

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Ickleford Mill, Ickleford, SG5 3UN,

guarda
landscape



LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Guide to the Management of Landscape Areas for

Ickleford Mill, Ickleford, SG5 3UN,

Document Reference: 25033-GUA-XX-XX-DOC-L-0002

ON BEHALF OF

Hill Residential

February 2026

Revision	Date	Prepared	Approved	Comments
P02	26.02.2026	JH		Revised to ecologists feedback



CONTENTS

1. INTRODUCTION	5	3.4 PROPOSED MIXED NATIVE HEDGEROWS	17
1.1 LOCATION	6	3.5 PROPOSED ORNAMENTAL/ FORMAL NATIVE HEDGEROWS	18
1.2 DEVELOPMENT DESCRIPTION	6	SCHEDULE 3. PRUNING SCHEDULE OF ORNAMENTAL HEDGES	18
1.3 AIMS AND OBJECTIVES	7	3.6 PROPOSED MIXED ORNAMENTAL PLANTING	19
1.4 RECITALS	7	SCHEDULE 4. SOFTWORKS MAINTENANCE SCHEDULE.	20
1.5 SUPPORTING INFORMATION	8	SCHEDULE 5. SHRUB PRUNING GROUPS SCHEDULE.	21
1.6 MANAGEMENT AREAS AND RESPONSIBILITIES PLAN	9	3.7 AMENITY GRASS AND BULBS	22
2. IMPLEMENTATION PROGRAMME	11	3.8 BIODIVERSE AMENITY GRASS	23
2.1 IMPLEMENTATION	11	3.9 PROPOSED WILDFLOWER GRASSLAND AREAS	24
2.2 IMPLEMENTATION OF MAINTENANCE OPERATIONS	11	SCHEDULE 6. AMENITY GRASS MAINTENANCE SCHEDULE	25
3. MAINTENANCE OPERATIONS	13	SCHEDULE 7. WILDFLOWER AREAS MAINTENANCE SCHEDULE	25
3.1 EXISTING TREES, GRASSLAND AND VEGETATION	13	3.10 HARD LANDSCAPE AREAS AND FURNITURE	26
SCHEDULE 1. EXISTING TREES AND VEGETATION MAINTENANCE SCHEDULE.	14	3.11 STRUCTURES, WALLS, RAILINGS, FENCING AND GATES	27
3.2 PROPOSED TREE PLANTING	15	3.12 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)	28
3.3 PROPOSED NATIVE BUFFER/ SHRUB MIXES	16	3.13 PLAY FEATURES	29
SCHEDULE 2. PRUNING SCHEDULE OF NATIVE SHRUBS WITHIN A BUFFER MIX	16	4. APPENDICES	31
		APPENDIX 1. GUIDANCE NOTE FOR MAINTENANCE PRACTICE	31
		APPENDIX 2. SUMMARY MAINTENANCE SCHEDULE	32

INTRODUCTION

IMPLEMENTATION PROGRAMME

MAINTENANCE OPERATIONS

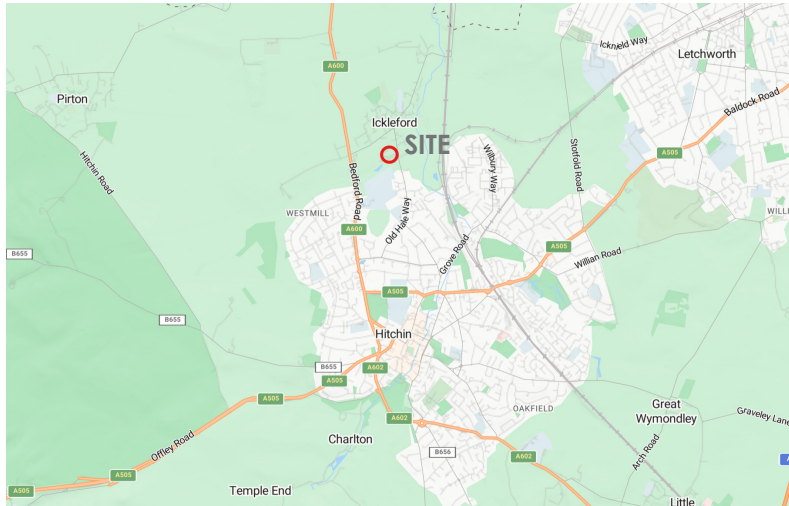
APPENDICES

1. INTRODUCTION

- 1.0.1 Guarda Ltd has been commissioned by Hill Residential to prepare this Landscape Management and Maintenance plan. It sets out the maintenance operations required for the satisfactory management of the landscape within the public spaces associated with the development at Ickleford Mill.
- 1.0.2 The landscape proposals and long-term management goals respond to the specific character of the existing site and surrounding landscape within Ickleford. The location and description of the site can be found on page 6.
- 1.0.3 The **Management Areas and Responsibilities Plan** on page 9 shows the landscape areas which are covered by this Landscape Maintenance and Management Plan (Figure 3). These areas include existing vegetation and trees along with all new planting and other hard or soft landscape components outside of private gardens.
- 1.0.4 The **Implementation Programme and Recitals** sections of this document define the parties who are involved in and responsible for the implementation and maintenance of the landscape within the public spaces and how the proposals will be implemented.
- 1.0.5 Within the **Maintenance Operations** section of this document each landscape component is described and the management objectives defined. General maintenance actions are set out to ensure the long-term management of the landscape for users and wildlife. This section is accompanied by easy-to-read schedules to aid in the on-site application of the operations. The focus of this section is to

ensure that the site is safe, comfortable, attractive, biodiverse and sustainable and contains instructions for the management of the following landscape elements:

EXISTING TREES, GRASSLAND AND VEGETATION	13
PROPOSED TREE PLANTING	15
PROPOSED NATIVE BUFFER/ SHRUB MIXES	16
PROPOSED MIXED NATIVE HEDGEROWS	17
PROPOSED ORNAMENTAL/ FORMAL NATIVE HEDGEROWS	18
PROPOSED MIXED ORNAMENTAL PLANTING	19
AMENITY GRASS AND BULBS	22
BIODIVERSE AMENITY GRASS	23
PROPOSED WILDFLOWER GRASSLAND AREAS	24
HARD LANDSCAPE AREAS AND FURNITURE	26
STRUCTURES, WALLS, RAILINGS, FENCING AND GATES	27
SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)	28
PLAY FEATURES	29



Figures 1 and 2 - Location plans showing Ickleford Mill in relation to Ickleford.

1.1 LOCATION

- 1.1.1 Ickleford Mill is located within the village of Ickleford, Hertfordshire, to the north of Hitchin. The site is accessed from Arlesey Road, which runs through Ickleford and provides a direct connection to Hitchin. The surrounding area is predominantly residential in character, comprising a mix of historic village buildings and more recent development. The River Oughton runs through the site and contributes to the existing landscape setting, with site boundaries otherwise defined by adjacent properties, gardens and mature trees.

