

JONES HOMES (YORKSHIRE) LIMITED

RESIDENTIAL DEVELOPMENT

**CLAYTON FIELDS,
EDGERTON,
HUDDERSFIELD**

**LANDSCAPE AND ECOLOGICAL
MANAGEMENT DOCUMENT**

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A INTRODUCTION

This document sets out the management principles and maintenance prescriptions to be adopted for the landscape and habitat management of the private landscaped areas and areas of communal Open Space associated with the residential site developed by Jones Homes, at Clayton Fields, Edgerton, Huddersfield.

The areas of communal Open Space include several different areas and / or habitat types. These are as described below and shown on the plan in Appendix 3:

- Retained existing trees and hedgerows
- New areas of native planting
- New standard trees planted
- Small areas of wildflower meadow planting

The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings:

- Landscape Masterplan 4135-2100 & 4135-2101

Management Agents

The Favorable Choice as a Managing Agent is currently Trust Green

Trustmgt RFS Limited
Trust Green
Unit 7
Portal Business Park
Eaton Lane
Tarporley
Cheshire
CW6 9DL

REF: TG3287-RFS

Within our legal transfer, an obligation is made by the purchasers to pay an annual management fee to Management Agents to be spent on Monitoring, Maintenance of the Open Space. Trust Green have used this LEMP to provide a Management Fee Matrix.

A.1 Documents

In the preparation of this document references have been made to:

- Planning Conditions for the application
- Invasive Plant Species Method Statement and Including Monitoring Surveys April 2021 – *Whitcher Wildlife*
- Japanese Knotweed Report – April 2025 *Whitcher Wildlife*
- Arboricultural Report and AIA, December 2024 – *JCA Ltd*
- Woodland Footpath – Arboricultural Method Statement JCA 2020
- Bat Mitigation and Biodiversity Strategy - January 2025 *Whitcher Wildlife*

These documents are available from Jones Homes (Yorkshire) Limited and will form

part of the Management Company contract.

These documents will form part of the understanding and context of the management plan.

A.2 Site Location

The site is located to the northwestern edge of Huddersfield off Halifax Rd.

A.3 The Site

A.3.1 The site is roughly rectangular in shape, with its longest side orientated north/south. The site is bounded to the south by the A629 Halifax Rd, the east and west by existing residential areas and the north by a narrow watercourse with an associated band of woodland. The central part of the site is comprised of open grassland with occasional groups of scrubs and trees.

A.3.2 Once developed the site will be laid out as housing with associated roads and paths.

A.4 The Management Document

This Management Document describes the Management Operations for all private areas (until handover to the house occupier) and the communal Open Spaces within the development and the native planting surrounding the development which will be handed over to the appointed Management Company.

The purpose of this Management Plan is two-fold:

1. Setting out the long term aims and objectives for the site so that all stakeholders and relevant parties can understand how it is intended that the landscape components be developed and established.
2. Providing a prescriptive series of timed operations which will form a working document to instruct the Management Company / appointed Landscape Contractor on how the objectives will be achieved.

A.5 Timing

The operations prescribed within this document will become operational on completion of the Defects Liability Period and standard 12 months maintenance undertaken as part of the construction contract.

At the end of the 12-month maintenance period the POS will be handed over to the Landscape Management Company appointed by Jones Homes (Yorkshire)

The operations described in this Plan cover an initial 5-year period from commencement. Longer term management will need to be reviewed at the end of this period to ensure that the management principles and objectives are being met. At this point the Management Prescriptions will be reviewed and revised to respond to conditions on site to develop the plan in perpetuity. Until amendments to the Plan have been formalised the Management Operations will continue in accordance with those for year 5.

B. MANAGEMENT AIM AND OBJECTIVES

B.1 Management Aim

The operations detailed within this management document are intended to instruct the appointed Contractor and Management Company to carry out the specified maintenance operations to achieve a healthy, landscape structure to the development's private and communal areas, with a focus towards visual amenity. This will enhance the local environment for residents and pedestrians.

B.2 Landscape Vision

The 'Landscape Vision' is the term given to what it is intended will be the outcome of the management of the site. It is made up of various elements (visual, ecological and recreational) which are described separately below but which are intrinsically linked and must work in harmony to achieve a satisfactory outcome.

B.2.1 Visual

The site shall be managed to provide a visually attractive landscape setting for the residential development which both frames and filters views into the site and that is in keeping with the landscape character of the area. Particular attention should be given to the northern boundary and its connection with the existing watercourse and woodland.

B.2.2 Ecological

The site shall be managed to ensure that the native species, tree and shrub planting establish well to provide a diverse wildlife habitat. This shall underpin both what and how operations are carried out throughout the site.

The ecological objectives for long-term management, maintenance and monitoring of the habitats comprise the requirements to:

- Maintain the existing trees to ensure that they continue to be healthy and provide an important wildlife habitat
- Maintain the water course and associated woodland to ensure its health and longevity going forward
- Maintain the new native vegetation with a bushy growth habit and ensure it remains attractive and complementary to the surrounding habitat
- Minimise the potentially adverse environmental impacts resulting from management operations on site including minimising the use of herbicides and pesticides
- Ensure that pruning and trimming is ONLY undertaken outside the bird nesting season (generally accepted as being 1st March to 31st July but can be longer depending on the species) AND, where feasible, ensuring that the food value of the native vegetation is maximised by aiming to carry out any pruning or trimming in late winter (January or February) or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn in order to retain nuts and berries as winter food for the wildlife

- Maintain and enhance the cultural and landscape value of the site by ensuring that the habitat management incorporates visual amenity benefits.

