Josie Thirkwell Academy, Huddersfield

LANDSCAPE MANAGEMENT & MAINTENANCE PLAN

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1.0 INTRODUCTION

1.1 Background and Purpose

1.1.1 This Landscape Management and Maintenance Plan (LMMP) has been prepared by DLA Architecture for the external landscape associated with Josie Thirkell Academy, Deighton Road, Huddersfield, HD2 1JP.

1.1.2 The development comprises the construction of a new Social, Emotional and Mental Health (SEMH) school (Use Class F1) on the former Deighton Centre site, Deighton Road, Huddersfield. The development includes new educational buildings, individual class garden spaces, multi-use games areas (MUGAs), landscaping, hardstanding, car parking, access, secure fencing and associated development. Planning permission was granted by Kirklees Council under application reference 2023/48/93350/W.

1.1.3 This LMMP has been prepared principally to satisfy the requirements of **Condition 4** of the planning permission. Condition 4 requires a Landscape Management and Maintenance Plan for the external areas to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the building.

1.1.4 The purpose of this LMMP is to establish a coordinated framework for the implementation, establishment, management, inspection, maintenance, repair and, where necessary, replacement of the external landscape and associated landscape assets. It is intended to ensure that the landscape is successfully established and thereafter maintained in a safe, functional, attractive and sustainable condition appropriate to its intended use throughout the lifetime of the development.

1.2 Scope of the LMMP

1.2.1 This LMMP applies to the external landscape within the Josie Thirkell Academy site and addresses the hard and soft landscape elements, retained landscape features and external facilities forming part of the completed development.

1.2.2 The management and maintenance requirements within this document include, as applicable:

- existing trees, retained woodland and woodland enhancement;
- proposed specimen trees;
- native planting, including shrubs, fruiting species, herbaceous plants, grasses, sedges and ferns as applicable;
- ornamental single-species hedgerows;
- ornamental planting, including shrubs, herbaceous plants, ornamental grasses and ferns;
- climbers and planting associated with reinforced batters;
- amenity grass, species-rich/grazing grassland, wildflower meadow, woodland ground flora, pond-edge/wetland seed mixes and reinforced turf;
- the pond and associated pond-edge landscape;
- landscape components associated with SuDS and drainage features;
- hard landscape surfaces, paths, kerbs, edgings, steps and changes in level;

- MUGAs and sports surfacing;
- play, sensory, sports and recreational equipment;
- safety surfacing and play sand;
- external educational facilities and structures;
- seating, cycle infrastructure and other external furniture;
- fences, gates, railings, handrails and guarding; and
- slopes, reinforced batters, retaining structures and associated landscape.

1.2.3 The LMMP establishes detailed requirements for **the initial five-year establishment and aftercare period commencing upon completion of the landscape scheme**, including seasonal maintenance operations, monitoring and remedial measures. Following this period, appropriate management and maintenance operations shall continue for the lifetime of the development in accordance with this LMMP, subject to periodic review as the landscape matures.

1.2.4 The five-year period is not intended to represent the end of the management obligations for the landscape. It represents the principal establishment and aftercare period during which newly installed landscape elements require enhanced monitoring and intervention. Thereafter, management shall transition to the long-term maintenance regime set out within this document.

1.3 Status of Landscape Information

1.3.1 This LMMP shall be read in conjunction with the current landscape drawings and specifications identified within the Landscape Drawing Register and appended to this document.

1.3.2 The appended landscape drawings represent the current landscape proposals for the development and, where expressly identified on those drawings, supersede earlier landscape information prepared during the planning and previous design stages.

1.3.3 This LMMP does not seek to reproduce all of the detailed information contained within the appended drawings. The drawings shall be referred to for the location, extent, quantity, material, species and specification of individual landscape elements, as applicable. This LMMP defines the management and maintenance requirements applicable to those elements.

1.3.4 Where a discrepancy occurs between descriptive information contained within this LMMP and the appended current landscape drawings in relation to the **location, quantity or specification** of a landscape element, the current appended landscape drawings shall take precedence.

1.3.5 Manufacturer and supplier operation and maintenance information shall additionally be followed where relevant to proprietary play equipment, sports equipment, safety surfacing, furniture, surfacing systems and other proprietary products. Where specialist maintenance, inspection or repair is required, the applicable manufacturer's current recommendations shall be observed.

1.4 Relationship with the Habitat Management and Monitoring Plan

1.4.1 This LMMP shall be read in conjunction with the **Habitat Management and Monitoring Plan (HMMP), JNA-ARB-XX-XX-T-X-0001-HMMP-V2**, prepared by Arbtech Consulting Ltd.

