

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

Land off Moor Lane, Gomersal

Project No: LDP-26-P308
Document REF: LMP 01
Issue No: 02
Issue Reason: Planning
Issue Date: February 2026
Prepared by: MJB

Document Title:	Land off Moor Lane, Gomersal - Landscape Maintenance & Management Plan
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Document Ref:	LDP-26-P308/LMP 01

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Date:	February 2026

Amendment History					
Version	Date	Modified by	Check / Approved by	Reason(s) for issue	Status
1.0	23/02/26	MJB	MJB	Draft issue for comment	Issued
2.0	24/02/26	MJB	MJB	Issued for planning	Issued

This Landscape Management Specification has been prepared by Studio 413 Ltd. for the sole use of the client and relevant project stakeholders in relation to the specific site and development identified. It is intended to guide the establishment and ongoing maintenance of landscape elements as described at the time of writing. All information, recommendations, and specifications are based on the conditions known and available at the time of preparation. Studio 413 Ltd. accepts no responsibility for the implementation or performance of works carried out by others. The successful establishment and long-term performance of landscape elements are subject to appropriate site conditions, seasonal variation, installation standards, and management practices beyond the control of Studio 413 Ltd. The content of this specification does not constitute a warranty or guarantee. It is the responsibility of the contractor, site operator, or facilities management team to ensure that all works are carried out in accordance with current best practice, applicable legislation, and manufacturer/supplier recommendations. This document may not be reproduced or used for other projects or purposes without the prior written consent of Studio 413 Ltd.

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1. INTRODUCTION

- 1.1. This document has been prepared by Studio 413 Ltd. to define the outline management and maintenance requirements for the landscape areas associated with the residential development at land off Moor Lane, Gomersal, Kirklees Council Planning Application ref. 2025/92713.
- 1.2. This document sets out the management and maintenance objectives and schedule of operations for the protection and enhancement of the communal landscape areas of the site, how the site will be managed and the requirements of the management company that will undertake the work and oversee an ongoing review of the strategy.
- 1.3. This Management Plan should be read in conjunction with the Studio 413 Ltd. Landscape Proposals dwg. ref. LDP-26-P308/1001 (Appendix 1).
- 1.4. The management prescriptions outlined in this plan will be reviewed every 5 years, and any changes required, agreed with Kirklees Council prior to implementation.
- 1.5. The management plan will remain in place in perpetuity.
- 1.6. The key landscape resources of the site can be summarised as follows:
 - Existing retained trees
 - Tree Planting
 - Ornamental Hedgerows
 - Shrub and Herbaceous Planting
 - Amenity Grassed Areas

2. OVER-ARCHING OBJECTIVES

- 2.1. The objectives of this maintenance specification centre on the ongoing maintenance of the publicly accessible areas within the proposed development.
- 2.2. The key objectives of the landscape scheme that accompanies this proposal are to
 - To establish a functional and attractive landscape setting that contributes to the visual amenity of the site and the immediate setting;
 - Undertake management operations to enhance the ecology of the site and improve local biodiversity wherever possible;
 - To ensure the best horticultural and health and safety practices at all times; and
 - Defects in the landscape are identified early and addressed promptly;
- 2.3. The maintenance specification requirements of each type of landscape resource are described in more detail in Section 5.
- 2.4. For timings and frequency of operations, refer to Maintenance Schedules 1 to 6 in Section 6.

Management Responsibilities

- 2.5. This management plan comes into effect after the 12-month maintenance period, where the landscape contractor shall maintain all areas of new planting, which immediately follows the completion of the soft landscaping works.
- 2.6. It is intended that, following the initial 12-month maintenance defect liability period, the maintenance of the landscape areas will be undertaken by the occupiers of the dwellings.

3.0 CLIMATE CHANGE AND BIODIVERSITY STATEMENT

3.1 This statement outlines the approach and practical considerations that will be undertaken as part of the landscape management operations to minimise the impact on the natural environment.

3.2 The management plan makes the following commitments:

Pesticide Use

Hand weeding should be undertaken where possible. However, where this is not practicable, pesticide and herbicide use will be limited.

Fertiliser

Where fertiliser is needed to support tree and shrub growth, organic fertilisers will be used.

Compost

When compost is needed, only peat-free compost is used.

Green Waste

All pruning and leaf litter will be removed from the site to a green waste facility for composting.