B.2.3 Recreational

Maintain the POS areas to ensure that they provide a useable and valuable resource for the site and immediate area.

B.3 SMART Objectives

B.3.1 Private Areas

Following completion of planting in private garden areas the planting will be maintained by the Landscape Contractor (or Management Company after 12 months) in accordance with the specification and Schedule of Works until handover to the resident at the time of purchase. The planting at time of handover should be healthy and weed free. (B.1.2)

B.3.2 Public Areas

Planting within communal areas will be maintained in accordance with best practice guidelines and the specification in subsequent sections.

New Trees – shall be maintained in good health

New Ornamental Planting – shall be maintained to achieve all year-round interest and colour. Areas of shrubs shall **not** be maintained at a uniform height with a hedge trimmer but maintained to allow the individual form of the shrub species to develop.

Hedges – Ornamental hedges shall be maintained with an aim of establishment by Year 5.

Native Planting – The area of native planting at the southern boundary of the site shall be managed to be weed free to allow the young plants to establish without competition from weed and grass. The area shall be selectively thinned from Year 5 to allow the individual plants to develop a healthy form.

B.4 Chemical Control

When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.

The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and implement recommendations as necessary.

The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular

chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.

All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

B.5 Control of Invasive Species

The Japanese Knotweed identified on site is being treated in accordance with the method statement produced by Whitcher Wildlife in April 2021. Further work in 2025 has been looked at, Please see document Japanese Knotweed Report – April 2025 Whitcher Wildlife In relation to further monitoring regarding this.

If any further *invasive* or *injurious plants* are identified on site, the appropriate method of control shall be implemented, in accordance with relevant best practice and the Environment Agency recommendations.

The Wildlife & Countryside Act 1981 places a legal responsibility on landowners / land managers to control any *invasive, non-native plant* and *animal species* which have been identified as having 'the ability to spread causing damage to the environment, the economy, health or the way we live'. This responsibility also extends to native plants which are deemed to cause a problem to farming productivity. These are termed *injurious weeds*.

The list of plant and animal species which have been identified is listed in Schedule 9 of the ACT.

The legal duty placed on landowners does not oblige the landowner to remove or treat the invasive or injurious species but requires that the land owner does not:

- Allow invasive plants to spread onto adjacent land – the owner of that land has the right to take legal action if this occurs
- Plant or encourage the spread of invasive plants outside your property – this can include moving contaminated soil from one place to another or incorrectly handling and transporting contaminated material and cuttings

C MANAGEMENT OPERATIONS

The following operations relate to the maintenance requirements for the various landscape elements on the site in relation to plot landscape, the communal areas and the native planting. These operations shall be undertaken by the Management Company named at **A.4** or the Householder. The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.

NOTE: All pruning and hedge trimming shall take place outside the bird nesting season (1st March to 31st August inclusive), to prevent the disturbance of nesting birds. In addition, vegetation clearance generally shall be carried out carefully and prior to removal shall be checked for harboring animals.

Operational schedules relating to the work items in the following sections are attached at Appendix 4.

C.1 STANDARD TREES

All standard trees within the development shall be maintained by the Landscape Contractor throughout the twelve (12) months maintenance and rectification period following practical completion of the planting works and then the maintenance shall be passed to the Management Company or householder in the case of private garden areas.

- C.1.1 An area of 1000 mm in diameter shall be kept weed-free around each planted tree. Strimmer's shall not be used for weed control around trees planted into grass within 500mm of their trunks. All weed control within 500mm of tree trunks shall be carried out by hand or by chemical means or with the protection of a strimmer guard.
- C.1.2 Where approved chemical compounds/herbicides are used, the resultant dead surface matter and dieback of weed growth shall be removed from the areas within fourteen (14) days of application.
- C.1.3 The trees shall be always maintained, and the stakes and ties shall be inspected regularly to make any required adjustment to conform to stem growth and to prevent chaffing. Damaged or defective stakes and ties shall be replaced.
- C.1.4 Trees will be inspected to ensure they remain firm and well secured after frost heave, strong winds and other ground disturbances. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and refirmed.
- C.1.5 A slow-release fertilizer shall be applied to the base of each standard tree for the first 3 years after planting. This shall be applied in March/April of each year, at the following rates:

a) Advanced Nursery stock, Extra Heavy Standards, Heavy Standards, Selected Standards & Standards	200 gms/Tree
b) Light Standards & Feathered Trees	100 gms/Tree
c) Specimen Plants, Transplants & Shrubs (in pits)	50 gms/Plant
d) Plants in Shrub Beds & Hedge Lines	25 gms/Plant

- C.1.6 Dead or damaged branches shall be pruned in accordance with section C.6. Chippings / branches resulting from these pruning's may be left in small habitat piles in discreetly located sites within the native planting, as agreed with the consultant Landscape Architect / Ecologist. Where no suitable locations are found, the arisings shall be removed off site.
- C.1.7 Watering shall be carried out as specified under watering section C.8.
- C.1.8 All failures shall be replaced annually in accordance with clause C.9.
- C.1.9 Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds, as specified in clause C.2.
- C.1.10 For trees positioned in ornamental lawn areas where tree pits have been returfed or seeded, Aftercare Work shall be as specified in grass maintenance/mowing section C.10.
- C.1.11 Tree stakes and guards shall be inspected at the end of Year 3 and where trees have established sufficiently well they shall be removed. Where trees are still considered to require support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that the trees develop sufficiently robust stems and do not rely on support.

