/grassed areas should not exceed 300mm depth. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depths. Minimum rooting depths should be as follows:
- 450mm for amenity grassed areas (150mm of topsoil).
 - 450mm for wildflower grassed areas (cultivated subsoil only).
 - 600mm for pit planted bare root stock, specimen shrubs, ornamental shrubs, perennials, herbaceous, ornamental grasses and hedgerows (300-450mm of topsoil).
 - Notch planted bare root stock (no topsoil).
 - Trees planted in pits (450mm of topsoil).
- 3.7. **Spreading topsoil:**
- 3.7.1. Carry out spreading activities in accordance with BS3882.
- 3.7.2. Temporary roads/ surfacing: Remove before spreading topsoil.
- 3.7.3. Layers:
- Gently firm each layer before spreading the next.
 - Ensure correct planting depth is achieved after firming and settlement
- 3.7.4. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
- 3.7.5. Soil levels should be 50mm lower than adjacent kerbs and paving after settlement, and not less than 150mm below DPC of adjoining buildings.
- 3.8. **Fertiliser:**
- 3.8.1. Prior to cultivation, apply organic soil ameliorant for all grassed areas and shrub beds to a depth of 150mm, at a reasonable rate.
- 3.8.2. A suitable fertilizer should be applied to proposed areas of seeding/turfing 3-5 days before final cultivation according to manufacturer's instructions.
- 3.8.3. A suitable fertilizer should be applied generally to proposed planting areas immediately before final cultivation.
- 3.8.4. Fertiliser should be spread evenly in traverse directions.
- 3.8.5. Fertiliser must not be used on proposed areas of wildflower seeding.



- 3.9. **Weed Control:** Use herbicide to suppress perennial weeds if necessary, no more than 2 weeks prior to final cultivation.

SEEDING/TURFING

3.10. **Turfing:**

- 3.10.1. Timing: Autumn or early winter.
- 3.10.2. Cultivated turf for all grassed areas should be Rowlawn Medallion or equivalent, produced on a well-drained sandy loam.
- 3.10.3. Following cultivation operations, lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Stacking height should be maximum of 1m. Dried out or deteriorated turf should not be used.
- 3.10.4. Lay turf preferably along a straight side in a row, butting closely end to end. On subsequent rows, stagger the joints in brickwork fashion. Do not leave gaps between the turf.
- 3.10.5. Use planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

3.11. **Seeding general:**

- 3.11.1. Timing: Between March and October, where possible in calm weather conditions. In areas prone to waterlogging preferably before late autumn.
- 3.11.2. Seeds to be purchased fresh for each growing season and be of local provenance. Suggested supplier Emorsgate (Tel: 01553 829028), or similar approved.
- 3.11.3. Seeding shall be repeated as necessary until an evenly distributed dense sward is established over the seeded area to the satisfaction of the Client. The Landscape Sub-contractor should allow for protection, maintenance, management and cutting of all grass areas until this is achieved.

3.12. **Strong Lawn amenity grass:**

- 3.12.1. Specification: Emorsgate EG22C Strong Lawn Mix with Cover sown at a rate of 25g/m².
- 3.12.2. Following cultivation operations detailed above, seed shall be spread evenly at the rates specified in two equal sowings in transverse directions.
- 3.12.3. After sowing the ground should be lightly raked or harrowed and subsequently firmed with a lightweight roller.



3.13. Meadow grass:

- 3.13.1. Specification: Emorsgate EM3 General Purpose Special Meadow mixture or similar approved sown at a rate of 4gm².
- 3.13.2. Topsoil is not required in areas of wildflower seeding. Prior to seeding, ensure seed bed is free of perennial weeds using herbicide where necessary in accordance with previous clauses.
- 3.13.3. During cultivation operations care should be taken to avoid disturbance to existing tree and hedgerow roots when exposing fresh soil.
- 3.13.4. Prior to seeding the soil will be brought to a fine tilth in accordance with previous clauses. Following an even distribution of seed the area is to be lightly harrowed.