Watering

The sustainable and responsible use of water is a key consideration in landscape management. A balance must be struck between watering plants to help them establish and conserving water in times of drought. Watering plants will be undertaken early morning and late afternoons to avoid excess evaporation, and it is the ground that is watered, rather than the plants. Watering is stopped if there is a hosepipe ban or if there are signs that one may occur.

Tree Work

Tree work will be avoided where possible during the bird breeding season, but if it is required during this time, nests are checked prior to any work being carried out, and if they are in use, work is stopped until after the bird breeding season.

Pruning

In order to maximise the opportunity for birds to eat berries, where appropriate, hedgerow and plant trimming will take place in January / February.

Tree and Plant Replacement

In the event any tree or shrub dies or becomes diseased, it will be replaced on a like-for-like basis.

Power Tools

Where practicable, the use of rechargeable power tools will be preferred over petrol or diesel.

4. GENERAL

- 4.1 All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings.

All work will be carried out in accordance with:

- BS 4428:1989 Code of practice for landscape operations (Excluding Hard).
- BS 3998: 1989 Recommendations for tree works
- BS7370 Part 4 1993 Recommendation for maintenance of soft landscape

- 4.2 All birds and their nests are also protected under the Wildlife and Countryside Act 1981. Site management must be aware of the need to avoid disturbance or harm to nesting birds either by avoiding the nesting season, March to August inclusive and/or by checking that no nests would be affected by particular works.

- 4.3 Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Contractor must comply with the 'The Control of Pesticides Regulations 1986' made under the 'Food and Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

All pesticides must be products on the current list of the Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.

The Contractor must comply with all relevant Codes of Practice issued by DEFRA. In particular, where work is near water, comply with the 'Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency (EA) should be obtained prior to the use of pesticides within these areas.

A recognised nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in the Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in 'pickups' that are bolted to the floor of the vehicle.

The storage locker must be sealed and clearly marked as containing pesticides and must bear a standard black and yellow hazard sign.

A Certificate of Competence (National Proficiency Training Certificate) must be held by the Contractor applying pesticides and handed to the Estate Management Company prior to commencement on site. Only Certificate of holders shall mix, apply and dispose of pesticides and other chemicals on the site.

- 4.4 Notification of at least 24 hours shall be given to the Management Company of the Contractor's intention to carry out the application of pesticides. The Contractor shall select the most appropriate and effective method for each particular area or situation or for any particular use or specific work, and shall notify the Management Company of the type of pesticide, active ingredient, and method and timing of application.

The Contractor shall keep a written logbook detailing all uses and pesticide applications carried out, and a copy shall be submitted to the Management Company for record.

The Contractor is required to notify the public of any pesticide application. A warning sign shall be posted at the entrance to the areas to be treated. Where contained solely within planting beds, the

sign shall be placed adjacent to edges in noticeable positions. Details of the application and a contact person shall be indicated on the sign.

The Contractor shall, in accordance with COSHH Regulations, protect employees and other persons, including the public, who may be exposed to substances hazardous to health.

The Contractor shall restrict the use of chemicals strictly to where necessary, either to maintain formal landscape areas or to control notifiable weeds. Informal landscape areas, parkland and peripheral areas should be free of both pesticides and fertilisers except where absolutely necessary.

- 4.5 The Contractor shall dispose of waste pesticides and containers in accordance with the Control of Pesticides Regulations 1986', Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

Concentrated pesticides shall be disposed of in accordance with the local Environmental Health Department or with a specialist waste disposal contractor. Empty containers shall not be reused for any purpose, and containers shall be cleaned thoroughly in accordance with label instructions prior to safe disposal.

- 4.6 The Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Landscape Contractor shall inform the Management Company of any subsequent changes to legislation and regulations that affect the contract.

5.0 OUTLINE SPECIFICATION FOR THE MAINTENANCE OF SOFT LANDSCAPE AREAS

5.1 This section contains an outline specification for the general maintenance operations of the key landscape resources outlined in Section 1.

General and detailed requirements for landscape maintenance are provided below:

5.2 GENERAL REQUIREMENTS

5.2.1 NOTICE TO CA

Give 2 days' notice before all maintenance visits, including an outline of planned works.

5.2.2 REINSTATEMENT

Reinstate to original condition any damage or disturbance to soil structure, planting and grassed areas.