C.2 ORNAMENTAL SHRUB PLANTING

Maintenance of Shrub Beds

- C.2.1 Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Forking or hoeing shall be carried out to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads. Removal of weed foliage only shall not be permitted.

All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the contractor.

- C.2.2 Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted, and the areas shall be hand cultivated only.
- C.2.3 Following frosty weather and strong winds, shrub beds shall be inspected to check for plants that have been loosened or lifted and any that have shall be firmed in.
- C.2.4 A slow-release fertilizer (eg Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).
- C.2.5 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in section C.6. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.
- All arisings shall be carted off-site.
- C.2.6 All failures shall be replaced in accordance with section C.9.
- C.2.7 The ornamental planting areas within the communal areas as a whole shall be assessed in Year 5 prior to the end of the five (5) year management period and any over-mature planting shall be replaced as agreed with the consultant Landscape Architect and Client at the annual walkover.

C.3 NEW ORNAMENTAL HEDGES

Maintenance of Hedges

Hedges within private garden areas shall be maintained by the Contractor or Management Company until they are handed over to the new occupier.

- C.3.1 Areas beneath hedges shall be kept free from weed growth. Hand weeding shall be carried out to remove noxious annual and/or perennial weed roots before the formation of seed heads. Bark mulch layer shall be kept topped up to 50mm depth.

All weed material resulting from the operation described above shall be collected and removed from site.

- C.3.2 Following frosty weather and strong winds, the hedgerow shall be inspected and any plant that has been loosened shall be firmed in.

- C.3.3 A slow-release fertilizer (eg Enmag or similar approved) shall be applied over each shrub bed at a rate of 25 gms/shrub once a year for the first three (3) years after planting in Spring (March/April).

- C.3.4 Hedges shall be pruned to ultimately achieve a healthy, dense, bushy hedge between 1 & 1.5 metres in height and between 400 & 500mm in width.

- Flowering evergreen hedges should be pruned after flowering and formative pruning shall be carried out as required over the first 3 to 4 years plants after planting to achieve the desired height and width. Once this is achieved, hedges can be lightly trimmed to maintain their shape.
- Beech hedges should be lightly pruned in winter and mid-summer over the first few years until the desired height and width is achieved. When the hedge has reached its desired height clipping should be carried out in summer, aiming to clip once in early June to maintain the bushiness of the hedge and again in early August. This later clipping produces a late flush of leaves which will stay on the branches over winter.

All arisings shall be carted off-site.

- C.3.5 All failures shall be replaced in accordance with section C.9.

C.4 NEW NATIVE PLANTING

- C.4.1 Planting areas shall be kept free from weed growth. Hand weeding shall be carried out to remove noxious annual and/or perennial weed roots before the formation of seed heads. Bark mulch layer shall be kept topped up to 50mm depth.

All weed material resulting from the operation described above shall be collected from the planting beds and removed from site by the Management Company.

- C.4.2 Following frosty weather and strong winds, the Management Company shall inspect planting areas and firm any plant that has been loosened.

- C.4.3 The Management Company shall apply a slow-release fertilizer (eg Enmag or similar approved) over the planting bed at a rate of 25 gms/shrub once a year in Spring (March/April).

- C.4.4 Agree any requirement for annual pruning at the annual walkover to ensure that any species within the areas of native planting do not become overly competitive, overgrown or are dead, damaged or diseased. Undertake any pruning at appropriate times of year to avoid the loss of valuable food sources for fauna. (See Section C.6).

All arisings shall be carted off-site.

- C.4.5 Replace all failures in accordance with clause C.9.

- C.4.6 Native shrub mix shall be thinned at the end of year 5 to achieve a healthy mix of shrubs giving adequate space for future development. The percentage thinning will be determined during the annual walkover and be completed prior to reassessment of the Management Document going forward.