1.4.2 The HMMP provides the definitive habitat management and monitoring prescriptions associated with the Biodiversity Net Gain (BNG) commitments for the development. It addresses

the creation, enhancement and long-term management of identified habitats over a **30-year management period**.

1.4.3 There is necessarily an overlap between the landscape elements addressed by this LMMP and habitats addressed by the HMMP, including woodland, grassland, trees, hedgerows, the pond and other habitat planting. The HMMP identifies, amongst other habitats, enhanced mixed woodland, newly created broadleaved woodland, other neutral grassland, modified grassland, mixed scrub, pond, reedbed, urban trees and ornamental hedgerows.

1.4.4 Where a landscape element is subject to a specific habitat creation, condition, management or monitoring prescription within the HMMP, the requirements of the HMMP shall take precedence in relation to the achievement and maintenance of the required ecological habitat condition. The requirements of this LMMP shall apply concurrently insofar as they relate to landscape establishment, safety, accessibility, appearance and general maintenance and do not conflict with the ecological objectives of the HMMP.

1.4.5 Management operations shall therefore be coordinated to avoid conflicting requirements. In particular, maintenance operations such as mowing, cutting, pruning, vegetation clearance, weed control, replacement planting and the use of fertilisers or herbicides within habitats covered by the HMMP shall accord with the applicable ecological management prescription.

1.5 Other Related Information

1.5.1 This LMMP forms part of the wider operation and management information for the completed development and should be read alongside other relevant approved and as-built information, including, where applicable:

- current landscape general arrangement, planting, hard landscape and boundary drawings;
- arboricultural information relating to retained trees and woodland;
- the Habitat Management and Monitoring Plan;
- drainage and SuDS operation and maintenance information;
- play and sports equipment manufacturers' operation and maintenance information;
- safety-surfacing manufacturers' maintenance information;
- external furniture and structure manufacturers' information; and
- the project Health and Safety File.

1.5.2 Where landscape features also form part of specialist systems, this LMMP addresses their routine landscape management but does not replace specialist inspection, servicing or maintenance requirements. This applies particularly to engineered drainage infrastructure, structural retaining elements, powered gates, play and sports equipment and other proprietary systems.

1.6 Residual Landscape Maintenance Hazards

1.6.1 A Residual Landscape Management Hazards Drawing is included within the appendices to this LMMP to identify significant site-specific residual hazards that may affect landscape management and maintenance operations.

1.6.2 The plan identifies features requiring particular consideration when planning maintenance activities, including working adjacent to the pond and other water features, retaining walls and changes in level, steep and reinforced slopes, woodland terrain, elevated play and sports equipment, high fencing, powered gates and areas where maintenance operations interface with vehicular circulation, educational farm / livestock enclosures.

1.6.3 The **Residual Landscape Management Hazards Drawing** is intended as an aid to the planning of maintenance activities. It is not an exhaustive risk assessment and does not replace the requirements for contractors and other persons undertaking maintenance operations to prepare suitable task-specific risk assessments and method statements or to comply with the project Health and Safety File and applicable health and safety legislation.

1.7 Review of the LMMP

1.7.1 Landscapes are dynamic and will change as trees and planting establish and mature, habitats develop, materials weather and the operational requirements of the school evolve. The effectiveness of the management operations set out within this LMMP shall therefore be monitored throughout the initial five-year establishment period and during subsequent long-term management.

1.7.2 The LMMP shall be formally reviewed at the end of the initial five-year establishment period and thereafter at appropriate intervals, or earlier where monitoring identifies a need to modify a management operation.

1.7.3 Any future amendment to management operations shall maintain the original landscape design objectives, the requirements of the planning permission and, where applicable, the habitat objectives and management prescriptions established by the HMMP. The HMMP itself establishes a separate 30-year management framework for the habitats subject to BNG requirements.

1.7.4 Records of significant inspections, maintenance operations, failures, repairs, replacement works and agreed changes to management practices shall be retained by the party responsible for the ongoing management of the site.

2.0 LANDSCAPE STRATEGY AND MANAGEMENT OBJECTIVES

2.1 Landscape Strategy

2.1.1 The external landscape is an integral part of the Josie Thirkell Academy environment, supporting education, recreation, play, sport, outdoor learning and contact with nature.

2.1.2 The scheme includes intensively used school spaces, ornamental landscape and areas managed primarily for habitat and biodiversity. Maintenance intensity shall therefore respond to the intended function and character of each area rather than applying a uniform standard across the site.

