Yew Tree Road

Landscape Management Plan

13.11.2023

LMP-5871-01

Report reference	**LMP-5871-01**
Author	Tamsin Harrison BSc (Hons) Principal Landscape Architect
Reviewed	Mark Bust CMLI Director For and on behalf of Studio 413 Ltd
Authorised	Peter Brooks BSc (Hons), MA CIEEM, CEnv Managing Director
Date	13/11/2023

Brooks Ecological Ltd has prepared this report for the sole use of North Park Homes Ltd. The information which we have prepared and provided is in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice. The report is in accordance with the agreement under which our services were performed. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Brooks Ecological Ltd. This report presents a snapshot of the site at the date it was surveyed; the conditions and the species recorded present, or likely absent, can change rapidly. Resurvey is recommended to any third-party seeking reliance on this report. The content of this report may, in part, be based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Brooks unless otherwise stated in the report. This report is the copyright of Brooks Ecological Ltd. Unauthorised reproduction or usage by any person is prohibited.

CONTENTS

1.0 INTRODUCTION 3

2.0 LANDSCAPE PROPOSALS 5

3.0 PROTECTION OF LANDSCAPE FEATURES TO BE RETAINED 8

4.0 ESTABLISHMENT AND MAINTENANCE OF NEW ECOLOGICAL FEATURES 9

5.0 ESTABLISHMENT AND MAINTENANCE OF NEW LANDSCAPE FEATURES 13

6.0 AMENITY GRASS 16

7.0 ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS 18

8.0 STREET TREES 20

9.0 FORMAL HEDGES AND MIXED NATIVE HEDGEROWS 22

APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE 24

1.0 INTRODUCTION

This document has been prepared by Brooks Ecological Ltd as commissioned by North Park Homes Ltd to show how the created Landscape features on site will be managed and maintained to maximise their biodiversity and landscape value.

There are two development phases with similar landscape treatments. This Landscape Management Plan applies to both sites. The Sites will be developed for housing with relevant infrastructure, open space, gardens and landscaping. Landscape proposals have been developed with reference to the Brooks Ecological Ltd Biodiversity Net Gain Assessments (ER-5871-03A BNG 3.1 – West; and ER-5871-04 BNG 3.1 - East).

This document shall be read in conjunction and shall be delivered in accordance with the most up to date revision of the Yew Tree Road Landscape Masterplans (DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03).

For the purposes of defining legal agreements for delivery of the activities detailed in this document, such specifications shall apply to all retained, enhanced and created ecological and landscape features within the red line boundary (application boundary) and all retained, enhanced and created ecological and landscape features along the red line boundary which fall under the responsibility of the site (including but not limited to walls, trees and hedgerows). For the avoidance of doubt, ecological and landscape features are any existing or created soft features outwith the roads, footpaths, buildings and hard elements of the project including but not limited to amenity grassland, ornamental shrub and herbaceous planting, street trees, species rich lawns, species rich wildflower meadows, amenity hedges, native hedgerows, as relevant to the project. Additional ecological elements such as bird and bat boxes, woodpiles or similar features are dealt with separately in the ecology reports.

The obligations of this LMP shall come into force on the first day of commencement of works on site and shall continue to operate, uninterrupted, until the last day of the 5 year maintenance period following practical completion. Beyond this it is anticipated that the LMP will be used to inform the in-perpetuity management of the site by the Management Company.

All works specified herein shall be undertaken and completed to the highest quality standards maximising the potential success of the landscape scheme for the development; and in compliance with relevant health and safety legislation.

This document shall be reviewed and updated annually with the option to extend delivery every 5 years. The client is not obliged to retain the services of the same provider for the full period of the LMP and shall follow the requirements of their own procurement rules.

General Site Description

The sites sit adjacent to each other on the junction of Yew Tree Road and Burn Road. The land is currently rough grassland with boundary woodland to the western boundary (part of Kirklees Wildlife Habitat Network), a treed hedgerow with rough grassland beyond to the southern boundary and individual mature deciduous trees within the site. The site is bounded by Burn Road along its eastern extent with residential development and associated road access beyond, and Yew Tree Road along its northern extent with residential development and associated road access beyond.