C.5 EXISTING TREES AND VEGETATION

- C.5.1 At the time this Plan comes into force, any work required to the retained trees and areas of scrubby vegetation in order to protect them during the construction of the site or required for health and safety reasons will have been carried out.
- C.5.2 As far as possible the intention is to allow the trees to continue to grow and establish with the minimum of intervention to maintain their visual aesthetics and wildlife potential. However, this has to be balanced against the need to ensure that they are retained in a safe condition given their location. With this in mind the following shall be undertaken.
- C.5.3 Carry out a visual inspection of the trees and scrubby vegetation from ground level at each maintenance visit to assess for any signs of damage or potential problem. In the event that damage has occurred or any of the trees has, for example, dropped limbs, the Client shall be informed and approval obtained to seek advice / repair from a qualified Arboriculturist / certified tree surgeon as required. Where the health and safety of any member of the public is at risk, the Management Company shall arrange for the area to be made safe / fenced off as required until repairs can be made. Assessment of protected areas of Woodland and Trees will be undertaken, any further work undertaken to improve or protect these protected areas will require consent from the LPA.
- C.5.4 Carry out a routine inspection of the trees and scrubby vegetation annually, with the Client and a qualified Arboriculturist, to assess the trees and formulate a program of necessary works to address any issues which have arisen. Undertake to carry out any recommendations made by the Arboriculturist on the grounds of health and safety within a period of 3 months from notification, or sooner if required and advised by the Arboriculturist. Assessment of protected areas of Woodland and Trees will be undertaken; any further work undertaken to improve or protect these protected areas will require consent from the LPA.
- C.5.5 If any work is recommended, ensure they are carried out outside the bird nesting season and undertake to carry out a bat risk assessment as required. Where bat activity is observed act on the advice given by the consultant Ecologist in terms of obtaining the relevant licenses and timing of work. Protected trees and woodland will require consent from the LPA if works for them are required.
- C.5.6 The understory of the existing woodland area shall be allowed to regenerate to form a healthy understory beneath the existing trees. Management operatives will be vigilant and will look for any emergent invasive weed growth which, following identification, shall be treated with an approved eradication program.

C.6 PRUNING

- C.6.1 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998:2010 where applicable. Resultant wounds shall be treated with approved fungicidal sealant.
- C.6.2 All pruning of trees shall be carried out between November and March inclusively. The following operations shall be carried out:
- a) All diseased tissue and any dieback shall be pruned to the nearest bud with clean wood.
 - b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
 - c) Formative pruning to remove branches that cross, are damaged or have malformed shoots, to maintain a balanced tree crown.
- C.6.3 Broken and vandalised branches shall be cut back to the next joint, removing splinter wood, and treated with an approved sealant. If the tree, in the opinion of the consultant Landscape Architect, is beyond pruning, it shall be removed and replaced in the next available planting season. The ground over the removed tree shall be made good as required.
- C.6.4 Newly planted shrubs shall be pruned once annually, at the end of the growing season, to remove all deadwood, broken, damaged or crossed branches. At the end of Year 3 shrubs shall be pruned as C.6.5 below.
- C.6.5 Pruning of existing well established shrub material shall be carried out where indicated on the Contract Drawings and shall conform to the following:
- a) Shrubs flowering in winter shall be pruned in spring.
 - b) Shrubs flowering in March to July shall be pruned immediately after flowering.
 - c) Shrubs flowering July to September shall be cut back to old wood in January to February.
 - d) Rose bushes other than Species Roses shall be pruned in February to encourage basal growth and keep plants in a balanced and compact habit.
 - e) Pruning and removal of branches shall be carried out using sharp, clean implements to give a clean cut with one flat face. Any cuts or wounds over 20 mm in diameter are to be painted with an approved sealant.
 - f) The Contractor shall cut newly planted or existing hedges as indicated on the Contract Drawings and in the Schedule of Quantity. Cutting will be such as to encourage stable shape and remove current growth rather than old wood.
 - g) All arisings from pruning work shall be removed from site.

C.7 MULCHING

- C.7.1 All ornamental shrub beds, native shrub beds within communal areas and ornamental hedgerows shall be mulched yearly after the completion of the early Spring maintenance visit (i.e. March/April) to achieve a depth of 75 mm.

C.8 WATERING

C.8.1 New planting shall be watered regularly for the first three (3) years during April, May, June, July and August and should comply with *BS8545:2014 Trees from Nursery to Independence*.

C.8.2 The following rates are given as a guideline for the volume of water required per visit:

Plant Type	Water Quantity
Trees	30 litres per tree
Specimen Plants	15 litres per plant
Transplants, Shrubs, Hedging and Herbaceous Material	10 litres per plant

(NB 4.5 litres = Approximately 1 gallon)

New trees shall be watered weekly for the first year and fortnightly during Year 2.

From Year 3 onwards watering shall be carried out during periods of dry weather when the temperature $\leq 25^{\circ}\text{C}$ for a period of 10 days.

C.8.3 The Landscape Contractor or Management Company shall allow for bringing to site sufficient water carts, hoses or sprinklers to provide adequate water to fulfil the above Specification and shall also be responsible for paying all charges in connection with the supply of water required unless otherwise instructed in writing by the Client or consultant Landscape Architect.

C.9 FAILURE OF PLANT MATERIAL

- C.9.1 The Landscape Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- C.9.2 Once the areas are handed over to the Management Company or householder they will assume responsibility for replacement failures for a further period of four (4) years, to achieve eighty (80) per cent of original numbers.
- C.9.3 In Year 1 any plant replacements required as a result of vandalism shall be identified separately and shall be provided by the Contractor at the rates indicated in the Schedule of Rates (if provided) or as agreed in writing between the Contractor and the consultant Landscape Architect. In Years 2-5 on areas handed over to the Management Company any replacement planting required as a result of vandalism shall be as agreed at the annual walkover between the Client, Management Company and consultant Landscape Architect.
- C.9.4 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing by the consultant Landscape Architect.
- C.9.5 Any damage to surrounding landscaped areas as a result of the replacement planting shall be repaired and reinstated as required to the satisfaction of the Client or consultant Landscape Architect.