3.14. Wetland meadow grass:

- 3.14.1. Specification: Emorsgate EM8 Meadow Mixture for Wetlands mixture or similar approved sown at a rate of 1.5gm².
- 3.14.2. Topsoil is not required in areas of wildflower seeding. Prior to seeding, ensure seed bed is free of perennial weeds using herbicide where necessary in accordance with previous clauses.
- 3.14.3. During cultivation operations care should be taken to avoid disturbance to existing tree and hedgerow roots when exposing fresh soil.
- 3.14.4. Prior to seeding the soil will be brought to a fine tilth in accordance with previous clauses. Following an even distribution of seed the area is to be lightly harrowed.

PLANTING

3.15. Times of year for planting

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/October or April/May.
- Perennial and herbaceous plants (including marginals): September October or March/April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
- Wildflower plugs: Late August to mid-November or March/April.

3.16. Plants/Trees general:

- 3.16.1. Condition: Materially undamaged, sturdy, healthy and vigorous.
- 3.16.2. Appearance: Of good shape and without elongated shoots.



- 3.16.3. Hardiness: Grown in a suitable environment and hardened off.
- 3.16.4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- 3.16.5. Budded or grafted plants: Bottom worked.
- 3.16.6. Root system and condition: Balanced with branch system.
 - Standard: The relevant parts of BS3936.
- 3.16.7. Species: True to name.
- 3.16.8. Origin/Provenance: British grown, not imported.
- 3.16.9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

3.1. Container grown plants/trees:

- 3.1.1. Peat free growing medium: With adequate nutrients for plants to thrive until permanently planted.
- 3.1.2. Plants: Centred in containers, firmed and well watered.
- 3.1.3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- 3.1.4. Hardiness: Grown in the open for at least two months before being supplied.
- 3.1.5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

3.2. Labelling and information:

- 3.2.1. General: Provide each plant/tree or group of plants/trees of a single species or cultivar with supplier's labelling to BS3936 for delivery to Site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.

3.3. Plant handling, storage transport and planting:

- 3.3.1. Standards to be kept in line with CPSE Code of Practice for 'Handling and Establishing Landscape



Plants, Parts I, II and III.

3.3.2. Protect plants from frost.

3.3.3. Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.

3.4. **Planting Shrub/Herbaceous:**

3.4.1. Timing: Late October to late March. Or where container grown at any time where weather conditions are favourable.

3.4.2. Following cultivation, weed control and fertilizer operations described above plants should be laid out as per the Planting Plans.

3.4.3. In accordance with BS4428 planting holes should be approximately 150mm wider than the root spread. The shrubs should be set in the holes so that the soil level, after settlement, will be at the original root collar level on the stem of the shrub.

3.4.4. The holes should be backfilled to half their depth and should be firmed by treading. The remainder of the topsoil should then be returned and again firmed by treading.

3.5. **Planting Hedgerows:**

3.5.1. Specification: Native and clipped hedgerows to be planted in double staggered rows, 45cm centres with a 35cm offset.

3.5.2. Timing: Late October to late March.

3.5.3. Following cultivation, weed control and fertilizer operations described above hedgerow plants are to be planted into a trench with a minimum depth of 450mm and a width of between 750-1000mm.

3.5.4. Plants to be set out evenly with consideration given for an even spread of species where a hedgerow mix is specified.

3.5.5. All shrubs specified hedgerow mixes in public open space (POS) are to be protected from rabbit damage by using Green Tech 'Treebio' 75x50cm biodegradable guards, secured using stakes and ties.