Beyond the immediate surroundings, the wider landscape features a regular pattern of residential and agricultural use with associated roads. The site sits to the northwestern edge of Huddersfield 0.5 miles southeast of junction 24 off the M62 and 0.5 miles west of Huddersfield Golf Club.

Ecology

The ecological value of the site has been established through the Brooks Ecological Ltd Biodiversity Net Gain Assessments (ER-5871-03A BNG 3.1 – West; and ER-5871-04 BNG 3.1 - East) which identify a range of existing poor to medium quality habitats on site including: vacant / derelict land / bare ground; other woodland - broadleaved; urban trees; other neutral grassland; and mixed scrub.

In terms of ecological constraints the relevant legally constrained matters relate to nesting birds, invasive species and roosting bats to the properties off the northwestern corner of the site boundary.

Site works which may affect the onsite trees will need to be undertaken outwith the nesting bird season.

Development Proposals

The development consists of replacement of the existing vacant land and grassland with housing and associated road, footpath and private garden infrastructure with a public footpath link connecting the development to the Kirklees Wildlife Habitat Network woodland to the west. Some existing trees are being retained to the site's southern and western boundaries.

Each site is proposed to be accessed via a new road entrance off Yew Tree Lane with a further road connection between the two phases.

2.0 LANDSCAPE PROPOSALS

The landscape strategy seeks to provide an aesthetically pleasing development for new residents enhanced by planting of ecological value for local wildlife. Habitats on site are diversified by creating wildflower grassland in the public areas, with native hedgerow to the western and southern boundaries of phase 2, insect friendly ornamental planting and tree planting which connects the housing to the wider landscape providing foraging routes for wildlife.

Landscape Masterplan – Phase 1

Landscape Masterplan – Phase 2

3.0 PROTECTION OF LANDSCAPE FEATURES TO BE RETAINED

Mature trees

Protection to existing trees:

An Arboricultural Method Statement is recommended to be completed which, in combination with BS 5837; 2012, Trees in relation to Design, Demolition & Construction, shall be complied with at all times.

No pruning, lopping, felling or severance of roots is to take place without prior consent of the Local Authority.

Any work to the existing trees shall be carried out by a qualified tree surgeon.

The position and construction of protective fencing shall be agreed with the Local Authority prior to any site works commencing.

Under no circumstances must any materials be stored under the canopy of the existing trees, and no cement, diesel or oil stored near them.

No vehicles are permitted to be operated within the confines of the existing tree canopy.

Under no circumstance should the levels around existing trees be either raised or reduced.

No fires should be lit in close proximity to existing trees.

No ropes, cables, services or notice boards to be fixed to existing trees.

Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.

Any excavation under existing tree canopy spreads shall be done by hand.

4.0 ESTABLISHMENT AND MAINTENANCE OF NEW ECOLOGICAL FEATURES

Wildflower grasslands

Management aims

To create an attractive feature which can be used by people. This will maximise the number of flowering plants to benefit invertebrates and in turn, larger fauna that will prey upon these. The biodiversity value of grasslands can be maximised by having a range of cutting regimes in action. A gradation from uncut grass, through to annually or twice annually and then on to once a month cutting regimes being best. Amenity cutting which is more frequent that once every month creates the least biodiverse habitats and should be reserved for high activity areas and paths only.

Objectives

Ensure low fertility of soil is maintained to prevent competitive species dominating to the detriment of diversity.

Ensure that flowering plants attain, and remain at, no less than 30% of the sward

Ensure that plants can flower and set seed.

Specification

See DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03.

Management

Year 1

Five cuts, collect arisings and remove from site.

Use a weed wipe three times in year 1 to kill off weeds - spear thistle, creeping thistle, broad-leaved dock, clustered dock, wood dock, curled dock, nettle, ragwort and others according to ECoW recommendations. Operative shall be proven competent in identifying these in their early stages to prevent killing off sown wildflowers.

Year 2 - in perpetuity

The second year from sowing is the first in which a sown meadow is left uncut to flower. The first cut is done between late June to end August at a height of 40-75mm.

Avoid mowing in May or early June as this could disturb nesting birds.

Cutting in sections at different times within the season allows the greatest flower diversity.

Remove the dried arisings from site to avoid over nutrition of the soil.