C.10.0 GRASSED AREAS

There are submerged water storage tanks beneath the Central POS area. The Management Company must ensure that the weight of machinery riding over the areas of the tanks as defined on the drawings is no greater than 27 tonnes.

C.10.1 Short mown Amenity Grass

Grassed areas shall be mown as indicated on the Contract Drawings and in the Schedule of Quantity. Litter shall be collected prior to each cut. The disposal of grass cuttings by the chosen machine shall not result in cut grass being left in rows; rather the mowers shall reduce the cuttings to fine particles to be spread around to decompose rapidly. Works around newly planted trees shall be carried out by hand-tool rather than mechanically.

The Contractor should note that mowing includes for cutting the grass, trimming grass edges, trimming around the base of trees, manholes, streetlights, signposts, up to the edges of paving, fencing and other boundaries etc. to always keep the total area in a neat and tidy condition.

Short amenity grass shall be maintained at a height between 25 and 65mm.

In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Program due to special weather conditions shall be agreed with the Landscape Architect in writing.

C.10.2 Long grass / wildflower grass areas

To be successful, initial maintenance on wildflower grass areas must be carefully managed to ensure the creation of suitable conditions for the wildflower seeds to establish without being outcompeted by the grass nurse crop. The following cutting regime is a guideline, and the actual cutting program adopted will be dependent on the growth in each situation, this in turn being directly by soil fertility, rainfall and ground temperature. The cutting regime will differ, depending on whether the sward is established in Autumn or Spring.

C.10.2.1 *Spring Establishment:*

Year 1

1st cut to 7 cm approx. 6 weeks after sowing if sufficient material has established

2nd cut to 7 cm approx. in May (when sward height exceeds 10 cm) 3rd

cut to 7 cm in September/October

All arisings to be removed from site.

Year 2 (where cutting is carried out)

1st cut to 7 cm March/April

Final cut to 7 cm end September/October. All

arising to be removed from site.

C.10.2.2 *Autumn Establishment:*

Year 1

1st cut to 7 cm in March (if sufficient material)

2nd cut to 7 cm in early May

3rd cut to 4 cm in September

All arising to be removed from site.

Year 2 (where cutting is carried out)

1st cut to 7 cm March/April

Final cut to 7 cm end September/October.

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 plants, 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 established and being used and will include:

Cutting in Autumn (end September/October) once grasses and flora has seeded. Removing all arising from any grass maintenance operations from the grass surface and ensuring that clippings / grassy material does not enter any water courses. Leaving small piles of grass clippings, no more than 1500mm x 1500mm² x 300mm deep maximum on site in suitable locations within the grass areas to provide suitable habitat for insects and reptiles.

C.10.3 **Fertilizer** (short mown amenity grass areas only)

The Contractor shall supply and evenly spread over the specified areas with an approved distributor, a post-emergent fertilizer. The fertilizer shall be compounded granular free flowing material and shall supply the ratio of plant nutrients N:P: K at 2:1:1 for Spring Dressings and N:P:K at 1:1:1½ for Autumn Dressings. They shall be spread at a rate of 35 gms/m². No fertilizer with the insoluble phosphate representing more than 10% of the total phosphate will be acceptable.

C.10.4 **Weedkiller**

The Contractor shall supply and apply a suitable selective herbicide to grassed areas, to be applied only on the written instruction of the Landscape Architect. The herbicide shall be approved by the Landscape Architect and applied at the rate and in accordance with the manufacturer's instructions. The Contractor shall only spray during calm conditions, when rain is not imminent and not during drought conditions. Three days shall elapse before recommencement of mowing operations.

C.10.5 **Remedials**

The Contractor shall be responsible for remedial works on grassed areas within the Contract boundary, disturbed by cultivations, planting or other operations carried out by the Contractor in the execution of the Works.

In Spring and Autumn, or otherwise as instructed by the Landscape Architect, the Contractor 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.

Returfing of damaged or bare areas identified by the Landscape Architect shall comply with all good horticultural practice. The Contractor shall remove or make up all areas to a level sufficient to take replacement turf. The base of the area will be lightly broken up and levelled prior to final placement of the turf.

C.11 HARDWORKS

C.11.1 Fencing and Gates

Inspect all fences for any necessary repair on each maintenance visit and obtain approval / instructions from the Client to undertake repairs as required until the fence is handed over to the occupant.

C.11.2 Footpaths

Where indicated on the Contract Drawings and in the Schedule of Quantity, pavements shall be treated with a total weed killer in accordance with the manufacturer's instructions. The chemical compound/herbicide shall be approved by the consultant Landscape Architect and be of an appropriate type for the conditions on site applied in accordance with the specific requirements of the herbicide type.

C.11.3 Boardwalk

The timber boardwalk constructed along sections of the woodland footpath will be inspected on each visit during a general walkover. Any damage or repair required will be carried out immediately. If repair is not immediately possible the section of damaged boardwalk would be fenced until the repair is made.

C.12 LITTER

C.12.1 Litter shall be collected and carted off-site during each maintenance visit.

C.13 INVASIVE SPECIES AND ECOLOGICAL CONSIDERATIONS

C.13.1 Japanese Knotweed and other Invasive Species

Ongoing inspections will ensure that any regrowth of Japanese Knotweed will be reported and treated as necessary.