3.6. **Planting Native Shrubs/scrub:**

3.6.1. Specification: Native Shrub mixes to be planted at densities as shown on planting plans.

3.6.2. Timing: Late October to late March.



- 3.6.3. Following cultivation, weed control and fertilizer operations described above, plants are to be planted in accordance with BS4428. Planting pits should be approximately 150mm wider than the root spread. Shrubs should be set in the pits so that the soil level, after settlement, will be at the original root collar level on the stem of the shrub.
- 3.6.4. Plants to be set out evenly with consideration given for an even spread of species where a shrub mix is specified.
- 3.6.5. All shrubs specified as part of a Native Shrub/scrub mix in public open space (POS) are to be protected from rabbit damage by using Green Tech 'Treebio' 75x50cm biodegradable guards, secured using stakes and ties.
- 3.7. **Planting Trees:**
 - 3.7.1. If planting is not carried out immediately after delivery, rootballed trees should be placed close together and the ball or container should be covered with sand or moist peat to prevent drying out and freezing in accordance with BS4428.
 - 3.7.2. Tree pit excavations should be at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.
 - 3.7.3. Break up subsoil to the sides of the pit and replace excavated subsoil with topsoil.
 - 3.7.4. Ensure trees are planted at the original root collar soil depth by observing the soil mark on the stem.
 - 3.7.5. Backfill soil around the tree and lightly firm to ensure close contact with the roots.
 - 3.7.6. Underground guying: refer to approved drawings for details.
 - 3.7.7. Root barriers: refer to approved drawings for details. As a minimum, a 600mm deep barrier should be installed where the rootball is within 2m of a building foundation or within 3m of an existing underground service route.
 - 3.7.8. Where required young trees specified in public open space (POS) are to be protected from damage from pests by using Green Tech 'Bio-Earth' 120x10x10cm biodegradable tree shelter guards, secured using stakes and ties.
 - 3.7.9. Unless otherwise detailed on approved drawings or if particular conditions require it, tree pits in soft landscaped areas dimensions should be as follows:
 - Extra Heavy Standards – 1500x1500x900mm.



3.8. Tree Stakes:

- 3.8.1. Stakes to be minimum 50mm diameter, 1800mm length and softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
- 3.8.2. Extra heavy standards trees to be secured in position using two stakes, a cross bar and adjustable tree ties made of PVC or rubber in accordance with Figure 8 in BS4428.
- 3.8.3. Prior to planting stakes to be driven into position on the prevailing windward side of the tree as close to the tree as possible but ensuring clearance of the root ball to a minimum depth of 300mm below the bottom of the pit. Following planting pin stakes with cross bar and attach ties where centre of cross bar and tree meet.

3.9. Mulching:

- 3.9.1. Clear all weeds and water soil thoroughly prior to mulching.
- 3.9.2. Spread medium grade bark of 100% recycled content to BS EN ISO 14021, free of pests, disease, fungus and weeds.
- 3.9.3. The minimum depth should be 75mm over all planted areas.
- 3.9.4. Finished level of mulch should be 30mm below adjacent grassed or paved areas.

3.10. Watering:

- 3.10.1. During establishment of landscaped areas ensure that sufficient water is applied using a fine rose sprinkler to maintain healthy growth.
- 3.10.2. Thoroughly water completed turfed areas immediately after laying. Check that water has penetrated into the soil below and do not allow to dry out until established.
- 3.10.3. Thoroughly water areas of shrub and tree planting following planting and in periods of unseasonably dry weather to ensure successful establishment. Allowance for watering should be incorporated in any the Landscape Sub-contractors' scope of work and fees.

3.11. Failures of planting:

- 3.11.1. Defects due to materials or workmanship not in accordance with the Contract:
Plants/trees/shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/trees/shrubs.
- 3.11.2. Replacements: To match size of adjacent or nearby plants of same species or match original



specification, whichever is the greater.

3.11.3. Timing of making good: During the next suitable planting season.

4.0 MANAGEMENT RESPONSIBILITIES

GENERAL

- 4.1. These clauses should be read in conjunction with the approved landscape scheme to enable appropriate ongoing maintenance and management of planted areas, hard landscaping, play space and street furniture.
- 4.2. All landscape maintenance and management operations, where they do not conflict with ecological operations, should be in accordance with BS 4428:1989 'Code of practice for general landscape operations' (excluding hard surfaces). Ongoing landscape maintenance and management operations are to be in accordance with sound horticultural and 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).
- 4.3. It is intended that the landscape scheme will be implemented by a BALI registered Landscape Sub-contractor appointed by The Hills Group, and upon completion will hand over the ongoing maintenance and management responsibilities of each public landscaped area to the Council after 12months.
- 4.4. The appointed council will be responsible for the ongoing maintenance and management of all public adopted landscape areas during the lifetime of the new development, which is expected to exceed 25 years. The rectification period shall be for 12 months, after which the council, where adopted is liable for any failures, maintenance and management including necessary replanting, watering, resurfacing, repairs and or replacements.
- 4.5. Generally, the appointed landscape contractor or council 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 litter or debris found within 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 or failing plants: During the rectification period replacement planting is the responsibility of the appointed Landscape Sub-contractor. In the subsequent years, following fulfilling their contract, the Landscape Sub-contractor will hand this responsibility over to the council.
- Weather damage: Any planting or seeding which has been subject to frost heave or wind rock and are therefore struggling to establish.