Leave areas of species rich grassland uncut to allow a winter refuge for insects.

Following the mid-summer cut, mow the regrowth at least twice in late summer and autumn (end November latest) to a height of 40-75mm and remove arisings.

As the new growing season starts mow the lush spring growth and remove arisings.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

Cutting regime

Fortnightly cut

A flowering lawn offers a more species diverse option to standard amenity grass while still being robust enough to accommodate a bi-weekly mowing regime. This can be reduced to a three weekly cutting regime in the areas shown in June.

Monthly cut

Grasslands need not be 'green deserts' but should provide nectar and pollen food sources for creatures vital to ecosystem health. Flowers with low growth points and are resistant to regular cutting include Clovers (Trifolium spp), Bird's-foot trefoil (Lotus corniculatus), daisy (Bellis perennis) and autumn hawkbit (Leontodon autumnalis).

Annual cut

Grassland cut once or twice a year can make great habitats for invertebrates and amphibians and in summer make attractive flower filled habitats for people to enjoy. Once cut these areas are good for people to enjoy and walk on so make good multi-use spaces. Managing for wildlife also means there is less need to use chemical fertilisers or pest treatments so make healthy sustainable environments.

No cut

Strips and islands of grassland to be available to act as faunal refuges and habitat for small mammals and invertebrates that depend on coarse vegetation with a thatch layer.

Note this cutting plan is indicative and can be varied under agreement with an ECoW (Ecological Clerk of Works).

Species rich grassland planting–bi-weekly cut

Species rich grassland planting–annual cut

Species rich grassland planting–monthly cut

Species rich grassland planting–no cut

Species rich grassland cutting regime – phase 1

Species rich grassland planting–bi-weekly cut

Species rich grassland planting–annual cut

Species rich grassland planting–monthly cut

Species rich grassland planting–no cut

Species rich grassland cutting regime – phase 2

5.0 ESTABLISHMENT AND MAINTENANCE OF NEW LANDSCAPE FEATURES

LANDSCAPE FEATURES GENERAL MEASURES

All work undertaken on site by any paid or volunteer personnel must comply with the appropriate H&S and COSHH legislation.

All work shall be carried out in accordance with:

- BS 4428:1989 Code of practice for landscape operations
- BS 3998:1989 Recommendations for tree works
- BS 7370 Part 4 1993 Recommendations for maintenance of soft landscape.

Existing trees shall, where possible, be retained and for those trees required to be removed, relevant permissions shall be obtained from the Local Authority in sufficient time to allow removal outside of the nesting season.

All installed landscape features will be covered by a 12 month defects liability period following practical completion of the development.

General Management Requirements

Irrigation

The Contractor shall ensure that sufficient water is applied in sufficient quantities and at sufficient frequencies to maintain healthy plant growth.

Advantages of micro-irrigation: lower water usage for maximum effect; reduced weed growth; uniform water application which enhances plant growth; water is delivered where it is needed most; and it is easy to mix organic liquid fertilisers such as seaweed, nettle or comfrey solutions into the water; can be operated at night to reduce evaporation.

Pesticides, herbicides and use of chemicals

Where possible the use of pesticides, herbicides and other chemicals on site shall be avoided due to the potential for ecological harm. Where their use cannot be avoided, low environmental impact options shall be prioritised over standard chemical treatments and in all cases, chemicals shall be stored, used and disposed of in accordance with industry national safety standards.

Weeding

The contractor shall:

- Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants and mulched surfaces as little as possible.
- Upon completion, rake area to a neat, clean condition and remove soil or plant material as a result of weeding activities from adjacent hard surfaces.
- Reinstate mulch to original depth.

Pests and diseases

Where possible wildlife is to be encouraged and not treated as a 'pest'. The fauna a habitat supports is a natural part of the balance of the ecosystem you are maintaining.

If occasional problems with insect pests arise, for example a particularly bad year for aphids, in the first instance use companion planting methods whereby species which attract pest predators are planted in the area of infestation, for example yarrow, tansy, marigold and achillea attract lacewings and ladybirds which eat aphids. Additionally plants such as lupins attract aphids and can be used as a sacrificial plant for that purpose, once gathered into one locality the aphid infestation will in turn attract birds which eat aphids, thereby eliminating the need for the application of pesticides and encouraging the landscape to naturally manage its own health.