1.2 DEVELOPMENT DESCRIPTION

- 1.2.1 The proposals for Ickleford Mill comprise of residential development with associated parking areas, areas of public open space, play provision and attenuation features, with vehicular access taken from Arlesey Road. Boundary treatments will comprise a combination of existing and proposed site boundaries, including fencing, walls and vegetation where applicable. Existing mature trees, established vegetation and the River Oughton running through the site will be retained and form part of the site context.

1.3 AIMS AND OBJECTIVES

- 1.3.1 **The sustainable management of existing vegetation:** To retain existing trees and hedgerows as outlined in the arboricultural impact assessment, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety;
- 1.3.2 **To maintain landscape character:** To incorporate locally indigenous species within screening/structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- 1.3.3 **To achieve a high standard of maintenance:** To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and/or improved over time as appropriate;
- 1.3.4 **To maintain and enhance biodiversity:** To protect and enhance the nature conservation interest of new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfill all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles.
- 1.3.5 **To ensure health and safety:** To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimize risk of injury and damage to people and property.

1.4 RECITALS

- 1.4.1 The main parties involved include the following:
- **The Developer:** Hill Residential is responsible for the construction of this development. This will include the protection and management of existing landscape components through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings, including any contractual maintenance period associated with these works.
 - **The Local Planning Authority:** This term (abbreviated to LPA) shall refer to North Hertfordshire District Council and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
 - **The Adopting Organization:** This is the organization that will adopt ownership of the landscape areas and is therefore responsible for their management and maintenance including all landscape components and features within them. The Adopting Organization for the site will be LPA or a nominated management company. The Adopting Organization shall also be taken to mean any employee or representative of the organization in ownership of the grounds.
 - **The Landscape Management Contractor:** the company who may be appointed by the Adopting Organization to carry out the landscape maintenance works.

1.5 SUPPORTING INFORMATION

1.5.1 The Management Plan shall be taken to include this document and any supporting plans, reports and specifications approved as part of the planning application for the residential development of land at Site.

- 1.5.2
- 25033-GUA-XX-XX-DR-L-1001-1004 OUTLINE HARD LANDSCAPE PROPOSALS

25033-GUA-XX-XX-DR-L-2001-2004 OUTLINE SOFT LANDSCAPE PROPOSALS

25033-GUA-XX-XX-DR-L-3001 BOUNDARY TREATMENT PLAN

25033-GUA-XX-XX-DR-L-4001 PLANTING SCHEDULE AND OUTLINE SPECIFICATION

1.6 MANAGEMENT AREAS AND RESPONSIBILITIES PLAN



Landscape areas to be managed

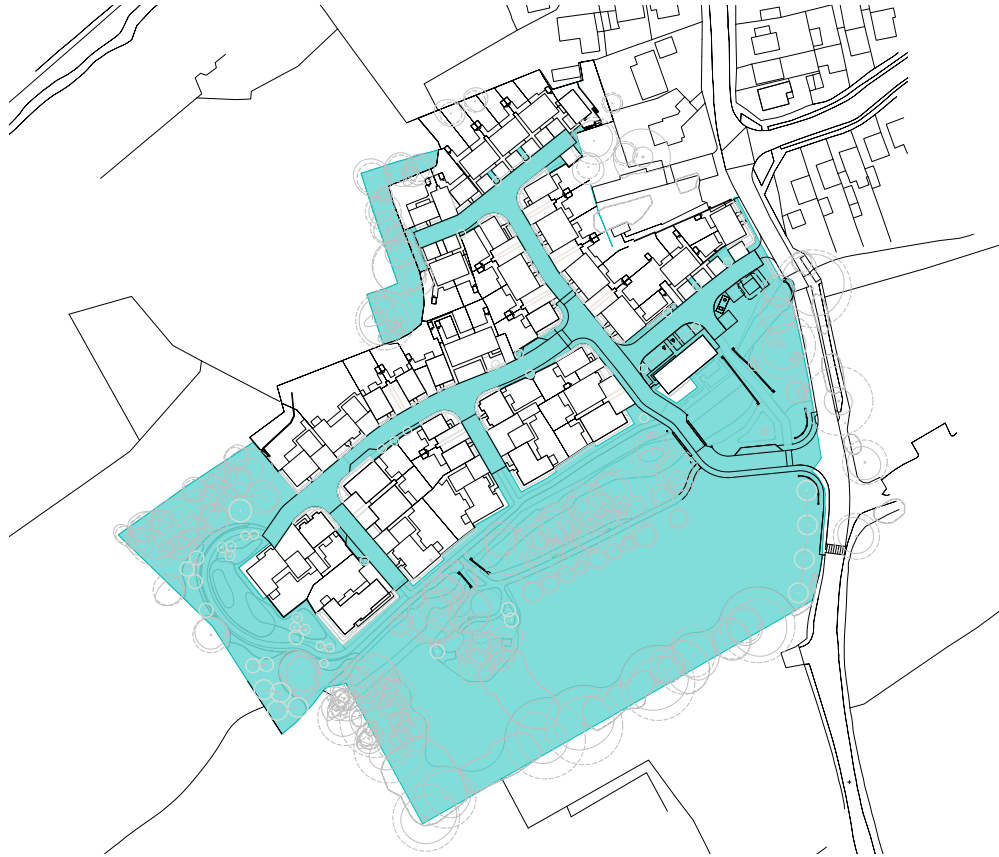


Figure 3 - Landscape areas encompassed within this maintenance and management plan

INTRODUCTION	
IMPLEMENTATION PROGRAMME	
MAINTENANCE OPERATIONS	
APPENDICES	

2. IMPLEMENTATION PROGRAMME

2.1 IMPLEMENTATION

- 2.1.1 All planting works shall be carried out in accordance with the approved details unless otherwise agreed with the LPA.
- 2.1.2 The planting on plots is to be completed prior to the occupation of the respective dwelling.
- 2.1.3 The play area and recreational open space is to be planted in accordance with the terms of the Section 106 agreement.

2.2 IMPLEMENTATION OF MAINTENANCE OPERATIONS

- 2.2.1 The Landscape Management Contractor as appointed by the Adopting Organization will coordinate all management of the site in perpetuity in accordance with this Landscape Management Plan and the accompanying maintenance schedules. A representative of the Landscape Management Contractor/ Adopting Organization will be appointed as the main point of contact for residents, relating to the management of the site.
- 2.2.2 The Landscape Management Contractor will carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.
- 2.2.3 The Adopting Organization may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake

a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety.