TREE WORK

4.6. General

- 4.7. A pre-commencement 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.
- 4.8. 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.
- 4.9. All tree surgery works should be carried out prior to the erection of protective fencing and before Site preparation works are started.
- 4.10. 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, Tree Survey Plan, Tree Protection Plan and the Arboricultural Tree Method Statement for further details. Works should ideally be carried out during retained tree's dormant period from November through to February and then again from June to August.
- 4.11. Notice should be given of any defective, diseased, unsafe or weak parts of trees in addition to those scheduled for attention.

4.12. Supervision

- 4.13. 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.



- 4.14. An Arboricultural Site inspection report will be provided listing the efficiency of the tree protection measures, any defects requiring rectification or other relevant comments relating to the ongoing management of tree stock. The inspection report will be provided to the Client, the Landscape Architect, the Ecologist, the appointed Main Contractors Site Manager and the Management Company/Council post handover.
- 4.15. **Removing trees, shrubs and hedges**
- 4.16. The Arboricultural Implications Assessment, Tree Survey Plan, Tree Protection Plan and the Arboricultural Tree Method Statement should be referred to for details of the agreed tree removals and works to retained trees. All works should be carried out to standards BS3998, approved Landscape Design drawings in appendix 1 and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.
- 4.17. The Arboricultural Contractor should check for below and above ground services, give notice if they may be affected and provided a completed Tree Works Risk Assessment and Method Statement(s) to be signed off by the Main Contractors Site Manager before undertaking any works on Site.

AMENITY TURFED AREAS

- 4.18. **General**
- 4.19. Turfed areas should be maintained for a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. The approved turf is as follows:
- Gold Medallion - Rowlawn.
- 4.20. Ornamental lawns should be maintained free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
- 4.21. The location/extent of areas of turfed lawn are shown on appended landscape design drawings.
- 4.22. **Grass Cutting**
- 4.23. Before mowing, remove litter, rubbish and debris and deposit off Site.
- 4.24. The height of the first cut should be 40mm once the initial growth has reached 75mm. Maintain general grass areas between 50 and 75 mm. All arisings should be removed off Site.
- 4.25. Ensure a neat and even finish, without surface rutting, compaction or damage to sward. Leave neat and well defined edges. Neatly trim around obstructions, especially trees where damage to



bark etc. should be avoided.

- 4.26. Adjoining areas of hardstanding should be swept clear and arisings removed.
- 4.27. Apply organic fertilizer at a rate of 60g/m² twice annually in spring and autumn, in line with the manufacturers recommendations.

SEEDED GRASSLAND AREAS

4.28. General

- 4.29. Special seeded grassland areas will be maintained to promote a healthy sward and create a variety of habitats. Approved grass mixes are as follows:
 - Emorsgate EG22C Strong Lawn Mix with Cover.
 - Emorsgate EM3 General Purpose Special Meadow.
 - Emorsgate EM8 Meadow Mixture for Wetlands.
- 4.30. Future management prescriptions pertaining to retained and created grassland habitats have been carefully devised to promote animal and plant diversity, and will be carefully managed and enhanced for invertebrates/amphibians.
- 4.31. The location/extent of areas of seeded grassland are shown on appended landscape design drawings.

4.32. General Cutting

- 4.33. The appointed landscape contractor or Council shall be responsible for following different cutting regimes and frequencies in different parts of the Site where different grassland types exist.
- 4.34. 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 ecological purposes. Leave field margins unmown to further aid wildlife connectivity.
- 4.35. The application of fertiliser or herbicide on these areas should be avoided, and all cuttings within the area are to be left in-situ no longer than 7 days.