Usually the occurrence of diseases is a result of a plant becoming stressed or growing in sub-optimal conditions to be able to maintain its own health. The contractor shall ensure the plant/tree/shrub is getting sufficient water, nutrients, light and air flow to maintain its own health before resorting to chemical application to treat the infection. Retain chemical application as a last resort and use products which cause minimal damage to the environment.

Pruning

At the appropriate time (usually early spring or late autumn), the contractor shall:

- Prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape;
- Prune in accordance with good horticultural and arboricultural practice:
- Avoid damage or tearing to the stem or bark when removing branches;
- Keep wounds as small as possible and cut cleanly back to sound wood;
- Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area;
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide;
- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance;
- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife;
- Give notice to Contract Administrator if disease or infection is detected; and
- Avoid use of growth retardants, fungicide or pruning sealant unless instructed.
- (Where excessive overhang is observed) remove any growth annually, as outlined in Maintenance Schedules, encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

Other

The contractor shall:

- Provide a minimum of 2 days' notice to the Contract Administrator prior to carrying out works at any time from project commencement to practical completion. Thereafter works will be carried out in accordance with a pre-agreed schedule of maintenance approved by the site management company;
- Remove litter from the site at a minimum frequency of once a month; and
- Where possible, retain leaf litter and compostable prunings on site for use as chipped mulch.

A record of maintenance activities shall be maintained by the contractor and made available to the client.

Review of the management plan shall be approved by the client.

Following a site management visit, all tools and materials used shall be cleaned and safely tidied away or removed from site to avoid harm to wildlife or members of the public. All management operations shall be completed and left in a safe condition or if this is not possible, shall be secured to ensure the safety of site users. All areas of the site accessed for maintenance purposes shall be left safe, clean and tidy for users.

All contractors shall be suitably trained and qualified to carry out works on site.

No works shall be carried out without the necessary planning or statutory consents secured.

All maintenance shall be carried out from the date of planting and turfing up to handover to the adopting authority/householder to ensure successful establishment.

All dead, diseased, damaged plants shall be replaced by the contractor during the initial 5 year defects/liability period unless the Local Planning Authority states, in writing, any variation to this.

The contractor shall reinstate to original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

Thereafter, the site shall be managed and maintained by a resident owned management company which shall be set up prior to completion of the site and financed by an annual service charge to the residents.

6.0 AMENITY GRASS

Management Aims

To provide an even and well-maintained appearance to enhance the aesthetic value of the development area and to control weeds.

Objectives

To maintain a short, even, healthy sward, containing a maximum of 10% herb species and no perennial weeds or emerging scrub.

Specification

See DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03.

Management

Year 1

The initial cut shall be carried out when first growth is apparent, blades set to 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain a 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder or management company. Alternate the direction of mowing.

Keep regularly watered. Always water in the early morning or evening to minimise evaporation. The contractor shall be responsible for any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of the joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well-watered.

Year 2 - in perpetuity

The mowing season generally runs from March to October. In spring and autumn mow lawns once a week.

For the first mowing in spring, set the cutting height to the highest setting. Reduce to 40mm for regular mowing in spring and autumn.

In summer, for ordinary amenity grassland, the mowing height is 13-25mm. In the summer increase the mowing regime to twice a week unless the lawn is suffering drought in which case drop it back to once a week and increase the watering regime.

Over the winter mowing may occasionally be necessary if the weather is mild enough to allow continued growth. Mow at a high setting in winter and only on dry and mild days.

Avoid excessive close mowing as this will reduce the vitality of the grass.

In mid-spring (often late March to April), use an organic approved spring or summer lawn fertiliser at the manufacturer's recommended rates and apply when the soil is moist, or when rain is expected.

If grass loses its vigour and freshness between late spring and late summer (often May to August), repeat the application of the organic approved spring or summer lawn fertiliser.

Apply fertiliser in cool, moist conditions and lightly water it in.

Repeat fertiliser application a third time if needed six to eight weeks later.

Do not apply spring or summer lawn fertilisers after August. They contain too much nitrogen for autumn use, encouraging green leafy growth at the wrong time of year, when it could be damaged by winter cold or pests and disease.