- 2.2.4 All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

INTRODUCTION	1
IMPLEMENTATION PROGRAMME	2
MAINTENANCE OPERATIONS	3
APPENDICES	4

3. MAINTENANCE OPERATIONS

3.1 EXISTING TREES, GRASSLAND AND VEGETATION

3.1.1 The arboricultural report and plans detail the existing condition, protection and any required works/ removal of existing trees and vegetation on site:

- Tree Survey Plans and Schedule by Sharon Hosegood Associates
- Ecological Survey by MKA Ecology

3.1.2 Existing trees and vegetation are incorporated into the landscape proposals for the site.

3.1.3 Management Objectives:

- Maintain the trees in an healthy and attractive condition to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site; and
- Ensure that trees are healthy and safe, particularly in places in proximity to residential properties and with public access.

3.1.4 Trees should be visually checked once a year for the presence of any diseased or rotten wood; fungal or other infections/ disease; and stability. If any such issues are identified, then the advice of a qualified Arboriculturist should be sought.

3.1.5 Tree replacement and enhancement of tree cover:

- Any tree that dies or is necessarily felled, but which is not

removed as part of a programme of thinning or coppicing, shall be replaced with a specimen of similar species and stock size so as to maintain the character and ecological value of the site. Where disease has caused the loss of the tree, care must be taken in the selection of an appropriate alternative species, taking into account the local context, character of nearby trees, the potential impact on nearby buildings/services, and the potential susceptibility of the replacement tree to the disease.

3.1.6 Existing Grassland

- Grassland areas are to be maintained and enhanced in line with the Biodiversity Enhancement Strategy by MKA Ecology. It is the responsibility of the Main Contractor (unless otherwise agreed) to maintain these areas through the construction and defects period. Mown footpaths to be maintained in line with landscape architects proposals to a height of 50mm.

3.1.7 Gapping up native hedges:

- Where sections of hedgerow become thin or fail, gap up hedgerows to an approximate density of 6 plants/linear meter, planted in a double staggered row or as required to achieve a continuous hedge line.
- Plants should be a minimum size of open ground whips 600-900mm high or 3L container grown stock for evergreen species (such as holly).

All works should be carried out in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 31 and "Schedule 1. Existing Trees and Vegetation Maintenance Schedule." on page 14.

- All plants should be native, appropriate to the character of the area, and maximize the ecological value of the hedge.

3.1.8 Annual Cutting of Native Hedgerows:

- Cut on a three year cycle (one side, top, other side) which will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife. Maintain to a height of 3m, or to continue the character of adjacent high quality hedgerows. Long rural native hedges can be flailed once every two to three years if there is suitable access.
- Encourage bushier and denser growth by cutting at least 2cm above previous years growth.
- Leave the vegetation beneath the hedge line (2m wide margin) uncut to improve the wildlife value. Avoid the use of herbicides and pesticides near native hedgerows.

Schedule 1. Existing Trees and Vegetation Maintenance Schedule.

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
3.4 VISUALLY INSPECT TREES ANNUALLY											
3.1.5 CARRY OUT TREE REPLACEMENT AND ENHANCEMENT IF REQUIRED											
CARRY OUT TREE WORKS IF REQUIRED								CARRY OUT TREE WORKS IF REQUIRED			
		AVOID CARRYING OUT TREE WORKS DURING THE BIRD NESTING UNLESS A HEALTH AND SAFETY RISK OR ACCESS ISSUE (NOTE 2)									

3.2 PROPOSED TREE PLANTING

3.2.1 Management Objectives:

- Ensure the satisfactory establishment and growth of new tree planting so that trees are healthy and safe.
- Care for trees for the long term visual amenity, character and biodiversity of the site.

3.2.2 General tree maintenance during establishment

- Firm in unstable trees in the ground especially after frost and strong winds.
- Check and adjust tree ties, replacing tight or damaged ties in a slightly different position.
- Top up bark mulch levels to a depth of 75mm within a radius of 500mm of the tree stem and remove any weed growth around the tree by hand.
- Fertilize using a suitable and approved liquid feed during early May and again in late September.
- Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Pruning should be carried out in accordance with BS 3998:2010. Remove all cut material from site.
- Prune young trees to encourage a strong leader and an even open crown.
- Inspect for pests and diseases and ensure remedial action is taken. **(Note 4)**

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 31 and “Schedule 4. Softworks Maintenance Schedule.” on page 20.

- **Watering:** Water trees during first two growing seasons. Frequency and volume as per softworks maintenance schedule and **Note 5**.

3.2.3 Remove tree stakes and ties

- Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes should be removed from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilize, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support.

3.2.4 Remove Treegator Watering Bag

- Remove watering bags after the initial 2 growing seasons after planting.

3.2.5 Tree Replacement

- Failing trees are to be replaced with a specimen of similar species and stock size to maintain the character and ecological value of the scheme. Where disease has caused the loss of the tree, care must be taken in the selection of an appropriate alternative species, taking into account the local context, character of nearby trees, the potential impact on nearby buildings/services, and the potential susceptibility of the replacement tree to the disease.

3.3 PROPOSED NATIVE BUFFER/ SHRUB MIXES

3.3.1 Management Objectives:

- Ensure the satisfactory establishment and growth of new planting.
- Maintain planting in a healthy and attractive condition and enhance the value of planting as a food and sheltering source to wildlife; and
- Ensure continuity of the design approach and amenity value

3.3.2 General Maintenance:

- Firm in and straighten any loose plants after wind or frost.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied for the first 3 years and remove any weed growth.
- Check rabbit guards/fencing and canes regularly. Remove guards after 2-3 years when plants are growing strongly.
- **Watering:** For the first two years after planting, water shrubs and whips to field capacity. Frequency and volume as per softworks maintenance schedule and **Note 5**.

3.3.3 Replacement and enhancement planting:

- Remove and replace failing plants with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, or 3L container grown 500mm high shrub for evergreen species. Ensure that the ground is well prepared and that any replacement planting is well watered. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock.

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 31 and "Schedule 4. Softworks Maintenance Schedule." on page 20.

3.3.4 Pruning:

- Buffer planting should be allowed to attain a 'natural' thicket.
- Prune to prevent plants from overhanging highways or footpaths.

Cornus sanguinea	Within the native shrub mix and on the edge of buffer areas, reduce to a 200mm stool above ground on a 2 yearly cycle, but retaining any young growth. (March)
Corylus avellena	Hazel should be coppiced on a 7-10 yearly cycle in the dormant season (October - March). Protect coppice stools from deer/rabbit browsing by piling brash over them or with additional rabbit fencing. Monitor coppice periodically, noting any stools that fail to regrow and replant the following autumn.
Crataegus monogyna Euonymus europeaus Viburnum opulus Rosa canina Malus sylvestris	Prune damaged and diseased wood and limbs which are unsafe or are in danger of falling or breaking up during gales. Some deadwood can be left as habitat piles.
Sambucus nigra Rhamnus frangula	To be pruned in late winter or early spring before new growth begins. Remove any dead, damaged, or crossing branches to maintain healthy structure and encourage vigorous growth. Avoid heavy pruning outside this period to reduce stress and ensure optimal recovery.
Salix caprea	Prune in late winter to remove dead, damaged or hazardous branches and to maintain a balanced form. More intensive pruning should only be undertaken where required for safety or management purposes.

