

Condition 31 – Landscaping

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Initial Aftercare (Developer Responsibility)

Key Elements

- Commence maintenance schedule of landscaping
- Inspections & maintenance of watercourse diversion during construction phase
- Plant establishment targets (e.g. 90–95% survival)
- Defects correction before handover (Including replacement of defective trees, shrubs or planting that fails or becomes diseased)

Exit Criteria

Before transfer to ManCo:

- Healthy planting established
- No outstanding defects
- Developer to provide CCTV of completed drainage system prior to handover to ensure operating effectively.

Long-Term Maintenance Regime (Management Company Responsibility)

From handover onwards (the first 5 years and beyond, funded by resident estate charges)

Grass Areas

- 12–24 cuts/year (amenity)
- Edges maintained, no scalping
- Litter-free standard

Shrubs & Planting

- Pruned annually or as required
- No encroachment onto paths
- Mulch maintained

Trees

- Inspections every 3–5 years
- Defective trees replaced where required

Drainage system

- Monthly inspection of inlets/outlets and maintenance as required *or until handed over to Yorkshire Water under the S104 agreement*

Attenuation tank

- Monthly inspection of inlets/outlets and maintenance as required *or until handed over to Yorkshire Water under the S104 agreement*

Funding

From handover maintenance will be funded via a resident estate charge, secured through legal agreements attached to each property. This will cover the following:-

- Landscape and site maintenance
- Attenuation tank maintenance (12 monthly visits for inspection) – *This will fall away once the S104 is concluded with Yorkshire Water*
- Watercourse maintenance (12 monthly visits for inspection)
- Sinking fund (this will cover the cost of any defective trees, shrubs or planting)
- Insurance