5.2.3 CONTROL OF MAMMALIAN PESTS

Only approved specialist firms and methods are to be used. Contractor to submit proposals to CA for written approval.

5.2.4 WATERING GENERALLY

For specific watering requirements and frequency to individual areas, refer to Section 5 - Schedules 1 to 8.

- Obtain CA's written approval before using a supply other than Potable mains water.
- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Do not damage or loosen plants.
- Where required, loosen soil to direct water to the root zone.

5.2.5 WATER RESTRICTIONS

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

5.2.6 DISPOSAL OF ARISING

Unless specified otherwise, dispose of arisings from all operations and remove from site to a suitably licensed tip.

5.2.7 CHIPPING OR SHREDDING ON-SITE

Chipping or shredding on-site is not permitted.

5.2.8 LITTER

Collect and remove from site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site.

5.2.9 CLEANLINESS

Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition at completion and after any maintenance operations.

5.2.10 LEAF REMOVAL

Collect fallen leaves from mown grassed areas, ornamental planting beds and footpaths and remove from site for recycling.

5.2.11 PRUNING GENERALLY

Prune in accordance with good horticultural and arboricultural practice:

- Do not damage or tear 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 the 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 CA if disease or infection is detected.
- Do not use growth retardants, fungicide or pruning sealant unless instructed.

5.2.12 PRUNING OF EXCESSIVE OVERHANG

Remove any growth annually, as outlined in Maintenance Schedules, encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

5.2.13 USE OF HERBICIDE

If chemical control is deemed necessary, apply targeted systemic herbicide treatments during late summer to early autumn (August–October), ensuring maximum translocation to root systems and minimal ecological disturbance

5.3 EXISTING RETAINED TREES

5.3.1 TREES

Undertake inspections every 2 years in accordance with BS 3998 or as necessary due to health and safety concerns. First, inspect all trees. Then, identify those that actually pose a hazard. All trees, regardless of previous health, should be inspected after a severe storm. Structural defects are best detected in the late fall, winter, and early spring when there are no leaves on the trees.

5.3.2 Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints.

- 5.3.3 Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist).
- 5.3.4 UNDERSTOREY
- 5.3.5 Inspect scrub areas annually to assess condition, health, and composition.
- 5.3.6 Remove invasive species by hand or targeted treatment. Apply herbicides only under the direction of a qualified operative and in accordance with current legislation and ecological guidance.
- 5.3.7 Undertake rotational cutting on a 3–5 year cycle, removing up to one-third of the scrub area in any one year to encourage regeneration and structural variation. Retain deadwood and thickets for habitat where safe to do so. Avoid cutting during the bird nesting season unless for safety or ecological reasons, and only under supervision of an ecologist if required.

5.4 TREE PLANTING

5.4.1 WATERING

Water Twice Monthly from April to October.

- Each tree to receive 40L of water at each scheduled watering operation to ensure roots are well irrigated
- Soil moisture:
 - To ensure trees are well irrigated in dry conditions, CA to instruct additional watering operations as required
 - CA may omit scheduled watering operations subject to assessment of prevailing weather conditions and soil moisture levels
- Crown spraying. During evening hours, when instructed by CA

5.4.2 TREE STAKES AND TIES

Check the stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes to the original specification.
- If longer than half of the clear tree stem height, cut to this height in spring. Retie the tree firmly but not tightly with a single tie.
- Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- stakes and ties shall be removed during Spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

5.4.3 WEEDS

Maintain a 1m radius around each plant free from vegetation by hand weeding. Ensure bark mulch remains topped up to 75mm deep (5-35mm particle size) around the trunk twice per year.

5.4.4 REFIRMING OF TREES

Refirm trees after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at the base of tree stems, created by tree movement, shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

5.4.5 FERTILIZER

Apply Multi-purpose organic plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at the manufacturer's recommended rate.

5.4.6 REPLACEMENT PLANTING

Replace any trees that have failed (between 1 November and 31 March).

5.4.7 DISEASE

Carry out an annual check for signs of disease and undertake treatment as required

5.4.8 PRUNING

Carry out pruning as and when necessary to maintain the natural habit of the tree, in keeping with good horticultural practice.

5.4.9 TREE WORK GENERALLY

Before starting work agree which trees, shrubs and hedges are to be removed or pruned. Avoid damage to neighbouring trees, plants and property.