Schedule 2. Pruning Schedule of Native Shrubs within a Buffer Mix

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 31 and "Schedule 4. Softworks Maintenance Schedule." on page 20.

3.4 PROPOSED MIXED NATIVE HEDGEROWS

3.4.1 Management Objectives

- To set out the establishment and ongoing maintenance of native hedgerows to ensure healthy dense growth and a naturalistic appearance to define boundaries.
- To ensure that native hedgerows are maintained for the visual amenity and safety of users of the public open spaces.
- To promote the ecological value of proposed native hedgerows.

3.4.2 General Maintenance:

- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied for the first 3 years.
- Check rabbit guards/fencing and canes regularly. Remove guards after 2-3 years when the hedge is growing strongly.
- Maintain a meter wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds for moisture and nutrients. After establishment, native ground flora can be allowed to develop.
- **Watering:** Water mixed native hedgerows, frequency and volume as per softworks maintenance schedule and **Note 5**.

3.4.3 Pruning Native Hedges:

- In the first spring after planting trim all lateral branches back by 50% (not Holly). Prune damaged, diseased or dead wood immediately after first leaf break.

- From the second year onwards, prune any diseased or rotten wood back to sound wood and remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales.
- Cut on a three year cycle (one side, top, other side) which will allow time for flowering and fruiting shrubs to develop throughout the length of the hedge and is the most beneficial for wildlife. Maintain to a height between 1.8-3m, depending on location. Long rural native hedges can be flailed once every two to three years if there is suitable access.
- Encourage bushier and denser growth by cutting at least 2cm above previous years growth.
- Where the space and character allows, leave a 2m wide uncultivated zone from the middle of the hedge to aid in biodiversity.

3.4.4 Gapping up native hedges:

- Remove and replace failing plants with a plant of the same species, to a minimum size of an open ground whip, 0.9-1.2m high, or 3L container grown 500mm high shrub for evergreen species. Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge alignment.
- Old, gappy hedges can also be rejuvenated by laying or coppicing (cutting stems down to 10-15cm above ground level).

3.5 PROPOSED ORNAMENTAL/ FORMAL NATIVE HEDGEROWS

3.5.1 Management Objectives:

- To ensure the establishment and ongoing maintenance of hedges to provide a healthy, continuous and bushy line of shrubs which is good for wildlife.
- Maintain hedges to be attractive and neat to create safe and inviting spaces for residents.

3.5.2 General Maintenance:

- **Watering:** Water ornamental hedgerows regularly, saturating the full depth of topsoil. Frequency and volume as per softworks maintenance schedule and **Note 5**.
- **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. All weeds shall be removed from the site.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied.
- **Fertilizer:** Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertilizer at a rate of 60g per m², from March - April.

Carry out all works in accordance with "Appendix 1. Guidance Note for Maintenance Practice" on page 31 and "Schedule 4. Softworks Maintenance Schedule." on page 20.

• Gapping up and replacement of ornamental hedges:

Remove failed plants and replace with a plant of the same species. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch.

3.5.3 Cutting / trimming of hedges:

Euonymus japonicus 'Jean Hugues'	A slow growing shrub to a maximum height of 1m, EjJH only requires the tips to be lightly trimmed back to a neat & even shape - 0.6m high in May and again in September if necessary to maintain the form.
Fagus sylvatica	Prune after first flush of growth in May and again in late summer to maintain a neat form and winter leaf retention, to a height of 1.2m to garden frontages, 1.4m where hedges enclose and screen parking where it is planted to screen boundary walls and fences.

Schedule 3. Pruning Schedule of Ornamental Hedges

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 31, “Schedule 4. Softworks Maintenance Schedule.” on page 20 and “Schedule 5. Shrub Pruning Groups Schedule.” on page 21.

3.6 PROPOSED MIXED ORNAMENTAL PLANTING

3.6.1 Management Objectives:

- To ensure establishment and growth of new ornamental planting to enhance the visual quality of the development and provide tidy, welcoming spaces for users.
- Maintain planting in a healthy and attractive condition and enhance the value of planting for wildlife.

3.6.2 General Maintenance:

- **Watering:** Water ornamental planting regularly, saturating the full depth of topsoil. The programme of watering must be sensitive to the weather conditions to ensure the establishment and healthy growth of plants. **(Note 5)**
- **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. All weeds shall be removed from the site.
- Top up bark mulch levels to maintain a depth of 75mm using the same or similar product to that previously supplied.
- **Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. **(Note 4)**

- **Fertilizer:** Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertilizer at a rate of 60g per m², from March - April.
- **Replace failing planting:** Remove and replace plants which are weak and failing or have died with stock of the size, species and quality originally specified. Ensure that the ground is well prepared and that any replacement planting is well watered. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock.
- **Pest Control:** Check unstable or failing shrubs and perennials for vine weevil larvae in the roots. Treat with a chemical or biological control and/or remove the plants, replacing with a species that is not susceptible (especially problematic for Heuchera, Taxus, Sedum & Primula).

3.6.3 Pruning:

- Prune shrubs according to their **pruning groups** and horticultural expertise. Pruning should aim to enhance the natural form of shrubs and maintain the health and visual amenity of planting beds.
- Cut back herbaceous perennials and deciduous grasses in late winter and clear away cut foliage.

Schedule 4. Softworks Maintenance Schedule.

