

Landscape Management Plan

Maintenance Agreement	5 Year Landscape Management & Maintenance Regime
Development	TG2842 The Heath, Fenay Bridge
Date	March 2025

Introduction

This Landscape Management Plan is designed to provide information regarding the long term management and monitoring of the general amenity areas being retained or created on this development. This document compliments the information provided as part of the tender package including the Detailed Planting Plans and Proposed Layout.

The plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas for the lifespan of the development.

The plan covers all aspects of the soft landscaping within the managed amenity areas to include which are not being maintained by the individual plots.

The Landscape Management Plan is a live document and may therefore be subject to review based on the findings of monitoring of the success of initial management.

For Management & Maintenance of the private landscaped areas please refer to the individual plots, deeds of transfer title documents.

Objectives

The objectives for the maintenance plan are:

- To ensure the target habitat conditions are met
- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure suitable horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:

- Provide service to the development within this plan with two visits per month between March and October and one visit per month between the months of November and February.
- Ensure that all materials and workmanship is to be of a high standard in accordance with relevant good practice.
- Provide periodic inspections of paved areas within the POS and report any defects.
- Ensure that critical catch-pits and tail-walls are inspected following heavy rainfall if deemed necessary following met office warnings and any silt or gravel buildup reported.
- Ensure that all work will be carried out by appropriately skilled and experienced operatives for the specific type of work, specifically where Control of Substances Hazardous to Health (COSHH) is applicable.
- Ensure that work is only to be carried out while ground and weather conditions are suitable.
- Provide only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- Ensure that soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- Ensure that litter is collected from all soft landscape areas and removed from site.
- Undertake a pro-active approach to weed, pest and disease control with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage should be replaced as soon as possible.
- Ensure that chemicals are only to be used where specified and approved.
- Prune vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.

FOOTPATHS

Maintenance objectives:

- To ensure that areas of hardstanding are free from defects in a clean, tidy and safe condition.
- To manage vegetation growth through preventative measures and routine maintenance and cleansing.

Management requirements:

- Remove litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from footpaths and areas of hardstanding within the public open space by means of thorough hand sweeping or using air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Check footpaths and areas of hardstanding within the public open space during each maintenance visit and report any damage at the earliest opportunity.

LITTER CLEARANCE

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas, including the footpaths and areas of hardstanding and play areas.
- Maintenance teams are to be aware of the possibility of encountering contaminated sharps during litter collection & bag transportation - sharps bins to be provided to maintenance teams.

Management requirements:

- Litter within the open space areas shall be collected at each grass cutting visit and removed from site.
- Remove litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding with the public open space by means of thorough hand sweeping or using air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Litter bins shall be emptied by removing the liner, bagging contents, restocking with new liners and re-securing the locking mechanism. Any overspill will be bagged and the bags tied at the neck and removed from site.
- Items of irregular litter/debris will be moved to the edge of any footpath, or public accessible location in a position where the least obstruction to pedestrians will be caused to await for collection and suitable disposal.
- The removal of litter/debris, dog faeces, fallen leaves etc. from the soft landscaped areas will be carried out at fortnightly intervals - additional visits to empty waste bins may be required depending on usage, this will be subject to continuous review and implementation as applicable.
- Extreme care will be taken to ensure that no damage to shrubs, trees, grassed areas or the like is caused through the removal of litter/debris.
- The management process of fly tipped waste shall commence no later than 48 hours after Trustgreen being notified / identified of the presence of such materials.
- All works will be carried out in accordance with Trustgreen own Health & Safety Policies and Safe Systems of Work procedures.

GRASSED AREAS – Short Mown Amenity Grass

Maintenance objectives:

- To provide an even and well-maintained appearance and to control weeds.