- Standards: To BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'
- Cut branches as Arboricultural Association Leaflet 'Mature tree management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Operatives must hold a Certificate of Competence for Chainsaw work.
- All tree work is to be carried out by an approved member of the Arboricultural Association.

5.4.10 ADDITIONAL WORK

Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

5.4.11 PREVENTION OF WOUND BLEEDING

To BS 3998, clause 8.

5.4.12 PREVENTION OF DISEASE TRANSMISSION

To BS 3998, clause 9 and Appendix B.

5.4.13 CLEANING OUT AND DEADWOODING

Remove:

- Dead, dying, or diseased wood, broken branches and stubs.
- Fungal growths and fruiting bodies.
- Rubbish, windblown or accumulated in branch forks.
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Other unwanted objects, e.g. tree houses, swings.

5.4.14 CUTTING AND PRUNING GENERALLY

- Use appropriate, well-maintained and sharp tools
- For final pruning cuts:
 - Do not use chainsaws on branches of less than 50 mm diameter.
 - When using handsaws, form a smooth cut surface.
 - Do not use anvil-type secateurs.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood, leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval from CA.
 - Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

5.4.15 CROWN REDUCTION/ SHAPING

Cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.

5.4.16 CROWN LIFTING

Remove branch systems to give clearance to a height as instructed by CA.

Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub-lateral buds or branches. Do not leave stumps.

5.4.17 BARK DAMAGE

- Do not attempt to stop sap bleeding from wounds
- Remove ragged edges and splintered wood from wounds using a sharp knife.
- Keep wounds as small as possible.
- Inform CA immediately if liquid or flux oozes from apparently healthy bark.

5.4.18 MAINTENANCE OF MULCH

- Top up with the same type of mulch to 75 mm thickness

- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to the planted area.

5.5 PROPOSED ORNAMENTAL SHRUBS & HERBACEOUS PLANTS

5.5.1 WATERING

Water Twice Monthly from April to October.

- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Soil moisture:
 - To ensure plants are well irrigated in dry conditions, additional watering as required.

5.5.2 FERTILIZER

Apply multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

5.5.3 REFIRMING OF PLANTS

Refirm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

5.5.4 PRUNING ORNAMENTAL SHRUBS / HERBACEOUS PLANTS

- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove suckers by cutting back level with the source stem or root; and
- Maintain views from ground floor living spaces, highway sightlines and for natural surveillance.

5.5.5 PRUNING FLOWERING SPECIES OF SHRUBS

- Winter flowering shrubs in Spring.
- Shrubs flowering between March and July, immediately after the flowering period.
- Shrubs flowering between July and October, back to old wood in winter.
- Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

5.5.6 REMOVAL OF DEAD PLANT MATERIAL

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

5.5.7 DEAD AND DISEASED PLANTS

Remove plants as soon as possible and replace in the next scheduled round of replacement planting.

5.5.8 REINSTATEMENT OF SHRUBS AND HERBACEOUS PLANTS

- Remove dead and damaged plants.
- Carefully move mulch to one side and dig over the soil, leaving it fit for replanting.
- Do not disturb roots of adjacent plants.
- Replacement plants:
 - To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Submit details and cost of plants for approval before ordering.
 - Dressing with soil Association certified organic granular slow-release fertiliser applied at manufacturer's recommended rate.

5.5.9 THINNING BY REMOVAL OF SURPLUS PLANTS

- Thin all plants using methods within BS 7370-4.
- Begin when foliage of adjacent plants has begun to touch.
- Minimise disturbance to adjacent plants.
- Refill holes with topsoil to leave an even graded surface.
- Maintain mulch as original specification.
- Make good any minor damage to adjacent plants immediately.
- Select plants for retention that have a strong healthy habit.

5.5.10 HAND WEEDING

- Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Upon completion, rake area to a neat, clean condition.
- Reinststate mulch to original depth.

5.5.11 SOIL AERATION

Prick up to aerate the soil of root areas and break surface crust and reduce to crumb and level off. Do not damage plants and their roots.

5.5.12 SOIL LEVEL ADJUSTMENT

Reduce level of soil/mulch at edges of beds to 75 mm below adjacent grass or hard surface. Spread arisings (if any) evenly over the bed.

