

**30 YEAR MAINTENANCE SCHEDULE (for Planning purposes only)**

**Replacements (general)**  
Any plants that fails to establish within a period of 5 years from the completion are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Authority to vary the approved details. Any seeding that fails to establish within a period of 5 years from completion or occupation is to be re-seeded the following seeding season.

**Restrictions**  
Thinning or tree removal should be undertaken outside nesting bird season which is March to August inclusive unless checked by a suitably experienced ecologist.

**Monitoring and remedial measures**  
Maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years (establishment period) following the completion of the development with any changes being incorporated into the next year's regime. Thereafter, it will be reviewed as required (at least every five years) with any resulting changes incorporated into the subsequent years' programme. The review will be in consultation with interested parties. Carry out remedial work as necessary in accordance with good arboricultural practice.

COMPONENT	MANAGEMENT OBJECTIVES	CODE	OPERATION(S)	TIME OF YEAR	FREQUENCY (PER YEAR)	YEARS 1-30	YEARS 6-30
<b>GENERAL</b>							
<b>1. General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.</b>	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	A	Inspection	March-September	Annually.		✓
		B	Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	Y1-5	
		C	Watering - during establishment and to ensure continued thriving	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April- September.	Y1-5	✓
		D	Reform new tree / shrub planting	February and after strong winds	Annually and as required following inspection.	Y1-5	
		E	Removal of debris and litter	Throughout	Each maintenance visit.		✓
		F	Plant replacements and reinstatement to Year 5 when instructed	November to March	Annually next following planting season.	Y1-5	
		G	Fertiliser	March	Annually.	Y1-5	
		H	Top up mulch to 60mm or 75mm depth (bark or gravel - refer to specification)	November	Annually.	Y1-5	✓
<b>EXISTING</b>							
<b>2. Existing Trees</b>	To ensure continued healthy growth of trees and safety of the site.	A	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition	Late spring/summer and following severe weather (heavy snow, strong wind)	Annually.	Y1-5	✓
		B	Tree management operations or removal as required (observing Tree Preservation Orders and Conservation Areas as well as wildlife legislation)	As necessary in winter or immediately following receipt of inspection report if urgent action is required	As required.		✓
<b>TREES AND HEDGES</b>							
<b>4. New tree planting</b>	To ensure that trees establish and remain in a healthy condition.	A	Establishment maintenance (weed control, fertiliser, tree guy wires, re-forming, formative pruning)	As necessary following inspection	As required.	Y1-5	✓
		B	Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required.	Y1-5	✓
<b>5. Native Hedgerow</b>	To ensure the healthy establishment of new hedgerows. To encourage bushy side growth of hedgerow and maintain A- shaped profile once established. To provide more fruit, berries, flowers and nesting opportunities. To protect from rabbit damage during	A	Establishment pruning- heavy trim sides first year to encourage bushy side growth followed by light trimming to sides until established.	November- March	First year.	Y1-5	✓
		B	Trimming- alternate sides on an annual basis to promote berries / fruit	November- February	Once, annually on alternate sides, from Year 2 onwards.	Y1-5	✓
<b>SCRUB AND SHRUBS</b>							
<b>7. Native Shrub Mix</b>	To create a good, healthy block of semi-natural vegetation. To maintained at a maximum height of 1.8-2m where it is within 2m of a property.	A	Ensure the area is kept entirely free of weeds by careful application of Roundup 3 times per annum around each shrub until canopies close.	As necessary following inspection	3 times per annum.	Y1-5	✓
		B	Strim off weed growth and remove arisings off site. Avoid damage to tree and shrub stems from nylon filament rotary cutters or other mechanical tools.	As necessary following inspection	3 times per annum.	Y1-5	✓
		C	After 5 years establishment, management of the planting will be low key with minimal management intervention to reduce disturbance and allow a semi-natural vegetation to establish.	-	-	-	
<b>8. Ornamental planting - shrubs and herbaceous material</b>	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:				
			a) Winter flowering	Prune Spring	Annually	Y1-5	✓
			b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	Y1-5	✓
			c) Shrubs flowering between July and October	Prune back to old wood in winter	Annually	Y1-5	✓
		B	Thinning	As necessary following inspection	Annually if required	Y1-5	✓
		C	Weed Control	March- September	As required	Y1-5	✓
		D	Soil aeration	April	When required	Y1-5	✓
		E	Soil level readjustment/ edging	Spring	Annually	Y1-5	✓
		F	All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back in autumn and winter, using the following guidance: •Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant •If there is any young growth, cut to just above it •Take the opportunity to remove weeds, digging out those with thick or fleshy roots •Cut back perennials that produce leaves and flower stems from below the soil level, to soil level •Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) •Any attractive dead stems or flower heads can be left until early spring to provide structural interest throughout the winter. •Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn / Winter	Annually	Y1-5	✓
		G	Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually	Y1-5	✓
H	Thinning herbaceous perennials	Spring	As required	Y1-5	✓		
I	Maintain climber growth and train along wires where necessary.	March - September	As required.	Y1-5	✓		
<b>BULBS</b>							
<b>9. Bulbs</b>	To display to best advantage.	A	Areas of bulbs shall be left uncut until after they have finished flowering and their foliage yellowed and died back, after which they shall be cut as part of the routine grass cutting regime (see grassland maintenance).	Throughout, according to flowering time.	As required	Y1-5	✓
<b>TURF AND SEEDING GRASSLAND AND MEADOW</b>							
<b>10. Amenty Grassland</b>	Good sward of even colour and smooth gradients. Height maximum 50-70mm	A	Reinstatement of eroded / damaged areas.	May-September	As required	Y1-5	
		B	Cutting, remove arisings, trim edges and collect trimmings- remove	April-October Note: allow six weeks between end of flowering to cutting bulbs areas. Note: Ox-Eye Daisy drifts from end of May do not cut until end of August.	15 visits. Maintain 50-70mm height. Approx. every 2 weeks in growing season.	Y1-5	
		C	Reforming edges to paths	Autumn	Annually	Y1-5	✓
		D	Fertiliser- Spring	April	Annually	Y1-5	✓
		E	Fertiliser- Autumn	October	Annually	Y1-5	✓
		F	Light scarification / raking	March	Annually (if required)	Y1-5	✓
		G	Weed control	March - October	As required	Y1-5	✓