Management requirements:

- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in a manner appropriate to the task.
- Litter and other similar debris shall be collected immediately prior to cutting or treatment being undertaken, and removed off site.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear any cuttings, earth or other debris that lands on surrounding hard surfaces as a result of cutting or treatments to grass areas.
- Every care shall be taken when mowing around trees in grass areas. Where overhanging branches prevents the specified machinery being used grass shall be cut by other appropriate means.
- The Grounds Maintenance Team shall exercise every care in carrying out works around flat and protruding obstacles in grass areas. Heavy or vibrating machinery shall avoid driving over manhole and duct covers where possible.
- The Grounds Maintenance Team shall ensure that any arisings or residue from any activity involved in maintaining the grass areas do not enter any water course, drain or sewer.
- Grass shall generally be cut to a consistent height over the specified area.
- Short amenity grassed areas shall be mown to maintain at a consistent height. The cutting season is to extend from the first week of March to the last week of October each year, at least every three weeks.
- Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.
- Where inclement weather conditions delay normal cutting programmes our maintenance contractor will be required to resume work as soon as practically possible and is required to restore works to the specified standard by regular, repeated cutting, as necessary.
- During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once annually to maintain a defined line closely parallel to the edge of the surface if required.
- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut.

GRASSED AREAS - Infrequently Mown Amenity Grass / Wildflower Grass

Maintenance objectives:

- To ensure the creation of suitable conditions for the wildflower seeds to establish without being outcompeted by the grass nurse crop.
- To ensure the correct cutting regime is implemented depending on whether the sward is established in Autumn or Spring.

Management requirements:

Spring Establishment:

Year 1

- 1st cut to appropriate height approx 6 weeks after sowing if sufficient material has established 2nd cut to appropriate height in May if required
- 3rd cut to appropriate height in September/October
- All arisings shall be raked up and removed from site

Year 2 (where cutting is carried out)

- 1st cut March/April
- Final cut end September/October.
- All arisings to be removed from site

Years 2/3 to 5

Subsequent maintenance of wildflower grass areas shall be undertaken to manage grass at different heights to create a diversity of habitats which will enable the colonisation of a range of plant, bird, small mammal, invertebrate and insect life. Alterations to the cutting regime will ultimately be dependent on the sward composition and how the various areas are establishing and being used and will include:

- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall be trimmed at every third cut.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once, annually to maintain a defined line closely parallel to the edge of the surface.
- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut. Litter and debris shall be removed from hedge lines.
- Cutting in Autumn once grasses and flora has seeded. Removing all arisings from any grass maintenance operations from the grass surface and ensuring that clippings / grassy material do not enter the pond or the overflow channel. Leaving small piles of grass clippings on site in suitable locations within the grass areas to provide suitable habitat for insects and reptiles.

Remedial Works

- The Grounds Maintenance Team shall be responsible for remedial works on grassed areas within the contract boundary, disturbed by cultivations, planting or other operations carried out in the execution of their works.
- In Spring and Autumn, the Grounds Maintenance Team shall re-seed any areas which fail to germinate, with approved grass seed mix. Topsoil shall be cultivated and aerated by forking as necessary to tie in with adjacent levels to promote good sward establishment.
- Re-turfing of damaged or bare areas identified by the Grounds Maintenance Team shall comply with all good horticultural practice. The Grounds Maintenance Team shall remove or make up all areas to a level sufficient to take replacement turves. The base of the area will be lightly broken up and levelled prior to final placement of the turf.

Autumn Establishment:

Year 1

- 1st cut to appropriate height in March (if sufficient material)
- 2nd cut to appropriate height in early May
- 3rd cut to appropriate height in September
- All arisings shall be raked up and removed from site.

Year 2 (where cutting is carried out)

- 1st cut March/April
- Final cut end September/October.

HEDGEROWS

Maintenance objectives:

- To provide dense, even and defensible boundaries.

Management requirements:

- Hedges shall be cut or trimmed as often as required to meet the performance standards according to their type and function. They shall cut outside of bird nesting season; November to January.
- Hedges shall be regularly maintained to ensure that they do not overhang the footpath, become an obstruction or restrict highway visibility.
- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in the appropriate manner for each task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage hedge plants or mar the visual appearance of the hedge.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter once per month.

NEWLY PLANTED TREES

Maintenance objectives:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2.5m.

Management requirements:

- The Grounds Maintenance Team shall check stakes and ties at each grass cutting visit, and adjusted/replaced as necessary.
- Maintain a 600mm diameter grass and weed-free area at the base of each tree within the POS areas.
- Cut-back any damaged bark and treat the wound(s) with fungicidal sealant.
- All stakes and ties shall be removed when appropriate.
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for like basis where appropriate.
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.