The management company through general vigilance and the use of annual inspections, report and treat any further invasive species.

C.13.2 Woodland Understory

Existing understory vegetation will be allowed to develop naturally. Management visits will monitor invasive species or overly dominant species such as nettle and thistle, and a treatment program will be initiated as necessary to retain the ecological balance of the woodland floor.

C.13.3 Birds and Bats

Upon construction Bird and Bat boxes will be installed within homes. The Management Company to be aware of these, and to monitor use and availability of these during annual inspection.

C.14 ANNUAL WALKOVER & REASSESSMENT OF SCHEDULES OF WORKS

- C.14.1 An annual walkover assessment will be made by the Client together with a qualified Arboriculturist, Ecologist and the consultant Landscape Architect. Any recommendations shall be carried out within three (3) months of the report, unless any trees are identified as potentially dangerous and in need of urgent attention. In this instance, works shall be carried out Immediately.
- C.14.2 Following the annual inspection, the Management Document will be reassessed and adjusted as necessary.

APPENDIX 1:
LANDSCAPE MASTERPLAN
4135-2100

APPENDIX 2:
LANDSCAPE MASTERPLAN
4135-2101



SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:

- For light and non cohesive subsoils: 300mm
- For silt clay and cohesive subsoils: 450mm
- Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882:2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

- Areas for Ornamental Shrub Planting: minimum 450mm
- Areas for Native Buffer / Hedge Planting: minimum 300mm
- Areas for Grass lawns: minimum 150mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 35g/m2 to all planted areas.

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting details. Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.

Trees to be backfilled with topsoil: tree planting compost 1:6 by volume. All plant material to comply with BS 3938 Part 1:1992. Be obtained from a nursery certified by the HFA and transported to site in accordance with the HFA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: trees in soft – double staked using 75mm dia, pressure treated timber stakes and cross bar, secured with tree tie and spacer at 2m height not exceeding 1/3 of the tree height.

If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same tree heights are still required – allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

PROPOSED SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule.

Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.

All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the plant schedule.

Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.

Contractor to check on site dimensions of all landscape areas to ensure specified quantities achieve the specified densities for each species.

NATIVE WHIP PLANTING

Areas to be cleared and cultivated as described above. Rotavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting.

Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to planting.

WILDFLOWER PLANTING

Wildflower mix to be planted directly into cultivated subsoil 150mm depth in accordance with manufacturers recommendations at rate of 5g/m2 (see key for species mix).

Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower beds.

Maintenance for the meadow areas (2 maintenance cuts per year):

Cutting first season: time of first cut – if sown in Autumn cut in March/April, if sown in Spring cut in August – October after flowering. Height of first cut – 70mm. If sown in Autumn it should also be cut in September/October after flowering.

Cutting second season: March/April – cut to 70mm then September/October – cut to 70mm after flowering.

To be cut twice a year from then on as per above.

Weeding: in the first two years all weeds should be hand pulled to remove undesirable plant species such as docks, thistles, nettles etc.

NOTE: At time of each cut all cuttings to be removed from the bed to maintain reduced soil productivity.

GRASED AREAS

Seeded / turfed areas should be sown / laid in accordance with BS 3969:1998. Recommendations for turf for general purposes and BS 4428:1989 General Landscape Operations.

Height of initial growth: 100mm

Height of first cut: 50mm

Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all cuttings.

Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.

Application: At the time of each cut, firm all grass edges round the base of trees, manholes etc and remove debris. Sweep all adjoining hard areas clear of cuttings and remove.

Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.

Fertiliser: March application: 15:10:10 Spring turf fertilizer at 35g/m2.

September application: 5:10:10 Autumn turf fertilizer at 35g/m2.

SUBSTITUTIONS:

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.

All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:

Landscape works to be carried out during the first possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:

- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

WEEDING

Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

MAINTENANCE

All planting areas to be maintained to a high standard during the defects liability period by the landscape contractor who installed the scheme for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits:

- December / January / February & March - 1no. visit each month.
- April to November - 2no. visits each month.

Generally, during the first 12 months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Formal hedges are to be maintained at 1.2m height.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

The approved landscape scheme shall, from its completion, be maintained for a total period of 5 years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Further to the initial 12 months defects liability period, a separate landscape maintenance contractor (if necessary) shall be employed to carry out the maintenance for the remaining 4 years.

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure that water has not dried out and to confirm watering if necessary. Water supply should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the roots.

WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered during the winter installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe two times per week (40 litres in total)

Do not scale from this drawing
The contractor is to check all dimensions on site
All rights reserved in copyright of the
designs described in chapter 11 of the
plans and drawings are the property of the
landscape architect

Soft Landscape Key

- Existing trees to be retained & protected in accordance with BS5837:2012
Refer to arboricultural consultants tree survey for details
- Existing trees to be removed
Refer to arboricultural consultants tree survey for details
- Proposed trees
Refer to schedule for species and specification
- Proposed specimen shrubs
Refer to schedule for species and specification
- Proposed ornamental shrub planting
-15 / 10 litre stock
- Proposed ornamental shrub planting
-7 Ltr stock
- Proposed ornamental shrub planting
-5 Ltr stock
- Proposed native buffer mix
Refer to schedule for species and specification
- Proposed native formal hedge
Refer to schedule for species and specification
To be maintained at 1.2m max. height
- Proposed native mixed species hedgerow
Refer to schedule for species and specification
To be maintained at 1.6m max. height
- Proposed high quality amenity lawn turf
- Proposed wildflower meadow mix
Germinal Amenity WFG Flowering Meadow Mix
Refer to specification for seeding & maintenance requirements
NB - to be sown into cultivated subsoil not topsoil to lower fertility.
- Proposed amenity grass seed mix
Germinal Seeds A22 Low maintenance grass mix.
Refer to specification for sowing and maintenance requirements.
- Root Barrier
ReRoot 1000 ribbed root barrier by GreenBlue Urban, installed adjacent to all trees next to pavements to prevent future root disturbance.
To be installed in accordance with manufacturers recommendations.