**Note:** Key routine operations are listed in this table as required during both the defects and long term maintenance indicating when they should be undertaken throughout the year. Note that the table should be used as a guide only. It does not include every specific operation but all checking and intermittent maintenance actions should occur during the routine maintenance visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

**GENERAL NOTES**

- Drawing for Planning purposes only  
- Cura Terrae drawing references:  
**25051-LD-01 Soft Landscape Proposals - Planting Plan**  
**25051-LD-02 Outline Specification and Planting Schedule**  
**25051-LD-03 Maintenance Schedule**  
- Refer to Arboricultural report for details of existing vegetation to be retained and protection measures. Report produced by JCA Ltd titled "Arboricultural Method Statement to BS5837:2012"  
- Proposed Site Layout provided by Orange Design Studio, Drawing number: "ODS\_20/294-(20)001"  
- Building foundations to be confirmed by Engineer with reference to planting proposals and NHBC guidance (or alternative where applicable). Tree locations to be fully co-ordinated once building foundation depth are confirmed. Requirements for root barriers to be confirmed by an engineer.  
- Refer to Engineer's details for level, drainage and utilities information  
- Levels to be confirmed following coordination with the design team.  
- Levels to be verified by the contractor with any variations  
- Setting out on site to be agreed with Landscape Architect  
- Check all dimensions on site.  
- Do not scale from this drawing  
- Report any discrepancies and omissions to Cura Terrae  
- This drawing is Copyright  
- All levels indicative only. Extrapolated from site levels. All require to be checked.  
- All details subject to approval by the local authority for the discharge of relevant planning conditions.

**3RD-PARTY INFORMATION**  
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Cura Terrae can accept no liability for its context or accuracy.


**DESIGN**  
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM regulations and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential. No part is to be used or copied in anyway without the express prior consent of Cura Terrae.

**TREE NOTES:**  
Note that all tree and shrub locations are subject to coordination with services, to be undertaken by others. **The requirement for root barriers is to be confirmed by an engineer.**  
Note that it is best practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and hard landscape elements, such as highways, services and buildings. In addition, root barriers are required for all new trees within 5m of highways - e.g. GreenBlue Urban 'Reroot 2000' or similar. Depth of tree root barrier to be confirmed by an engineer once services design has been produced at construction detail. Install to manufacturer's and engineer's guidance.

**CDM - Risks / Hazards**  
1. Proposed locations of landscape elements shown are subject to the presence of below ground services. A detailed survey is to be undertaken and necessary method statements prepared and approved prior to undertaking any excavations / work within this area.  
2. Care to be taken when working in proximity to the surrounding existing roads.  
3. Care to be taken when clearing the existing site due to the potential presence of needles, litter etc.

A	xx.xx.xx	xx	CTLN	Preliminary
REV	DATE	DRAWN BY	CHECKED BY	REVISION COMMENT

DRAWING STATUS: Preliminary



Job  
**Yew Tree Farm, Farnley Tyas**

Title  
**Maintenance Schedule**

Dwg no.  
**25051-LD-03**

Drawn by <b>FG</b>	Date <b>01.04.2025</b>	Scale <b>N/A at A1</b>
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