Repair damage from trampling, abrasion or scalping. Where turf shows signs of wear and damage and requires repair, remove the damaged turf to a depth of 150 mm, cultivate substrate to a fine tilth, reinstate either by returfing with turf of a quality and appearance to match existing; or topsoiling to BS 3882 multipurpose class, free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

7.0 ORNAMENTAL SHRUBS AND HERBACEOUS PERENNIALS/GRASSES

Management Aims

To create an aesthetically pleasing setting for users of the development while also increasing biodiversity for the benefit of local wildlife.

Objectives

To provide year-round interest with species diversity and a variety of planting structures requiring minimal maintenance.

To provide seasonal foraging and nesting resources for wildlife.

Specification

See DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03.

Management

Year 1

Keep each planting bed clear of weeds to minimise competition during establishment.

In dry spells, water each plant to saturation on a regular basis to prevent the plant showing signs of stress such as wilting, yellowing of the leaves, leaf die back and branch loss. Allow 2L per plant for herbaceous perennials and small shrubs and 5L per plant for large shrubs.

Ensure the plants continue to grow upright and don't lean.

Check plants for pest damage.

Remove any damaged or diseased shoots or branches.

Replace any dead or dying plants in the dormant season.

Prune all shrubs to maintain a neat and tidy appearance in accordance with individual species pruning requirements.

Year 2 – in perpetuity

Keep each planting bed clear of weeds.

Remove any dead, dying, damaged, diseased or crossing branches in spring.

Replace any dead, diseased, damaged or dying shrubs between 1 November and 31 March.

Prune perennials in spring to encourage thicker growth and a more compact shape in accordance with good horticultural practice.

In dry periods, water to saturation on a regular basis to prevent plants from showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

In mid-spring (often late March to April), use an organic approved spring or summer fertiliser such as chicken manure pellets or similar at the manufacturer's recommended rates and apply when the soil is moist, or when rain is expected.

Check for pest damage or signs of disease.

Top up mulch in autumn to a settled depth of 75mm.

Remove prunings to dispose of off-site and leave the site in a neat and tidy condition which is also safe for users.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

8.0 STREET TREES

Management Aims

To soften the built form of the development and provide connectivity through the development to habitat blocks in the wider area for the benefit of wildlife.

Objectives

To ensure the healthy, even, upright growth of newly planted trees from establishment to maturity.

To maintain clear sightlines below the tree canopy for pedestrians and vehicle users.

Specification

See DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03.

Management

Year 1

Keep a 1m diameter around each tree clear of weeds to minimise competition during establishment.

If there is a particularly prolonged dry spell, water each tree pit to saturation at a sufficient frequency to ensure the health of the tree. Allow 5-7L per inch of stem caliper at each watering daily for the first week, 2-3 times a week for the subsequent 11 weeks and once to twice a week thereafter in particularly dry conditions.

Ensure the trees continue to grow upright and don't lean, ensure stakes are firmly secured in the ground, ensure tree ties are well secured and causing no damage to the tree, re-firm the ground around the base of the tree if it shows signs of lifting.

Check trees for pest damage and general health.

Replace any trees which fail for any reason, become unsalvageable due to pest damage or disease, and become unsalvageable due to other damage, between 1 November and 31 March.

Year 2 – in perpetuity

Remove any dead, dying, damaged, diseased or crossing branches in spring. Carry out pruning works as necessary to maintain the natural habit of the tree, in keeping with good horticultural practice.

Replace any dead, damaged, diseased or dying trees in spring.

In periods of prolonged drought, water to saturation as often as the tree needs to prevent it from showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

Top up mulch in autumn to a settled depth of 75mm.

Where the canopy requires lifting, cut back branches selectively to lateral or sub-lateral buds or branches to 2m above ground level, allowing the retention of flowing branch lines avoiding unsightly stumps.

Remove stakes and ties (after a minimum of 5 years) once root system has established and the tree is able to self-secure.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

9.0 FORMAL HEDGES AND MIXED NATIVE HEDGEROWS

Management Aims

For formal hedges: to provide dense, even, neatly maintained and defensible boundaries to individual properties.