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
CHECK TREE STAKES & TIES											
WATERING AS REQUIRED			REGULAR WATERING (NOTE 4)					WATERING AS REQUIRED			
REPLACE FAILED TREES & SHRUBS										REPLACE FAILED TREES & SHRUBS	
				1				2			
		PRUNE SHRUBS ACCORDING TO PRUNING GROUP									
		PRUNE EARLY FLOWERING SHRUBS (GROUPS 2, 3 & 5)									
		PRUNE HYDRANGEAS (4)									
			PRUNE SUMMER FLOWERING SHRUBS (6)								
		PRUNE SHRUBS FOR COLOURFUL STEMS (GROUP 7)									
			PRUNE EVERGREEN SHRUBS (GROUPS 8, 9, 10)								
				1				2			
					PRUNE ORNAMENTAL HEDGES						

Pruning Group	Latin Name	Pruning Guidance
Pruning group 1	Aucuba japonica 'Rozannie' Hydrangea arborescens 'Annabelle' Hydrangea paniculata 'Limelight'	Light pruning Lightly prune only where required. Remove diseased, damaged congested or crossing shoots. Shoots that are growing in unwanted directions can also be pruned out. Regularly trim Photinia to maintain a neat form and fresh growth. Remove suckers from Eleagnus 'Quicksilver' as necessary.
Pruning group 7	Cornus sanguinea 'Midwinter Fire'	Pruning for stems and foliage From the third year, and every other year after planting, cut back to 60-90cm (2-3ft) from the ground for pollards or 5-7.5cm (2-3in) for coppiced specimens and pinch or thin out sideshoots to encourage further branching.
Pruning group 8	Choisya 'Aztec Pearl' Hypericum 'Hidcote' Skimmia japonica 'Rubella'	Early flowering evergreen shrubs Prune just before growth starts in mid-spring, after any risk of frost has passed. Prune out any diseased, damaged or dead shoots and thin out crowded shoots and any badly positioned ones that spoil the shrub's appearance. Remove up to one-third old wood as required.
Pruning group 9	Hebe rakaiensis Nandina domestica 'Obsessed'	Late flowering evergreen shrubs This group of evergreen shrubs bloom in summer and late autumn on the previous or current year's growth. Prune lightly removing unsightly shoots as required to create a bushy form. Avoid cutting into old wood of Cistus and Hebe.

Pruning operation	Latin Name	Pruning Guidance
Deciduous Grasses	Calamagrostis × acutiflora 'Karl Foerster' Miscanthus sinensis 'Kleine Fontäne'	Cut back stems 13cm above ground level from late February through to the end of March, before new shoots are emerging.
Evergreen and Semi-evergreen Grasses	Carex marowii 'Irish Green'	Comb or rake off any old, tired or dead leaves and flowers in spring. If needed evergreens can be cut back (by up to half) at almost any time from April to July. Do not cut back in autumn or winter.

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 31 and “Schedule 6. Amenity Grass Maintenance Schedule” on page 25.

3.7 AMENITY GRASS AND BULBS

3.7.1 Management Objectives:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain healthy and suitable grass areas appropriate to function and use.

3.7.2 General Maintenance:

- **Mowing:** Amenity grass areas adjacent to paths and play features should be kept neat and low, while the mowing frequency and height of grass within less formal areas can be more relaxed. If present delay cutting of grass areas containing bulbs (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May.
- Cut the grass first in spring with a rotary mower to a height of 50mm.
- Regularly mow amenity grass through spring, summer and autumn, collecting the arisings each time, and removing off site.
- **Edging:** Once a year in spring, use a half-moon edging tool to define the edge between grass areas and planting beds, neatly cutting the edge of the planting bed and removing any grass which has grown into the bed.
- Strim or use edge clippers once per month during the growing season to keep the edges of paths and hard surfaces neat and free from grass.

- **Watering:** During the first year following initial seeding or following re-seeding operations, water amenity grass areas. Water to field capacity in the morning or in the evening if possible to reduce evaporation. (**Note 5**)

3.7.3 Re-mediation of failing turf:

- Scarify/ aerate poor quality turf and apply a slow release fertilizer at a rate of 70g/m².
- Where grass is damaged through high wear (especially during winter), fence off temporarily to allow the sward to recover.
- Where grass is unable to regrow due to compaction, consider implementing reinforcement mesh prior to over-seeding.

3.7.4 Replacement of failed turf:

- **Small areas:** Cut out sections of failed turf and supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil.
- **Re-seeding larger areas:** Cultivate the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimeters below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 31 and “Schedule 6. Amenity Grass Maintenance Schedule” on page 25.

3.8 BIODIVERSE AMENITY GRASS

3.8.1 Management Objectives:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain healthy and suitable grass areas appropriate to function and use.

3.8.2 General Maintenance:

- **Mowing:** Amenity grass areas adjacent to paths and play features should be kept neat and low, while the mowing frequency and height of grass within less formal areas can be more relaxed. Where bulbs are present these grass areas will generally be subject to a lower frequency cutting regime for aesthetic reasons. If present delay cutting of grass areas containing bulbs (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May.
- Cut the grass first in spring with a rotary mower to a height of 50mm, thereafter using a cylinder mower on a regular basis to a height of 30-40mm until mid- to late June. Relax mowing for 4-8 weeks to allow lawn to flower, then continue mowing from late July/August until the end of the growing season. Collect arisings at each cut.
- Regularly mow amenity grass through spring, summer and autumn, collecting the arisings each time, and removing off site.
- **Edging:** Once a year in spring, use a half-moon edging tool to define the edge between grass areas and planting beds, neatly cutting the edge of the planting bed and removing any grass which has grown into the bed.
- Strim or use edge clippers once per month during the growing season to keep the edges of paths and hard surfaces neat and free from grass.

- **Watering:** During the first year following initial seeding or following re-seeding operations, water amenity grass areas. Water to field capacity in the morning or in the evening if possible to reduce evaporation. **(Note 5)**

3.8.3 Re-mediation of failing turf:

- Scarify/ aerate poor quality turf and apply a slow release fertilizer at a rate of 70g/m².
- Where grass is damaged through high wear (especially during winter), fence off temporarily to allow the sward to recover.
- Where grass is unable to regrow due to compaction, consider implementing reinforcement mesh prior to over-seeding.

3.8.4 Replacement of failed grass:

- **Re-seeding:** Cultivate the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply flowering lawn seed mix ‘EG22 - Strong Lawn Grass Mixture’ and EL1F - Wild flowers for lawns by Emorsgate Seeds Ltd. or similar and approved, raking until the seed is a few millimeters below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

3.9 PROPOSED WILDFLOWER GRASSLAND AREAS

3.9.1 Management Objectives:

- To ensure the satisfactory establishment of the grass sward and the visual amenity of the public areas.

3.9.2 First year maintenance

- Mow regularly through the growing season to a height of 40-60mm to control weed growth and promote diversity of the sward. Collect and remove arisings from site.

3.9.3 General maintenance (Year 2 onwards):

- Cut a summer hay-crop in mid-July to early August to a height of 50-75mm. Rake up all arisings after 2 days (allowing time for seeds to disperse) and remove off site.
- Cut each wildflower area in blocks on a cycle, a couple of weeks apart to allow wildlife refuge and the development of a greater diversity of wildflowers (as each sets seed at different times).
- Be aware of any **protected species** (such as reptiles and amphibians) that may be present and take advice from an Ecologist if required.
- Take up to 2 additional cuts to a height of 40-75mm through the autumn (October-November) to maintain a short sward through winter.
- Where fertility is high and grass is growing very quickly an additional cut can be taken in spring to a height of 40-75mm.
- **Weeding:** Remove by hand any vigorous undesirable plants such as nettles, thistle and docks.