5.5.13 MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness
- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

5.6 ORNAMENTAL HEDGEROWS

5.6.1 WATERING

Water Twice Monthly from April to October.

- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Soil moisture:
 - To ensure plants are well irrigated in dry conditions, CA to instruct additional watering operations as required

- CA may omit scheduled watering operations subject to assessment of prevailing weather conditions and soil moisture levels

5.6.2 WEEDS

Remove any weed growth within plant guards by hand and maintain a 0.3 m wide strip (on each side of the hedgerow) free from vegetation by spraying with glyphosate in early summer and late spring.

5.6.3 REFIRMING OF PLANTS

- Refirm after strong winds, frost heave and other disturbances.
- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement, shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

5.6.4 FERTILIZER

Apply Multi-purpose organic plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

5.6.5 REPLACEMENT PLANTING

Replace any plants that have failed (between 1 November and 31 March).

5.6.6 DISEASE

Carry out an annual check for signs of disease and undertake treatment as required

5.6.7 HEDGEROW PRUNING

New hedgerows will be pruned for the first 2 to 3 years to encourage dense bushy growth, in keeping with good horticultural practice.

- Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
Hedgerows to be maintained at max. 0.6m high.

5.7 AMENITY LAWN AREAS

5.7.1 MAINTENANCE OF LAWN AREAS

- Maintain grass areas in a manner appropriate to the intended use.
- Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- Prevent waterlogging and compaction.
- Repair damage from trampling, abrasion or scalping.
- Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.

- Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves.
- Remove Litter and fallen leaves regularly to maintain a neat appearance.

5.7.2 MAINTENANCE OF LAWN AREAS

Maintenance to be carried out to BS 7370-3. Carry out maintenance appropriate to turf, as follows:

- To achieve maintenance objectives to BS 7370-3, table 6.
- To a maintenance programme to BS 7370-3, clause 11.
- Using appropriate mowing methods to BS 7370-3, table 3.

5.7.3 GRASS CUTTING GENERALLY

- Before mowing remove litter, rubbish and debris.
- Finish to be neat and even, without surface rutting, compaction or damage to grass.
- Leave edges neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas are to be swept clear and arisings removed.
- Obtain instructions from CA in drought or wet conditions.

5.7.4 MOWING LAWN AREAS

Maintain grass height between 25 and 50 mm and remove arisings

5.7.5 RE-FORMING GRASS EDGES

For all edges abutting paths, manhole covers, borders and the like, draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

5.7.6 FERTILIZER

Apply an approved appropriate lawn fertiliser each Spring and Autumn.

- Spread evenly.
- Apply at the manufacturer's recommended rate.

5.7.7 REINSTATEMENT OF DAMAGED LAWN

Reinstate worn areas as follows:

- Remove damaged turf to a depth of 150 mm.
- Cultivate substrate to a fine tilth.
- Reinstatement with either:
 - turfing with turf of a quality and appearance to match existing.
 - or topsoiling to BS 3882 multi-purpose class, free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

6. SCHEDULE OF OPERATIONS

Maintenance Schedules (1 to 6): List of Operations, Timing and Frequency. To be repeated each year for duration of the maintenance period.

The schedules below list the timing of key annual operations for specific soft landscape areas, as shown in Appendix 1. For the required standard, the schedules should be read in conjunction with the Specification for Maintenance and BS7370:Part 4 Grounds maintenance - Recommendations for maintenance of soft landscape.

Schedule 1: Existing Retained Trees														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Inspection for damage and disease	Annually							x					
2	Pruning	As and when required	x	x	x							x	x	x
3	Replace dead/missing trees	Annually												x
4	Herbicide application	Annually as required								x				

Schedule 2: Tree Planting														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Annually							x					
2	Assessment of dead/missing trees	Annually									x			
3	Replace dead/missing trees	Annually												x
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x		

5	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x			
6	Spray Crown	As instructed in spells of dry weather during the evening (First two years after planting only)				x	x	x	x	x	x				
7	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
8	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x	
9	Check tree support (adjust & replace as required)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
10	General pruning (subject to species)	As instructed	x	x											
11	Fertilizer	One application annually (in March or April)			x	x									
12	Mulching – topping up	Twice a year				x						x			

Schedule 3: Proposed Shrub & Herbaceous Planting															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants	Annually										x			
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x			
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x			