EXISTING TREES

Maintenance objectives:

- To protect the wellbeing of existing trees and to ensure their continued contribution to the aesthetics and ecological benefit of the site.

Management requirements:

- Any works to existing trees should be undertaken by an experienced tree surgeons, where required. All work shall be undertaken at the appropriate time and checks shall be made with the consent of local planning authority.
- All work shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No retained tree shall be used for anchorage or winching purposes.
- All existing trees shall be checked periodically for signs of deterioration or distress and the appropriate actions undertaken where required.
- All diseased wood, prunings and rubbish should be removed from the site.
- Heavy branches shall be removed in sections and undercut to avoid tearing the bark, and thereafter lowered by slings. No branch stumps should be left and cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.
- Check stakes and guards are not suppressing growth and remove by the end of year 5. Replace any dead/dying stock in winter.

NATIVE PLANTING

Maintenance objectives:

- To develop and maintain a healthy block of native plants with a variety of heights, densities and wildlife benefits while providing screening of adjacent residential housing.

Management requirements:

- Damage caused in gaining access and in maintaining this area shall be made good by the Grounds Maintenance Team.
- Maintain a gap of at least 0.5m between the closest vegetation and any fences or buildings.
- Maintain a 500mm diameter grass and weed-free area around the base of each plant until the canopy closes.
- Remove where applicable any noxious weeds, such as Thistle, Bramble, Ragwort, Dock, etc
- Remove guards between years 3-5 after planting.
- Replace any dead, dying, diseased or badly damaged plants on a like-for-like basis during years 1-5 after planting. Thereafter, replace as necessary to maintain full cover.
- Strim under fence areas on a monthly basis between May and October, and check area for noxious weeds, (as mentioned above) and any self-set aggressive tree species.
- Apply suitable fertiliser at year two and year five, according to manufacturer's instructions, where required.

ESTATE ROADS & FOOTPATHS

1. Hard Elements

Maintenance operations will be carried out in order to provide a clean, inviting and safe environment for all users of the site. For the purpose of the document it has been assumed that all works & installations have been carried out in accordance with the approved drawings.

All paving, kerbs, edges and street furniture should be fit for purpose, robust and in good condition.

2. Pedestrian Surfaces and Roads

Maintenance objective:

Pedestrian surfaces and roads will be maintained in a safe and clean condition free from any defects or debris which could cause potential injury, inaccessibility or damage to vehicles. Surfaces are to be level and free from trip and slip hazards.

Inspections

A formal visual inspection will be carried out by the maintenance team at six monthly intervals or following any reports that the surfaces require repairing, cleaning or clearing, particularly after inclement weather. All visual inspections and any associated rectification works will be logged by the Estates Management Team.

In addition to the above, an annual inspection of the paving jointing and overall uniformity and stability of the footway will be undertaken.

Management requirements:

Remove all litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding by means of thorough hand sweeping or using mechanical air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.

Surfaces are to be kept uniform in appearance, free from ruts, grooves, cracks, hollows and pot holes.

Paved areas are to be repaired as soon as practically possible of a reported fault, unless the potential hazard present a potential trip hazard in which case it will be cordoned off and repaired at the earliest opportunity.

Where possible, all surfaces will be repaired to the original specification.

PLAY AREAS, PLAY EQUIPMENT

Maintenance objectives:

- To provide a clean, safe area for play.

Management requirements:

- During each maintenance visit the play area will be swept and cleared of all litter & debris, including broken glass and all will be removed from site.
- Graffiti removal process will commence as soon as notified to Trustgreen. Method of removal will be determined depending on the surface and will be carried out in line with good practices.
- All items of play equipment will be inspected and maintained in accordance with ROSPA best practices.
- A visual assessment of all the play equipment will be undertaken at each site visit with any defects or hazards considered dangerous to be dealt with immediately by immobilising the item and made safe until repaired or replaced.
- An operational assessment of the play equipment will be undertaken each quarter with any with any defects or hazards considered dangerous to be dealt with immediately by immobilising the item and made safe until repaired or replaced.
- Annual inspections of the play area & play equipment will be undertaken by a ROSPA accredited inspector with a written report produced covering the condition and compliance with EN1176 of the equipment, surfacing and ancillary items.
- Refuse bins within the vicinity of the play area will be emptied during each visit.