Carry out all works in accordance with “Appendix 1. Guidance Note for Maintenance Practice” on page 31 and “Schedule 7. Wildflower Areas Maintenance Schedule” on page 25. The seed supplier Emorsgate Seeds can provide additional management advice: <https://wildseed.co.uk> (01553) 829028.

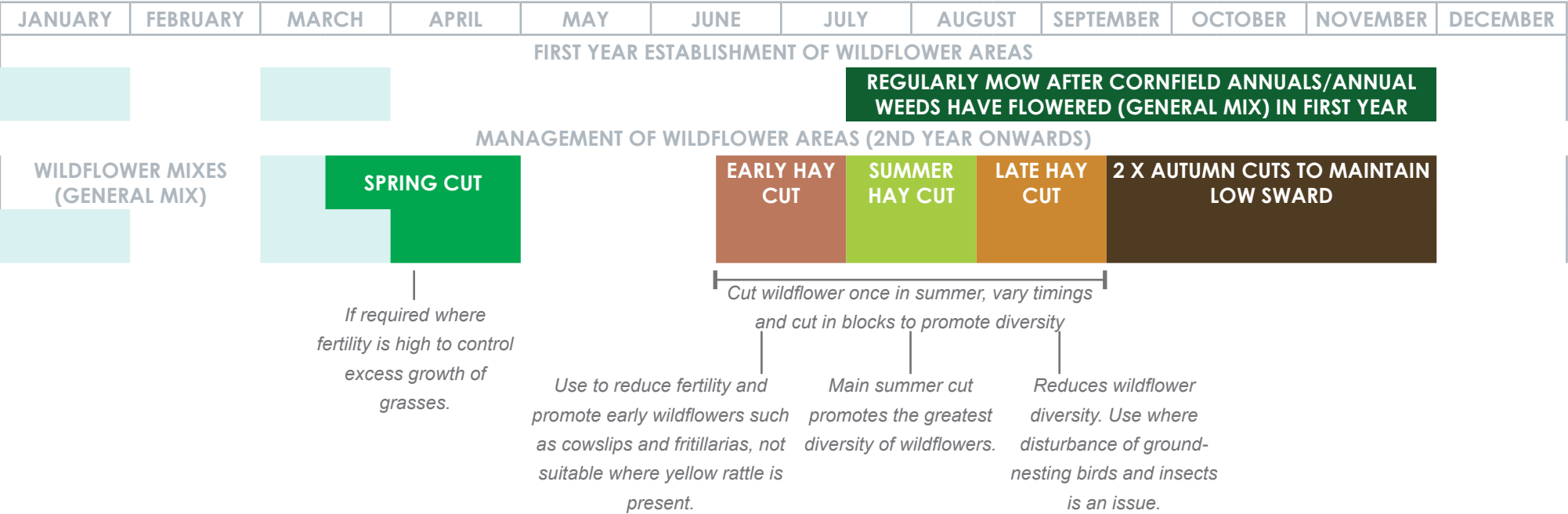
3.9.4 Enhancement of species-poor areas:

- Closely strim or mow the existing sward and remove all cuttings in October. Harrow or scarify to disturb the ground and over-seed with a wildflower only seed mix (suitable mixes: <https://wildseed.co.uk/mixtures/category/100-wild-flower-mixtures>). Maintain the sward to a height of 60mm for the following season.

Schedule 6. Amenity Grass Maintenance Schedule Biodiverse Amenity Grass (lformal areas)

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER						
CUTTING AMENITY GRASS AREAS																	
AS REQUIRED			1	2	3	4	5	6	7	8	9	10	11	12	13	AS REQUIRED	
EDGING AMENITY GRASS AREAS																	
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Schedule 7. Wildflower Areas Maintenance Schedule & biodiverse amenity grass (less formal areas)



3.10 HARD LANDSCAPE AREAS AND FURNITURE

3.10.1 Management Objectives:

- To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.
- Maintain the furniture in public spaces to ensure the long-term amenity value of elements.

3.10.2 General maintenance of hard landscape areas:

- Ensure all paved surfaces are clean, tidy and free from dust, litter and debris through regular sweeping (removing all arisings off site). Increase maintenance in autumn when leaves are falling.
- Regularly inspect all hard landscape surfaces and edgings to ensure they are sound and free from: mechanical damage, vandalism, settlement, frost heave, staining, litter and debris or any other defect.
- Failing areas which cause a health and safety concern **are to be clearly fenced-off from the public.**
- Document all defects and **repair as new as soon as feasibly possible in** agreement with the Adopting Organization.

3.10.3 General maintenance of furniture:

- Inspect all street furniture (including benches, litter bins & signs) twice a year to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- Clean furniture of any debris and algae.
- Check timber furniture for wear to any preservative treatment/ finishes.

- Apply a proprietary timber preservative to damaged timber furniture to match the original treatment type and colour.
- Check metal furniture elements for any painted surface has not become worn or eroded. Rectify any damaged areas with an appropriate paint to match the original colour/finish.
- Check furniture for graffiti twice a year. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / re-mediate furniture that is subject to graffiti.
- Where furniture can not be fixed it should be replaced with an appropriate alternative.

3.11 STRUCTURES, WALLS, RAILINGS, FENCING AND GATES

3.11.1 Management Objectives:

- To ensure that structures, walls and fencing are safe, functional, clean and free from dilapidations, hazards, rot, vandalism or damage, graffiti and grime.

3.11.2 General maintenance:

- For **structures and walls**: Inspect monthly, including to inspect piers, masonry, pointing and jointing, copings, damp proof courses etc. Look for and record any cracking, loose elements, damage, graffiti, spalling cement, efflorescence or dampness issues, sapping, flaking or crumbling of masonry or units. Record defects and arrange for repairs within seven days with an approved masonry contractor as appropriate.
- For **timber fences**: Inspect footings, posts, rails, styles, braces, fixings, latches, bolts, fasteners and paint or stain work. Check that posts are steady and upright and that footings are intact. Ensure that fixings show no signs of rust. Record defects and arrange for repairs, adjusting or re-painting/staining as required within seven days with an approved fencing, decorating or cleansing contractor as appropriate.
- For **railings**: Inspect footings, posts, rails, rods, braces, fixings, latches, bolts, fasteners, galvanising and paint work. Check that posts are upright and firm and that footings are intact. Ensure that fixings, metalwork and paint work show no signs of degradation or any other defect. Record defects and arrange

for repairs, adjusting or re-painting/staining as required within seven days with an approved fencing, decorating or cleansing contractor as appropriate. Re-painting shall take place at 5-10 year intervals or as required to keep paintwork in good condition.