4.36. Cutting regimes – Strong Lawn Mix

- 4.37. For the first cut set mower blade height to 50mm, aiming to trim the sown grass back by about one-third of its height and cut back any weeds.
- 4.38. Once established, Strong Lawn grassed areas are to be mown regularly throughout the growing season to a height of 40-60mm, removing cuttings offsite, if dense. This will control annual weeds

and help maintain balance between faster and slower growing grasses.

4.39. Cutting Regime – Standard Purpose General Meadow Mix

- 4.40. Mow newly sown meadows 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.
- 4.41. Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.
- 4.42. Dig out any residual perennial weeds such as docks.
- 4.43. Once established in the second and subsequent years general meadow grassland can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing and or grazing.
- 4.44. Meadow grassland is not cut or grazed 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': cut back with a scythe, petrol trimmer or tractor mower to 50mm high. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- 4.45. Mow or graze the re-growth through to late autumn/winter to 50mm high and again in spring if needed.

4.46. Cutting Regime – Wet Grassland Mix

- 4.47. In the first year, annual weed growth may be cut back to encourage the development of a good perennial ground cover. Establishment on sites prone to flooding may be patchy and may take several years to fully colonise.
- 4.48. Once established, the habitat value of pond edge sowings is enhanced if there are a variety of vegetation structures from dense tussock stands to bare and recently colonised mud. Management of these wetland areas should therefore aim to create variation with minimum disturbance to animal populations.
- 4.49. Variation in structure can be achieved by cutting back and removing short sections of vegetation

every 2-3 years in rotation. In ditches, cut out sections and/or work from one bank each year. With ponds, remove vegetation as a wedge, like removing a slice of cake. Dense stands of single species (e.g., yellow iris) may benefit from selective thinning. Vegetation removal causes the least disruption to wildlife when carried out between September and November. On larger sites light grazing by cattle or horses in late summer can be used and is less disruptive than mechanical clearance. Machines and heavy equipment should be used with care on wet sites to avoid damage to soil and vegetation.

- 4.50. Wet grassland which only occasionally or seasonally floods can be managed as meadow or grassland.

PLANTING

4.51. General

- 4.52. Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1m or the surface of the original planting pit.
- 4.53. 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.
- 4.54. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- 4.55. Where grass edges meet planting beds, trim grass edges and remove arisings.
- 4.56. Refirm plants/trees around the base until firmly bedded following strong winds and other disturbances.
- 4.57. Check and adjust/refix tree guards, stakes and ties or replace defective elements, allowing for growth and to prevent chafing.

4.58. Pruning generally

- 4.59. Pruning should be carried out in accordance with good horticultural, arboricultural and ecological practice.
- 4.60. When pruning, make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- 4.61. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- 4.62. Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting



luminaires annually.

- 4.63. Prune ornamental shrubs to encourage healthy and bushy growth and desirable ornamental features e.g., flowers, fruit, autumn colour, stem colour.
- 4.64. Remove suckers by cutting back level with the source stem or root.
- 4.65. **Pruning flowering species of shrubs**
- 4.66. 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.
- 4.67. **Pruning new hedges**
- 4.68. Allow rapidly establishing hedges to reach planned height as quickly as possible.
- 4.69. Trim back lateral branches moderately.
- 4.70. Cut back slowly establishing hedges hard in June and September to encourage bushy growth down to ground level.
- 4.71. Allow the hedge to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
- 4.72. **Formative pruning of young trees**
- 4.73. Ensure that the type and timing of pruning operations suit the plant species.
- 4.74. Do not prune during the late winter/early spring sap flow period.
- 4.75. 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.
- 4.76. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
- 4.77. **Dead and diseased plants/trees**
- 4.78. Remove within one week of notification.
- 4.79. Replace plants/trees in the next scheduled round of replacement planting.



4.80. **Removal of dead plant material**

- 4.81. 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.

4.82. **Reinstatement of planting areas**

- 4.83. In the presence of mulch/matting materials, carefully move to one side and dig over the soil, leaving it fit for replanting.
- 4.84. 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.
- 4.85. Apply slow release fertilizer at rate shown by manufacturer's recommendations.