STREET FURNITURE

Maintenance objectives:

- To enhance & maintain the amenity value of the development.

Management requirements, general:

- Inspect street furniture at each visit and maintain or repair in accordance with manufactures recommendations, taking out of commission dangerous or inoperable elements until repair works are complete.
- Graffiti removal process will commence as soon as notified / identified to Trustgreen. Method of removal to either be air abrasion or chemical poultice, depending on the surface and will be carried out in line with good practices.
- Stain removal to hard surfaces will be in accordance with BS7370-2
- Regular inspections of surface treatments for litter, debris and leaf removal and repair defects where necessary.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring & review is set out below. It is envisaged that at each stage agreement will be reached between the Developer AND Management Company. The stages of agreement, monitoring and review are set out below:

- Management proposals and annual maintenance schedules to be agreed by all parties involved in the on-going management of the POS areas & associated features specific to this plan.
- The Developer & Management Company may meet on site annually for the lifespan of the development to review the condition of the open spaces.
- No changes to the approved Landscape Management Plan are to be made without the written approval of the LPA.
- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;

Short Mown Amenity Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the short mown amenity grass within the public open space areas;

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Growing Season; To maintain the amenity grass height.	Maintain a close packed sward.	Each Visit March to Oct	X	X	X	X	X	X	X	X	X	X	X	X
Dormant Season; To maintain amenity grass at a height & trim to re-from edges.	Maintain a close packed sward.	As req. Nov to Feb	X	X	X	X	X	X	X	X	X	X	X	X
Hard surfaces will be swept to remove grass clippings following each cut.	Maintain appearance	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Over-seed patchy areas; as required.	Maintain a close packed sward.	As req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X	X
Edging to planting beds & paved areas shall be re-cut once annually.	To maintain a defined border.	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X	X
Grass abutting new & existing hedges or planting beds to be trimmed level with the general sward height; every third cut.	To maintain a defined line & height.	As req.	X	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

Wildflower Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the wildflower grassland within the public open space areas;

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Maintain the wildflower grass height by two annual cuts	To enhance the floral biodiversity of the grassland habitat.	First cut; March - April Second cut; Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X	X
Arisings to be left for a maximum of 1 week after cutting before being removed from site.	To ensure nutrient balance in soil.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufacturers instructions.	To enhance the floral biodiversity of the grassland habitat.	Annually as req. Sept - Oct.		X			X			X				X
Over-seed patchy areas; as required.	Maintain a close packed sward.	As req. Spring - Autumn.	X	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

New & Retained Hedgerow Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the hedgerow within the public open space areas;

Maintenance Operation	Purpose	Timing	Year												
			1	2	3	4	5	6	7	8	9	10	11+		
Implementation of standard aftercare management, to include replacement of any losses and cutting of half the height of the hedgerow soon after planting.	To ensure hedgerows become successfully established	As required, avoid cutting during bird nesting season (March - September inclusive)	X	X	X	X	X								
During establishment phase (first five years after planting), adjacent grassland vegetation will be trimmed / cut back	To maximise opportunities for newly planted sections to become established.	As req.	X	X	X	X	X								
Undertaking cutting & pruning (usually 50% of each side trimmed annually)	To enhance the biodiversity of the hedgerows.	Annually	X	X	X	X	X	X	X	X	X	X	X	X	X
Infill as required any gaps.	To maintain the integrity of the hedgerows	As req.	X	X	X	X	X	X	X	X	X	X	X	X	X
Tidy up hedges & bases removing litter.	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X	X
Remove any dead plant materials at the end of each growing season.	To promote & maintain health growth	As req. Sept /Oct							X	X	X	X	X	X	X

From Year 11 onwards, the condition of the hedgerows shall be reviewed annually, in perpetuity for the lifespan of the development;

New Trees Planting Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the newly planted trees within the public open space areas;