For native hedgerows - to provide dense, even, neatly maintained native hedgerows with species diversity and a variety of foraging and nesting opportunities for wildlife while also performing the practical function of providing screening and boundary definition.

Objectives

To ensure the healthy, even growth of newly planted hedge features, both native and ornamental.

Specification

See DR-5871-01 Landscape Masterplan Rev P05; and DR-5871-02 Landscape Masterplan Rev P03.

Management

Year 1

Keep hedge planting beds clear of weeds to minimise competition during establishment.

Water to saturation on a regular basis in dry periods.

Ensure plants continue to grow upright and don't lean. Re-firm after strong winds, frost heave or other disturbances which may have caused lifting of the plant.

Check plants for pest damage.

Tip prune once a month during the growing season to encourage thicker, shrubby growth with a minimal gap between the bottom of the hedge canopy and the soil.

Year 2 – in perpetuity

Prune regularly to encourage plants to thicken up and in accordance with good horticultural practice.

Shape into a continuous hedge.

Keep hedge planting beds clear of weeds.

Water regularly to saturation in dry periods to prevent plants showing signs of stress such as wilting, yellowing of the leaves, leaf die back or branch loss.

In mid-spring (often late March to April), use an organic approved spring or summer fertiliser such as chicken manure pellets or similar at the manufacturer's recommended rates and apply when the soil is moist, or when rain is expected.

Remove any dead, dying, damaged, diseased or crossing branches in spring.

Replace any dead, damaged, diseased or dying shrubs between 1 November and 31 March.

Check for pest damage, signs of disease and for general plant health.

Top up mulch in autumn to a settled depth of 75mm.

Review planting plan and update maintenance plan for the next 5 years.

Renew maintenance contract inviting previous contractors to tender.

APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE

Task	ECoW to direct	ECoW to carry out	Management Company to carry out	Prior to practical completion	Year 1	Year 2	Year 3	Year 4	Year 5	6+
ECoW verification faunal boxes	Yes		Yes	As built	As built	As built				
Replace dead, dying, damaged or diseased turf, hedging and ornamental planting			Contractor		February-April or October-February					
Replace dead, dying, damaged or diseased trees			Yes			February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February	February-April or October-February
Manage species rich grassland - cutting			Yes		5 cuts, remove arisings	In accordance with cutting regime avoiding May or early June, remove arisings				
Manage amenity grassland - mowing			Yes		Initial cut when growth is apparent – to 20mm sward height Thereafter frequency	Weekly April-September	Weekly April-September	Weekly April-September	Weekly April-September	Weekly April-September

					to maintain 40mm sward height					
Manage amenity grassland – fertiliser application			Yes			Annually late March-April	Annually late March-April	Annually late March-April	Annually late March-April	Annually late March-April
Manage amenity grassland – repair of damaged areas			Yes			Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn	Annually in spring and/or autumn
Manage trees – keep 1m diameter around each tree clear of weeds			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Manage trees – lift canopy to 2m above ground level where required to retain clear visibility			Yes			Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn
Manage native hedgerow – shape into a continuous hedge			Yes		Monthly March to October	Monthly March to October	Monthly March to October	Monthly March to October	Monthly March to October	Monthly March to October
Manage native hedgerow – fertiliser application			Yes		Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring

Manage ornamental planting - pruning			Yes		Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring
Manage ornamental planting – fertiliser application			Yes		Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring	Annually in spring
Mulching – top up to minimum levels			Yes		Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn	Annually in autumn
Watering			Yes	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required	April-October frequency as required
Weeding			Yes	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Pruning			Yes		Annually in late spring or autumn	Annually in late spring or autumn	Annually in late spring or autumn	Annually in late spring or autumn	Annually in late spring or autumn	Annually in late spring or autumn
Check for pest damage			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Check for disease			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October

Check for die back or failure in tree health			Yes		Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October	Monthly March-October
Ensure trees growing upright and secured			Yes		Weekly April-May Weekly September-November	Weekly April-May Weekly September-November	Weekly April-May Weekly September-November	Weekly April-May Weekly September-November	Weekly April-May Weekly September-November	
Remove tree stakes			Yes						End of year 5	
ECoW Monitoring of faunal boxes		Yes		Yes	Yes		Yes		Yes	