- Where defects are in need of wholesale replacement and where such items are found to be beyond repairable condition, these changes should be actioned immediately, ensuring all new elements match those existing in all respects, both the material type, dimensions and the decorative finish and colour.
- Document all defects and **repair as new as soon as feasibly possible** in agreement with the Adopting Organization.

3.12 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

3.12.1 Refer to the details, design and specification, prepared separately by the Civil Engineers, for further information. A summary of maintenance operations are listed below. Additional operations may be required to protect the validity and effectiveness of the SUDS by the Water Authority.

3.12.2 The Contractor must ensure safe access can be gained to SUDS features and that relevant Health and Safety procedures are followed when working on slopes and banks and within SUDS features prior to proceeding with the work on site.

3.12.3 For below-ground SUDS features such as permeable paving and geocellular storage, maintenance advice should be provided by the manufacturer.

3.12.4 Management Objectives:

- To ensure the long term efficiency and functioning of SUDS features.
- To ensure that SUDs features are maintained in a safe manner.
- To ensure that SUDS are fit for purpose by controlling the buildup of organic content within them and ensuring that planting within features are maintained in good condition.
- To ensure, where suitable, the integrity of SUDS features in terms of their value to biodiversity and their contribution to Biodiversity Net Gain (BNG).

3.12.5 Schedule of Inspections:

- **Routine inspections** should be carried out regularly by a suitably experienced representative of either the Adopting Organization or Landscape Management Contractor and recorded on a site checklist. The programme of inspections

The following Maintenance and Management Operations for SUDS features has followed advice taken from The SUDS Manual CIRIA C697.

should be designed to respond to the usage and specific risks of the site.

3.12.6 General maintenance of SUDS features (as required):

- Clear any fallen leaves, rubbish, detritus and sediment from SUDS features' drainage inlets, culverts, drainage outlets and control structures.
- Vegetation Management: Attenuation basins within the Site include native shrub and tree planting and wildflower areas and swales include areas of wildflower. Please refer to the Maintenance Operations within this document for guidance on specific maintenance operations for specific vegetation types.
- Remove litter/debris.
- Repair eroded or damaged areas and perform regular inspections to ensure the effective operation of the SUDS feature.

3.12.7 General Maintenance of Bioretention Areas:

- Regular inspection and removal of litter and debris.
- Inspection and cleaning of inlets/outlets to avoid blockages.
- Removal and replacement of mulch layer annually or when necessary.
- Soil spiking, scarification and "thatch" removal should be performed every three years (when mulching) to ensure infiltration rates are not adversely effected.
- Should vegetation become damaged or silt covered, and infiltration is adversely affected, remove to a depth of 50mm below original design level.

"Thatch", as defined in The SUDS Manual CIRIA C697, is a tightly intermingled organic layer of dead and living shoots, stems and roots, developing between the zone of green vegetation and the soil surface. Scarifying with tractor-drawn or self-propelled equipment to a depth of at least 50 mm breaks up silt deposits, removes dead grass and other organic matter and relieves compaction of the soil surface.

3.13 PLAY FEATURES

3.13.1 Management Objectives:

- To set out a schedule for regular monitoring of play equipment to ensure the soundness and safety of all playable features so as to minimize the risk of injury to users of all ages.
- To ensure that play features are decommissioned if unsafe and repaired as soon as possible to a sound and satisfactory

3.13.2 Schedule of Inspections:

- **Routine inspections** should be carried out regularly by a suitably experienced representative of either the Adopting Organization or Landscape Management Contractor and recorded on a site checklist. The programme of inspections should be designed to respond to the usage and specific risks of the site.
- **Annual inspections** shall be completed by a specialist contractor not employed by the Adopting Organization, such as those approved by the Register of Play Inspectors (www.playinspectors.com). Following the inspection, the specialist contractor shall prepare and issue an independent written report for review. Any issues identified by the annual inspection should be rectified as soon as possible. Where required play features and associated safety surfacing should be replaced.

3.13.3 General maintenance:

- Clean play features, removing dirt and any graffiti at each visit.
- Check safety surfaces for any sharp objects, litter and debris (removing from site) as well as general wear, tear or other defects.
- Check that posts are upright and firm, that footings are intact

and fixings are secure and in good repair. Ensure that wood work is complete and that there is no sign of damage or any other defect. Inspect play features for quality control and to identify minor wear and tear.

- Inspect the general surroundings of the play areas and landform, highlighting issues arising from vandalism, breakages and cleanliness.

3.13.4 Defects and repairs:

- Record any defects and make arrangements for repair within seven days with the item supplier or other suitable and approved contractor.
- Make good wood work with a matching treatment and colour applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and COSHH Regulations. All repairs must be carried out strictly in accordance with the supplier's instructions.
- Erect temporary fencing and warning signage to secure any play features/surfacing with defects which make the area unsafe to use. Remove as soon as the item is made good.

3.13.5 Contact Information:

- Signage on site should be kept up-to-date with contact details for reporting emergencies and defects. The Adopting Organization shall ensure that a representative is available for emergency call out 7 days per week to deal with dangerous items quickly.

INTRODUCTION

IMPLEMENTATION PROGRAMME

MAINTENANCE OPERATIONS

APPENDICES

4. APPENDICES

APPENDIX 1. GUIDANCE NOTE FOR MAINTENANCE PRACTICE

NOTE 1	Tree Work Consents	Any works to a TPO tree (such as crown raising, crown reduction, substantial pruning, removal of limbs, pollarding or felling) should be documented and a formal application made to the LPA for approval (with the exception of the removal of dead wood) in advance of the works being undertaken.
NOTE 2	UK/EU Wildlife legislation	All works should be completed in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between 1st September and end of February). During the nesting season a suitably qualified ecologist will be required to check for any active nests.
NOTE 3	Good Practice of Arboricultural Contractor	All tree works shall be carried out by a suitably qualified tree surgeon, a member of the Arboricultural Association, in accordance with BS3998: 2010 'Tree Work - Recommendations'. All brushwood and logs that result from surgery and felling of trees on site shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles. Brushwood may be chipped on site, but all wood chippings resulting from these operations shall be raked up, bagged and removed. Where surgery works affect a highway, the Arboricultural Contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met.
NOTE 4	Use of Herbicides, Biocides and Pesticides	Any works requiring the use of pesticides and/or biocides should comply with the latest regulations in place at the time of the application. In practice, guidance is provided on the Health and Safety Executive (HSE) website: https://www.hse.gov.uk/pesticides/ and includes a series of codes of practices adapted to the situation. These should be followed: 'Code of Practice for Using Plant Protection Products'; 'Information Statement on application of pesticides using vehicles in public areas'; etc. In addition, the following recommendations should be followed, but in no way replace the full compliance of the regulations mentioned above: The operator should have relevant and up-to-date certification and training and wear appropriate PPE equipment. All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants, grass and Environment; as such, avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, are to be reported appropriately and rectified at the Landscape Management Contractor's expense.
NOTE 5	Watering	For the first two years after planting proposed trees, mixed ornamental planting and amenity grass will require regular watering to ensure establishment. Watering Period and Frequency: Water during the growing season (mid March- early October) once per fortnight or more regularly as required by climatic conditions, such as hot, dry weather, wind and lack of rainfall. Water evergreens twice in winter. The Landscape Management Contractor shall be entirely responsible for increasing the frequency of visits according to climatic conditions and for contacting the Adopting Organization to agree the timing of any additional watering visits if required. Watering Volume: When watering shrubs, the top layer of soil should be fully saturated. Apply 25L to each tree per visit and 20L per m2 or hedgerow. Where restrictions are placed on the use of water, sources and costs of obtaining second class water must also be agreed. The Landscape Management Contractor shall be responsible for any failures of plants and trees or excessive die back from drought stress during the management contract. Following the first year after planting, the frequency of watering can be reduced and focused on ornamental planting and trees during periods of dry weather only.