TIMESCALE FOR IMPLEMENTATION

All landscape works will be carried out prior to the occupation of the dwelling immediately adjacent.

POSITIONS OF TREES ARE SUBJECT TO CONFIRMATION BY CLIENT OF SERVICES & FOUNDATION DEPTHS - TO BE IN ACCORDANCE WITH NHBC GUIDELINES

TO BE READ IN CONJUNCTION WITH DRAWING NO 4135 2100

E	16/07/25	Drawn: DW	Check: DW
Root barriers added adjacent to all trees in close proximity to pavements & buildings. 150mm dia. ReRoot 1000 ribbed root barrier to be installed adjacent to all trees next to pavements to prevent future root disturbance. To be installed in accordance with manufacturers recommendations.			
D	16/12/24	Drawn: DW	Check: DW
10 trees and grass seed added to rear of Plot 22-24.			
C	23/10/24	Drawn: DW	Check: DW
Landscape amended in line with latest site plan.			
B	27/08/24	Drawn: DW	Check: DW
Landscape amended in line with latest site plan.			
A	13/06/24	Drawn: DW	Check: DW
Landscape amended in line with latest site plan.			

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Daniel Wilkinson
Landscape Architect

Project:
Proposed Residential Development
Claydon Field
Edgerton
Huddersfield

Drawing:
Soft Landscape Plan
Loyett 2 of 2

Scale	Date
1:250@A0	15/05/24
Rev: 4135	2101
Rev: E	

APPENDIX 3: Relevant Legislation

WILDLIFE LEGISLATION

Breeding Birds

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1st March to 31st July).

Bat species

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act in 2000** it is also an offence to recklessly harm or disturb bats in their roosting places.

Reptile species

The four common reptile species (Common Lizard, Grass Snake, Adder and Slow-worm) are listed under Schedule 5 of the **Wildlife & Countryside Act 1981** (as amended), in respect of Section 9(5) and part 9(1). This protection was extended by the Countryside and Rights of Way (CROW) Act 2000. This legislation makes it an offence to:

Intentionally or recklessly, kill or injure any of the above species and / or;
Sell, or attempt to sell, any part of the species, alive or dead.

The Sand Lizard and Smooth Snake receive greater protection under both the **Wildlife & Countryside Act 1981** (as amended) and from the Conservation of Habitats and Species Regulations 2010 which gives them full protection under Regulation 39.

The legislation protects these species from:

deliberately or intentionally killing and capturing (taking) or intentional injuring;
deliberately disturbing;
deliberately taking or destroying eggs;
damaging or destroying a breeding site or resting place, or intentionally damaging a place used for shelter and protection;
intentionally obstructing access to a place used for shelter; and
keeping, transporting, selling or exchanging; offering for sale or advertising.

Water Vole

Since April 2008 the Water Vole has received full protection under Section 9 of the **Wildlife & Countryside Act 1981** (as amended). Legal protection makes it an offence to:-

intentionally kill, injure or take (capture) a water vole;
possess or control a live or dead water vole or any part of a water vole;
intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or disturb a water vole while they are using such a place;
sell, offer for sale or advertise for live or dead water voles.

HEALTH & SAFETY LEGISLATION

Health & Safety at Work Act 1974 (and amendments)
HSE's Managing Health and Safety in Forestry

PESTICIDES, BIOLOGICAL CONTROL AGENTS LEGISLATION

Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)
Control of Substances Hazardous to Health 2002 (COSHH)
Waste Management (Duty of Care) Regulations 2002
Waste Management Regulations 1996
Waste Management Licensing Regulations 1994 (plus various amendments)
Environment Protection Act 1990

APPENDIX 4: Operational Schedules

Operation	Year					Proposed Frequency	Restrictions
	1	2	3	4	5		
Standard Trees - Section C.1							
Maintain tree pits weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in sensitive / nature conservation areas
Fertilise trees	✓	✓	✓			Once annually	In March or April
Water trees	✓	✓	✓			Weekly / as required	April to August as specified in Section C.8
Check firmness of trees in tree pits and re-firm as required	✓	✓	✓			At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Prune damaged branches	✓	✓	✓	✓	✓	As required	Prune as soon as identified (See Section C.6)
Check tree stakes & ties & repair / replace	✓	✓	✓			Every 3 months	Replace with materials to existing specification and replace as soon as identified
Check establishment of trees and remove stakes as required			✓	✓		As required	
Replace defective & failed trees	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section C.8)
Top up mulch to tree pits in grassed areas	✓	✓				Once annually	In March or April (See Section C.7)
Litter pick and remove all arisings	✓	✓	✓	✓	✓	At each visit	Dispose of to tip in accordance with relevant Waste Management Regulations