5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Fertilizer	One application annually (in March or April)			x	x									
7	Soil Aeration	Twice a year			x							x			
8	Remove dead/faded flowers throughout season (dependent upon species) to prolong flowering period	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
9	Cut dead growth back to ground level (dependent upon species).	Annually (February or March)		x	x										
10	Mulching – topping up	Twice a year				x						x			

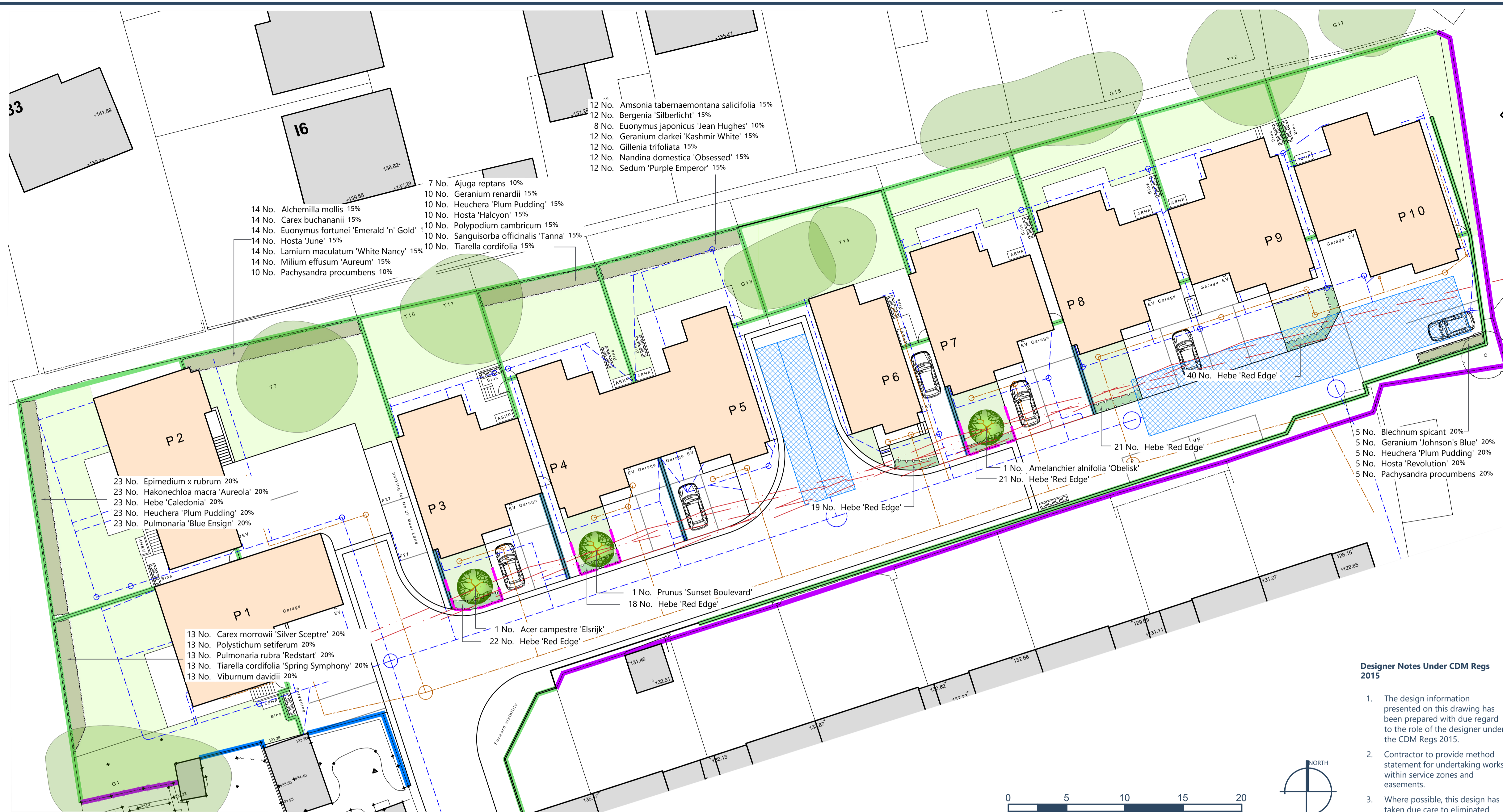
Schedule 4: Ornamental Hedgerows															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Assessment of dead/missing plants	Annually									x				
2	Replace dead/missing plants	Annually												x	
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x			
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x			
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Pest & disease control	Once during growing season				x	x	x	x	x					
7	Check plant guards (adjust & replace as required)	Monthly		x			x			x			x		