4.86. **Weed control generally**

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

4.91. **Soil aeration**

- 4.92. Where compacted soil surfaces arise, prick up with fork to aerate the soil of root areas and break the surface crust.
- 4.93. Do not damage plants and their roots.

4.94. **Maintenance of mulch**

- 4.95. Thickness of mulch to be a minimum of 75mm and topped up twice per year.
- 4.96. Mulch spill on adjacent areas should be cleared of debris and returned to the planted area.
- 4.97. Remove weeds growing on or in mulch by hand weeding.

4.98. **Fertilizer**

- 4.99. Apply during February or March using a slow release fertilizer, spreading evenly at a rate as recommended by the manufacturer.



WATERBODIES

- 4.100. One attenuation Pond is present on Site. The following management clauses are to be read in conjunction with the Drainage Strategy.
- 4.101. Balancing pond inlet and outlet works to be inspected quarterly and discharge works to be inspected twice per year usually in February and October. In both cases time are to be as directed by the Engineer. Where structural repairs are required, these should be undertaken as soon as damage is reported.
- 4.102. General management should include the following:
- Clearance of shading tree or scrub cover around waterbody margins.
 - Desilting and clearance of leaf fall.
 - Check for fish presence and removal through appropriate methods.
 - Check pond condition and remedial action as required.
 - Check for litter and dumped rubbish; and
- 4.103. Balancing and Habitat ponds shall be inspected annually for build-up of invasive weeds. All water bodies onsite shall be monitored for the following species and where necessary control measures shall be implemented:
- Australian Stone crop- *Crassula Helmsii*.
 - Floating marsh pennywort- *ranuncuoides*.
 - Parrots feather- *Myriophyllum aquaticum*.
 - Water fern- *Azolla filiculoides*.
 - Canadian pond weed- *Elodea Canadensis*.
 - Nuttail's pondweed- *Lagarosiphon major*.
 - Least duckweed- *Lemna minuta*.
 - Water Hyacinth- *Eichhornia crassipes*.
 - Water chestnut- *Trapa natans*.
 - Water Lettuce- *Pistia stratiotes*.
- 4.104. Weeds in Balancing ponds and habitat ponds shall be removed by hand weeding. Weeding should take place between the months of September and January.
- 4.105. Balancing ponds and habitat ponds may need dredging every 10 years but this may be less depending on local conditions. Inspection reports should be used to judge dredging requirements.
- 4.106. Any maintenance activities carried out will be preceded by a survey carried out by an Ecologist,



the survey will take place between March and June. An inspection report will be produced by the Ecologist after each survey.

HARD LANDSCAPE AREAS/FENCING/STREET FURNITURE

4.107. The following clauses refer to hard landscape, fencing, play equipment and street furniture under the stewardship of the appointed Management Company or Council not those areas privately deeded. Please refer to appended drawings for further information. These are as follows:

- 2m wide tertiary footpaths and cycleways surfaced with Breedon Gravel with FSC marine ply timber edge restraint.
- N39 Bridleway and new 2 and 3m wide cycle-routes surfaced with Tarmacadum with concrete kerb edging.
- Earth Anchors Big Ben Bin in play Areas, Derby Weyburn Litter Bins with Pyramidal top, RAL 6005 with anti-graffiti coating elsewhere - manufacturer Broxap.
- Green Network Fingerposts, RAL 6005 with anti-graffiti coating - manufacturer tbc.
- Streetmaster Clarendon Benches, RAL 6005 with anti-graffiti coating.
- Proposed BMX/MTB Pump Track, crushed stone surface - manufacturer tbc.
- 1800mm high lockable, 20mm round solid metal vertical bar maintenance access fencing and gates to POS. SBD required - manufacturer tbc.
- Grassmat footpaths - Ecosmart grass mats by Playsmart.
- 1.2m high Anti-trap 16mm Bow Top play specification Railings hot-dip galvanised steel to BS EN1462, RAL 6005.
- 1.2m high self-closing pedestrian and maintenance Gates to RoSPA recommendations. Single leaf monohinge self-closing 16mm Bow Top play specification pedestrian gate, hot-dip galvanised to BS EN1462, RAL 6005.