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11 +	
Stakes, ties & tree guards to be checked regularly during establishment phase an loosened, tightened, or replaced as required (all stakes & ties will be removed when appropriate)	To ensure trees/ shrubs become successfully established	Each Visit	X	X	X	X	X							
Maintain a grass & weed free area at the base of each tree	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Undertake formative pruning of young trees to encourage good growth & shape.	To promote & maintain health growth	As req.	X	X	X									
Replace, on a like for like basis any dead, dying, diseased or lost tree during years 1 - 5.	N/A	As req.	X	X	X	X	X							
After 5 years, dead, dying diseased or lost trees shall be replaced with a standard tree of the same species	N/A	As req.						X	X	X	X	X	X	X
Within areas that have public access, tree conditions will be reviewed annually to ensure no risk from public from damaged / dead trees.	Reasons of public health and safety	Annually		X	X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually, in perpetuity for the lifespan of the development;

Retained Trees Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the retained trees within the public open space areas;

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11 +	
Tree inspections / checks to monitor the health / condition of the individual trees and undertake any remedial pruning required. Particular attention to be paid to trees adjacent to activity areas / footpaths or areas where accessibility of the public may introduce health & safety concerns.	Tree health and Reasons of public health and safety	Sept - Oct & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X	X
Removal of debris trapped in branches	Health and Safety	As Required	X	X	X	X	X	X	X	X	X	X	X	X
Remedial pruning to trees - deadwood, crown clean, crown lift - as required.	Tree health	Oct - March & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually, in perpetuity for the lifespan of the development;

Play Areas, Play Equipment Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Removal of all litter & debris from the play areas by way of sweeping and/or litter picking.	To ensure a clean & safe area for play and recreation is maintained.	At every visit	X	X	X	X	X	X	X	X	X	X	X	X
A visual inspection and assessment of all play areas, surfaces, equipment and ancillary items to ensure fit for use.	To ensure a clean & safe area for play and recreation is maintained.	At every visit	X	X	X	X	X	X	X	X	X	X	X	X
Graffiti removal	To ensure a clean & safe area for play and recreation is maintained.	As soon as practicable after detection	X	X	X	X	X	X	X	X	X	X	X	X
Bin emptying	To ensure a clean & safe area for play and recreation is maintained.	At every visit	X	X	X	X	X	X	X	X	X	X	X	X
An operational check of all play equipment.	To ensure a clean & safe area for play and recreation is maintained.	Every Quarter in accordance with ROSPA best practices	X	X	X	X	X	X	X	X	X	X	X	X
Annual inspections of the play areas & play equipment together with a written report by a ROSPA accredited inspector.	To ensure a clean & safe area for play and recreation is maintained.	Annually (usually between September & October)	X	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards for the lifespan of the development;

Estate Road & Footpaths

The table below presents management activities in order to meet the aim & objectives outlined above.

One operation per month (within month / months specified) - 1

As required - A/R

Maintenance Operation	Months												Notes
	J	F	M	A	M	J	J	A	S	O	N	D	
Pedestrian Surfaces and Roads													
Visual inspection of footways, roadways and block paving areas.				1						1			Carry out 6 monthly inspections, reports to be logged; any faults reported should be rectified as required.
General cleaning of block paving	1	1	1	1	1	1	1	1	1	1	1	1	Keep surfaces free of litter, leaves, mud, arisings and any hazardous objects. Sweep and removed any arisings, keep all areas weeds free. Any build up of moss should be treated, as required to ensure surfaces are not slippy or dangerous.
Clean block paved areas annually by relevant washing techniques for the varied surface materials.						1							(acid and bleach shall not be used)
Apply sealant to block paving surfaces.	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	(as required after cleaning)
Apply herbicide	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	Apply to weeds if appear between paving/blocks.
Repair	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	Repair surfaces when reported / recorded. Repair to original specification.
Ensure water is drained from footways to prevent pooling	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	Particularly after prolonged periods of wet weather.

Hard Surfaces & Street Furniture Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the hard surfaces & street furniture within the public open space

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Ensure all hard surfaces are kept free from litter & leaves and are swept regularly.	To maintain the appearance of the POS.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Undertake inspections of hard surfaces & street furniture, maintain / repair as required.	To maintain the appearance of the POS.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Treat worn or damaged surfaces.	For reasons of public health and safety.	As req.	X	X	X	X	X	X	X	X	X	X	X	X
Undertake bi-annual checks for graffiti; remove accordingly.	To maintain the appearance of the POS.	As req.	X	X	X	X	X	X	X	X	X	X	X	X

The above maintenance & inspection strategy will be repeated from Year 11 onwards for the lifespan of the development;