8	Formative pruning	When required	x	x											
9	Fertilizer	One application annually (in March or April)			x	x									

Schedule 5: Amenity Grass Areas															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Weed Control	Twice a year					x				x				
2	Fertilizer application	Two applications annually (in April or September)				x					x				
3	Mowing	Weekly from March to October			x	x	x	x	x	x	x	x			
4	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x			
5	Re-cultivation and seeding of any failed or worn areas	When required									x				
6	Thatch/moss removal	Annually			x										

7. APPENDIX 1 - Planting Scheme

Studio 413 Ltd. dwg LDP-26-308/1001 Landscape Proposals

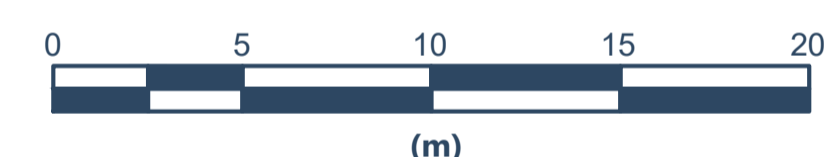


- LANDSCAPE KEY**
- EXISTING TREES RETAINED
 - PROPOSED TREE PLANTING
 - PROPOSED HEDGE PLANTING
Hebe 'Red Edge' max height 600mm
 - PROPOSED SHRUB & HERBACEOUS PLANTING
 - PROPOSED AMENITY TURF
Rolawn 'Medallion' or similar approved.
 - PROPOSED GRASS SEEDING
Boston Seeds Shade Tolerant Grass Seed sown at 35g/m2 or similar approved.
 - PROPOSED ROOT BARRIER
1m deep root barrier eg Greentech Root Barrier 360 or similar laid in accordance with suppliers recommendations
 - VISIBILITY SPLAYS
2m x 25m visibility splays

- NOTES:**
- For detailed levels and drainage refer to Engineers dwgs.
 - For hard surfaces and boundary treatments refer to Architects drawings.

- DRAINAGE KEY**
- Surface Water Sewer
 - Surface Water Attenuation Tank
 - Foul Sewer
- Refer to Engineers drawings for details.

- Designer Notes Under CDM Regs 2015**
1. The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
 2. Contractor to provide method statement for undertaking works within service zones and easements.
 3. Where possible, this design has taken due care to eliminate hazards and reduced risks.



PLANTING SCHEDULE

Trees	Number	Species	Height	Grith	Specification	Density
	1	Acer campestre 'Elsrijk'	3.0-4.0m	12-14cm	Heavy Standard :Clear Stem 150-175 :3/5 brks :2x :RB Counted	
	1	Amelanchier alnifolia 'Obelisk'	3.0-4.0m	12-14cm	Heavy Standard :Clear Stem 150-175 :3/5 brks :2x :RB Counted	
	1	Prunus 'Sunset Boulevard'	3.0-4.0m	12-14cm	Heavy Standard :Clear Stem 150-175 :3/5 brks :2x :RB Counted	

Shrubs

Number	Species	Height	Pot Size	Specification	Density
14	Euonymus fortunei 'Emerald 'n' Gold'	20-25cm	3L	C :5 brks	4/m ²
8	Euonymus japonicus 'Jean Hughes'	20-30cm	3L	3/5 brks :C	4/m ²
23	Hebe 'Caledonia'	20-30cm	3L	5 brks :C	4/m ²
12	Nandina domestica 'Obsessed'	20-30cm	3L	3/5 brks :C	4/m ²
5	Pachysandra procumbens	10-20cm	3L	C :5 brks	4/m ²
10	Pachysandra procumbens	15-20cm	3L	5 brks :C	4/m ²
13	Viburnum davidii	20-30cm	3L	5 brks :C	4/m ²