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

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

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

4.111. Empty traps and flush clean drainage gullies.

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



- 4.113. Repair paving areas in accordance with the original paving specification or BS 7370-2, clause 4.12.
- 4.114. Repair or replace street furniture and fencing as necessary.
- 4.115. Stain removal in accordance with BS 7370-2, Table 4.

4.116. **Timings**

- 4.117. Layout of the POS and installation of all street furniture to be completed in line with the Section 106 Agreement programme. Usually, the 100th occupation of dwellings.

PLAY SPACE

- 4.118. The following clauses refer to play spaces under the adopted Council's stewardship. Please refer to the GA drawing for further information. These are as follows:

- 1no. Play tree/Log

4.119. **Play equipment**

- 4.120. Regular visual checking (monthly) of all specialised play equipment and non-prescriptive play elements (including natural features).
- 4.121. If required, ROSPA should provide inspections to ensure approved safety of play equipment and spaces continue to be in line with recommended guidance for the prevention of accidents.

4.122. **Defects**

- 4.123. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those originally specified. Manufacturer's guidance should be followed for specific equipment.

4.124. **Timings**

- 4.125. Layout of Play spaces and installation of all equipment to be completed in line with the Section 106 Agreement programme.



5.0 MAINTENANCE & MANAGEMENT SCHEDULES

5.1. 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.

Maintenance and Management Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General Operations												
Fertiliser: Apply as deemed necessary to top 50mm of soil in accordance with manufacturer’s instructions. Replace dislodged mulch materials.			x	x								
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required											
Dead and diseased plants: 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.	As required											
Weed control generally: 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.	As required											
Mulch: To all areas of shrub, tree and hedgerow planting to a depth of 75mm, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted off Site. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off-Site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required											
Amenity Grass – Turf												
Cutting Regime: Before mowing, remove litter, rubbish and debris and deposit off Site. The height of the first cut should be 40mm once the initial growth has reached 75mm. Maintain general grass areas between 50 and 75 mm. All arisings should be removed off Site. Apply organic fertilizer at a rate of 60g/m2 twice annually in spring and autumn, in line with the manufacturers recommendations.			x	x	x	x	x	x	x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										x		
Strong Lawn Mix												
Cutting regime: Prior to mowing remove litter, stones and debris and deposit off-Site along with arisings once cut. Cut back by one third once the initial growth has reached 50mm and then 40-60mm one established. Bare areas and those that have failed to thrive are to be reseeded/re-turfed as required. Generally weekly mow during growing season.			x	x	x	x	x	x	x	x		



Maintenance and Management Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										X		
Standard Purpose General Meadow Mix												
Cutting Regime: Mow newly sown meadows 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 wildflowers. Dig out any residual perennial weeds such as docks. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to 50mm high. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to 50mm high and again in spring if needed.			X		X		X	X	X	X		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										X		
Meadow for Wetlands Grassland Mix												
Cutting Regime: In the first year, annual weed growth may be cut back to encourage the development of a good perennial ground cover. Apply organic fertilizer at a rate of 60g/m2 twice annually in spring and autumn, in line with the manufacturers recommendations.				X						X		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										X		
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.	As required											
Pruning: Cut back to encourage bushy growth.	As required											
Native Hedgerows/Scrub/Shrubs												
Stakes and Ties: Adjusted each year to allow for growth.	As required											
Pruning: Cut back to encourage bushy growth.						X				X		
Clipped Hedgerows												
Stakes and Ties: Adjusted each year to allow for growth.	As required											
Pruning: Cut back to encourage bushy growth.						X				X		
Water Bodies												
Balancing pond inlet and outlet works to be inspected quarterly and discharge works to be inspected twice per year usually in February and October by an Engineer.		X								X		
Weeds in Balancing ponds and habitat ponds shall be removed by hand weeding in accordance with. Weeding should take place between the months of September and January.	X								X	X	X	X
Existing and proposed trees												
Stakes and Ties: Adjusted each year to allow for growth. Removed when tree has sufficiently established to support itself, usually after 2 years.	As required											