Ornamental Shrub Planting - Section C.2							
Maintain shrub beds weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertiliser	✓	✓	✓	✓	✓	Once annually	In March or April

Check firmness of shrubs in shrub bed and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Water as required	✓	✓	✓			Weekly / as required	April to August and weekly during prolonged dry weather (See Section C.8)
Prune damaged shrubs	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	Varied responsibility and replacement requirements dependant on Year of replacement & area (See Section C.9)
Top up mulch	✓	✓	✓	✓	✓	Once annually	In March or April (See Section C.7)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife

New Ornamental Hedge Planting - Section C.3

Maintain 300mm diameter area around each plant weed free and remove undesirable herbaceous or woody species	✓	✓	✓	✓	✓	Four times annually	Avoid the use of chemicals in sensitive areas
Control the spread of any invasive or undesirable weed	✓	✓	✓	✓	✓	As required	Before flowering / seeding and in accordance with specific requirements for the particular weed species
Check firmness of plant material in ground and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Lightly trim Beech hedges in mid-summer and winter		✓	✓	✓	✓	Once annually	Until desired height and width is achieved
Prune flowering evergreen hedges after flowering	✓	✓	✓	✓		Once annually	Until desired height and width is achieved
Lightly trim evergreen flowering hedges				✓	✓	Once annually	To maintain desired height and shape
Prune Laurel hedges in spring / early summer	✓	✓	✓	✓		Once annually	Until desired height and width is achieved
Lightly trim Laurel hedges in spring/early summer				✓	✓	Once annually	To maintain desired height and shape

Water as required	✓	✓	✓			Weekly / as required	April to August as specified in Section C.8
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	In nearest available planting season, replacing all failures in Year 1 (the first year planting) and thereafter as agreed at the annual walkover (See Section C.9)
Top up mulch	✓	✓				Once annually	In March or April (See Section C.7)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations

Existing Woody Vegetation – Section C.5.0

Carry out recommendations made by Arboriculturist at annual walkover	✓	✓	✓	✓	✓	As required / agreed in perpetuity	Out of bird nesting season
Remove any failing / dead material for Health & Safety or visual reasons (otherwise leave in situ)	✓	✓	✓	✓	✓	As required in perpetuity	Out of bird nesting season
Carry out walkover inspection of understorey vegetation and identify and treat any invasive weed growth	✓	✓	✓	✓	✓	As required in perpetuity	
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit in perpetuity	Check for harbouring wildlife and dispose of arisings to tip in accordance with relevant Waste Management Regulations

New Native Planting - Section C.4

Maintain 300mm diameter area around each plant weed free	✓	✓	✓	✓	✓	Four times annually	Avoid use of chemicals and hand pull to avoid disturbing hedge roots and other ground flora particularly as hedge establishes
Identify suitable native tree species for retention as standards. Tag for identification	✓	✓					

Check firmness of plant material in ground and re-firm as required	✓	✓	✓	✓	✓	At each visit	
Continue pruning understorey to achieve desired heights					✓	Once annually	Out of bird nesting season
Water as required	✓	✓	✓			Weekly / as required	April to August and weekly during prolonged dry weather (See Section 8)
Replace all defective & failed plant material	✓					Once	Under landscape implementation defects
Assess the need for replacing defective & failed plant material to achieve a healthy and ecologically varied mix		✓	✓	✓	✓	Once annually	In nearest planting season - numbers and rates as agreed with Client (See Section 9)
Top up mulch	✓	✓	✓	✓		Once annually	Assess the need for top-up mulch in Year 5 depending on establishment and developing ground flora
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife

Grassed Areas - Section C.10							
Maintain private garden lawns	✓					As required between height tolerances as specified	
Maintain short mown amenity grassland areas	✓	✓	✓	✓	✓		
Maintain wildflower grass areas during the early establishment period	✓	✓				Up to 3 times for newly established areas in Year 1. Twice in Year 2 (as specified)	Remove arisings
Maintain wildflower meadow areas			✓	✓	✓	Once annually Sept/October	Remove arisings
Apply fertiliser to amenity grass areas only	✓	✓	✓	✓	✓	Once annually	Spring or Autumn

Apply selective herbicide to amenity grass areas only	✓	✓	✓	✓	✓	Once annually	As required and instructed by the Landscape Architect
Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing		✓	✓	✓	✓	Annually in season	

Hardworks - Section C.11

Maintain fencing and gates within POS & repair or replace any damaged or defective parts as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Maintain footpath and repair or replace any damaged or defective part as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Check for damage to timber boardwalk and repair as necessary	✓	✓	✓	✓	✓	As required	Use materials to match existing

Litter - Section C.12

Collect all litter and remove from site	✓	✓	✓	✓	✓	On each visit	

Annual walkover and reassessment of schedules of works - Section C.13

Carry out annual walkover	✓	✓	✓	✓			Act on findings of walkover and make any adjustments to Management Document as required
Undertake necessary survey work with specialist consultants, review this document and prepare new plan as required					✓	Once	Consult with Client, consultant Landscape Architect, Ecologist, Arboriculturist and Management Company as required