Herbaceous

Number	Species	Pot Size	Specification	Density
7	Ajuga reptans	3L	Full Pot	4/m ²
14	Alchemilla mollis	3L	Full Pot	4/m ²
12	Amsonia tabernaemontana salicifolia	3L	Full Pot	4/m ²
12	Bergenia 'Silberlicht'	3L	Full Pot	4/m ²
23	Epimedium x rubrum	3L	Full Pot	4/m ²
5	Geranium 'Johnson's Blue'	3L	Full Pot	4/m ²
12	Geranium clarkii 'Kashmir White'	3L	Full Pot	4/m ²
10	Geranium renardii	3L	Full Pot	4/m ²
12	Gillenia trifoliata	3L	Full Pot	4/m ²
38	Heuchera 'Plum Pudding'	3L	Full Pot	4/m ²
10	Hosta 'Halcyon'	3L	Full Pot	4/m ²
14	Hosta 'June'	3L	Full Pot	4/m ²
5	Hosta 'Revolution'	3L	Full Pot	4/m ²
14	Lamium maculatum 'White Nancy'	3L	Full Pot	4/m ²
23	Pulmonaria 'Blue Ensign'	3L	Full Pot	4/m ²
13	Pulmonaria rubra 'Redstart'	3L	Full Pot	4/m ²
10	Sanguisorba officinalis 'Tanna'	3L	Full Pot	4/m ²
12	Sedum 'Purple Emperor'	3L	Full Pot	4/m ²
10	Tiarella cordifolia	3L	Full Pot	4/m ²
13	Tiarella cordifolia 'Spring Symphony'	3L	Full Pot	4/m ²

Hedges

Number	Species	Specification	Density
141	Hebe 'Red Edge'	C :Bushy :C :3/5 brks 5/m	

- NOTES**
- All planting to be carried out in the first planting season unless an alternative phasing scheme has been approved by the local authority.
- The following standards shall apply:
- BS 4428:1989 CoP for general landscape operations
 - BS 3998:2010 Tree work
 - BS 8545:2014 Trees: from nursery to independence in the landscape.
 - NHBC Chapter 4a - Building near trees
- Ground preparation:**
- BS 3882:2015 Specification for topsoil and requirements for use
 - BS 8601:2013 Specification for subsoil and requirements for use
 - Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 2009. (Issued by Defra)
- Topsoil**
- Unless otherwise specified all 'topsoil' for planting, turfing or seeding shall comply with the following criteria.
- Compliance with the general requirements of BS3882:2015, Grade - Multi purpose. However the following additional constraints apply;
 - pH Value: 5.5-7.5
 - Textural classification: 'Loam soils' are acceptable within the following parameters
Silt = 0-65%
Sand = 30-70%
Clay = 5-30%
- 'Topsoil' is deemed to include imported, and existing reclaimed or manufactured growing medium.
- Topsoil amelioration to be undertaken subject to analysis and recommendations of a suitably qualified soil scientist. General amelioration will utilise PAS 100 Green waste compost unless an alternative is specifically recommended by the soil scientist.
- Standard depth of topsoil layer, placed over 300mm decompacted and free-draining subsoil, to be as follows (subject to completion of ground preparation proposals):-
- All grass sward types - 150mm
 - Ornamental planting - 300mm
 - Native mix planting - 300mm
 - Tree pits - 400mm topsoil layer

- Additional growing medium required to meet recommended tree planting volumes will be achieved using approved subsoil or washed sand.
- Cultivation**
- All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessments/method statements. Incorporate proprietary non peat compost to BS1 PAS 100 to 50mm depth evenly worked into soil and a general purpose slow release fertiliser at the rate of 75g/m²
- No cultivation of soil to be undertaken within RPA of retained trees and hedgerows.
- Tree Planting**
- All trees to be in accordance with BS 3936 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked. Tree pits in open field / un-compacted ground conditions to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch to 1.0 metre diameter and kept weed free.
- Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. In locations close to footpaths and roadways linear root barriers are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval.
- Shrub and Herbaceous Planting**
- Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch and kept weed free.

- Hedge Planting**
- Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free.
- Turfing**
- Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rotavated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.
- Seeding**
- Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotavated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.
- Species Rich Grassed Areas**
- Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be as per the planting schedule.
- Watering**
- All plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.



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Client
PJJ Developments Limited

Project Name
Land off Moor Lane, Gomersal

Project No. Dwg. No.
LDP-26-P308 1001

Dwg. Title
Detailed Soft Landscape Proposals

Revision Status
A PLANNING

Date Scale
20.02.26 1:200@A1

Drawn By Reviewed
MJB -

Filepath