Maintenance and Management Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
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. In subsequent years thinning may be required in accordance with BS3998.	As required											
Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.	Monthly											
Play Space, Fencing and Street Furniture												
Safety: Following completion a RoSPA inspection will be carried out to ensure safety of the scheme in accordance with recommended guidance for the prevention of accidents.	End of defects liability period											
Monitoring: Regular visual checking of all play equipment and tightening/adjustments to fixings and fittings in accordance with manufacturer’s instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Monthly											
Monitoring: Regular visual checking of all fencing and street furniture and tightening/adjustments/repainting/powder coating to fixings and fittings in accordance with manufacturer’s instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Monthly											
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.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair all hard surfaced areas in accordance with the original specification. Remove any stains in accordance with BS 7370-2, table 4.	As required											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required											



5.2. The following table indicates the ongoing maintenance and management operations to be carried out following the end of the rectification period in years 2 and ongoing.

Ongoing Maintenance and Management Operations Years 2, then in perpetuity	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General operations												
Fertiliser: Apply as deemed necessary to top 50mm of soil in accordance with manufacturer’s instructions. Replace dislodged mulch materials.			x	x								
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required											
Dead and diseased plants: 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.	As required											
Weed control generally: 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.	As required											
Mulch: To all areas of shrub, tree and hedgerow planting to a depth of 75mm, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted off Site. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off Site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required											
Amenity Grass - Turf												
Cutting Regime: Before mowing, remove litter, rubbish and debris and deposit off Site. Maintain general grass areas between 50 and 75 mm. All arisings should be removed off Site. Apply organic fertilizer at a rate of 60g/m2 twice annually in spring and autumn, in line with the manufacturers recommendations.			x	x	x	x	x	x	x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										x		
Strong Lawn Mix												
Cutting regime: Prior to mowing remove litter, stones and debris and deposit off-Site along with arisings once cut. Cut to 40-60mm one established. Bare areas and those that have failed to thrive are to be reseeded/re-turfed as required. Generally weekly mow during growing season.			x	x	x	x	x	x	x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										x		



Ongoing Maintenance and Management Operations Years 2, then in perpetuity	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Standard Purpose General Meadow Mix												
Cutting Regime: Dig out any residual perennial weeds such as docks. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to 50mm high. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to 50mm high and again in spring if needed.			x		x		x	x	x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										x		
Meadow for Wetlands Grassland Mix												
Cutting Regime: Cut annually to a height of 150mm in September. Apply organic fertilizer at a rate of 60g/m2 twice annually in spring and autumn, in line with the manufacturers recommendations.				x					x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.										x		
Ornamental Grasses												
Depending upon the species, grasses are to be cut back/ trimmed annually to promote healthy development and control growth rates.			x	x	x							
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.				x								
Pruning:												
Winter flowering shrubs.			x	x								
Shrubs flowering between March and July.								x				
Shrubs flowering between July and October: Back to old wood in winter.											x	x
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.										x		
Native Hedgerows/Scrub/Shrubs												
Stakes and Ties: Adjusted each year to allow for growth.	As required											
Pruning: Cut back in winter to encourage bushy growth and achieve planned height and width.	x	x	x							x	x	x
Clipped Hedgerows												
Pruning: Cut back in winter to encourage bushy growth and achieve planning height and width.	x	x	x							x	x	x
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											



Ongoing Maintenance and Management Operations Years 2, then in perpetuity	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
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											
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											
Play spaces, Fencing and Street Furniture												
Monitoring: Regular visual checking of all fencing and street furniture and tightening/adjustments/repainting/powder coating to fixings and fittings in accordance with manufacturer’s instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Monthly											
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.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair all hard surfaced areas in accordance with the original specification. Remove any stains in accordance with BS 7370-2, table 4.	As required											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required											



IDP LANDSCAPE
27 SPON STREET
COVENTRY CV1 3BA

T: **+44 (0)24 7652 7600**
F: **+44 (0)24 7652 0424**
E: **info@idpgroup.com**

www.weareidp.com