APPENDIX 2. SUMMARY MAINTENANCE SCHEDULE

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
HARD WORKS & FURNITURE GENERAL MAINTENANCE					
Collection and removal of litter & leaves from all hard and soft areas to include general tidying and sweeping of paving.	At each site visit	At each site visit	At each site visit	At each site visit - additional visits may be required in autumn to collect leaf litter.	12 (minimum number of visits)
Inspection of hard surfaces for defects. Document any defects and carry out any remedial works as necessary.	Once annually or as required				1
Inspect furniture for safety, security & graffiti. Clean furniture of algae/debris and check fixings. Repair/ replace as necessary & refinish wood & metalwork as required.	Twice annually or as required				2
PLAY FEATURES					
Clean play area, features & safety surfacing.	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Routine inspection of play area, equipment and safety surfacing. Findings to be logged and defects to be rectified within 7 days.	As required - The programme of inspections should be designed to respond to the usage and specific risks of the site.				To be agreed
Annual Inspection by a registered play inspector of play area, equipment & safety surfacing.	Once Annually				1

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
SOFTWORKS					
Visual inspection of mature trees Carry out further assessment if defects recorded (by suitably qualified professional).	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Significant tree works to mature trees and hedgerows. Works to be undertaken by a suitably qualified professional.	As required	Do not carry out during bird nesting season unless a Health and Safety risk.		As required	As required
Cutting of native hedgerows	Nov-Dec				1
Cutting of ornamental hedgerows	Refer to "Schedule 3. Pruning Schedule of Ornamental Hedges" on page 18 & "Schedule 4. Softworks Maintenance Schedule." on page 20.				As required
Pruning trees and shrubs	Refer to "Schedule 4. Softworks Maintenance Schedule." on page 20 & "Schedule 5. Shrub Pruning Groups Schedule." on page 21.				As required
Re-firm and stabilize shrubs and trees after strong winds and frost.	As required	As required	As required	As required	As required
Check, adjust, replace, remove tree ties and stakes	At each site visit	At each site visit	At each site visit	At each site visit	12 (minimum number of visits)
Fertilizing trees and shrubs, using a slow release granular product.		Early May		Late Sept	2
Replacement of failing or damaged trees and shrubs.	As required				As required
Cut back herbaceous perennials and perennial grasses.	Late winter/ early spring or as plants show signs of disease.		Cut back geraniums and deadhead to encourage a second flush of flowers.		3

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
GENERAL MAINTENANCE OF SOFTWORKS AREAS					
Watering (refer to “Schedule 4. Softworks Maintenance Schedule.” and Note 5).	As required to ensure establishment, adjust frequency to climatic conditions.	Watering should be significantly increased within the summer months with the minimum number of visits being once per fortnight. The frequency should be increased further during dry spells.		As required to ensure establishment, adjust frequency to climatic conditions.	As required
Hand weeding, to ensure tidy beds and control competition with new shrub and tree planting.	As required	At each site visit	At each site visit	At each site visit	8 (minimum number of visits)
Spot herbicide pernicious (Refer to Note 4). Only use where absolutely required and hand weeding/mulching will not sufficiently control weed growth/competition with new planting.		Apply to vigorous new weed growth in Spring/ Early Summer.			As required
Top up mulch to ensure 75mm depth coverage of planting areas and 500mm radius around trees planted in grass.				Annually	1
MAINTENANCE OF GRASS AREAS					
Cutting amenity grass areas (POS) - frequency to be adjusted to match climatic conditions. Collect and remove arisings at each cut.	Only if required	Once per fortnight once cutting has commenced in late March/ early April	Once every 3 weeks	Once per fortnight	As required
Edging lawns and amenity grass areas		At each site visit	At each site visit	At each site visit	7 (minimum number of visits)
Cutting wildflower areas. Collect and remove arisings at each cut.	Refer to “Schedule 7. Wildflower Areas Maintenance Schedule” for timing of cutting and frequency of visits. Biodiversity of the sward should be monitored and cutting regime amended to improve the ecological and amenity value of wildflower areas.				
Replacement of amenity grass and wildflower areas				As required	

MAINTENANCE OPERATION	NUMBER OF VISITS (INDICATIVE TIMES SHOWN ONLY AS DEPENDANT ON SITE CONDITIONS AND WEATHER)				TOTAL NUMBER OF VISITS PER YEAR
	NOV-FEB	MAR-MAY	JUN-AUG	SEPT-OCT	
GENERAL MAINTENANCE OF SUDS FEATURES					
Visual inspection of inlets, outlets, culverts and control structures.	As required	At each site visit	At each site visit	At each site visit	As required
Removal of litter and debris.	As required	At each site visit	At each site visit	At each site visit	As required
Cutting biodiverse amenity grass areas. Collect and remove arisings at each cut.	Refer to “Schedule 6&7 for timing of cutting and frequency of visits. Biodiversity of the sward should be monitored and cutting regime amended to improve the ecological and amenity value of wildflower areas.				
Cutting wildflower areas. Collect and remove arisings at each cut.	Refer to “Schedule 7. Wildflower Areas Maintenance Schedule” for timing of cutting and frequency of visits. Biodiversity of the sward should be monitored and cutting regime amended to improve the ecological and amenity value of wildflower areas.				
Cutting grass areas (within SUDS) - frequency to be adjusted to match climatic conditions. Collect and remove arisings at each cut.	Only if required	Once per fortnight once cutting has commenced in late March/ early April	Once every 3 weeks	Once per fortnight	As required
Maintenance of vegetation	Please refer to the Maintenance Operations within this document for guidance on specific maintenance operations for specific vegetation types.				As required
Repair eroded or damaged areas.					As required

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