2.1.3 Management shall maintain the landscape in a safe, accessible, functional and attractive condition while supporting the ecological objectives and habitat prescriptions of the HMMP where applicable.

2.2 Overall Management Objectives

2.2.1 The principal objectives of landscape management and maintenance are to:

- successfully establish all new trees, planting, grassland and seeded areas;
- protect and appropriately manage existing mature trees, woodland and retained vegetation;
- maintain the intended landscape character and design function of the external spaces;
- provide a high-quality, welcoming and well-maintained setting for the school;
- maintain safe, accessible and functional external routes and spaces;
- maintain play, sensory, educational and sports facilities in a safe and serviceable condition;
- maintain hard landscape, structures, furniture, fencing, gates, railings and other external assets in good repair;
- maintain the function and integrity of the pond, landscape drainage and SuDS features;
- protect and enhance biodiversity and achieve the habitat objectives established by the HMMP;
- respond appropriately to plant failure, disease, damage, vandalism, excessive wear and other defects;
- manage the landscape in a sustainable manner, minimising unnecessary chemical, water and resource use;
- ensure maintenance operations are appropriate to the operation, safeguarding requirements and particular needs of the school; and
- provide an effective framework for monitoring, recording, review and remedial action throughout the initial five-year establishment period and subsequent lifetime of the development.

2.3 Establishment of New Landscape

2.3.1 The successful establishment of new planting is a primary objective during the first five years following completion. Maintenance during this period shall seek to develop healthy, vigorous and appropriately structured vegetation capable of fulfilling the intended landscape and ecological functions.

2.3.2 Establishment management shall include appropriate watering, weed control, maintenance of mulch, checking and adjustment of tree support systems, formative pruning, replacement of failures, management of competing vegetation and other operations appropriate to the particular planting type.

2.3.3 New planting shall be monitored for signs of stress, damage, disease, instability, poor establishment or failure. Remedial action shall be undertaken promptly rather than deferred to the end of a maintenance season.

2.3.4 In accordance with Condition 4, where within the first five years following completion any tree, shrub or hedge dies, becomes diseased or is removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to a variation.

2.3.5 Replacement planting shall be undertaken during the next appropriate planting season unless earlier replacement is necessary for safety, screening, safeguarding, ecological or other operational reasons.

2.4 Existing Trees and Woodland

2.4.1 Existing mature trees and woodland form an important part of the established landscape structure of the site. Management shall seek to retain their landscape, habitat and amenity value while maintaining an appropriate level of safety within the school environment.

2.4.2 Intervention within existing woodland shall be proportionate to its intended character and ecological function. Woodland shall not be managed to the same visual standard as ornamental areas, and standing or fallen deadwood, natural regeneration and understorey vegetation shall be retained where compatible with safety and the requirements of the HMMP.

2.4.3 The existing woodland enhancement areas are also subject to specific HMMP requirements. These include management of invasive species, development of a varied woodland structure, protection of young trees from browsing, retention of naturally occurring deadwood and maintenance of an appropriate diversity of native tree and shrub species.

2.4.4 Detailed arboricultural operations shall be undertaken by suitably competent persons and shall have regard to the relevant arboricultural information for the development.

2.5 Biodiversity and Habitat Management

2.5.1 Landscape maintenance shall support the biodiversity objectives of the development and shall not inadvertently prevent habitats from achieving their intended condition.

2.5.2 Where an area or landscape element is subject to management prescriptions within the HMMP, those prescriptions shall govern the ecological management outcome. This is particularly relevant to woodland, species-rich and modified grasslands, scrub, pond and wetland habitats and other areas contributing to the BNG commitments.

2.5.3 Maintenance operations shall recognise that an ecologically successful landscape will not necessarily have the appearance of a conventionally intensively maintained amenity landscape. Features such as longer grass, seasonal vegetation, seed heads, leaf litter and deadwood may

be intentionally retained where they contribute to habitat objectives and do not create an unacceptable safety or operational risk.

2.5.4 Management shall seek to minimise unnecessary disturbance to wildlife and shall take account of seasonal ecological constraints when undertaking vegetation clearance, pruning, grass cutting and other potentially disruptive operations.

2.5.5 Invasive non-native species and other undesirable vegetation shall be monitored and controlled in accordance with the HMMP and applicable legislation. The HMMP specifically identifies removal and subsequent monitoring of invasive species within the woodland enhancement areas.

2.6 Play, Sport and Outdoor Learning

2.6.1 Play, sport, sensory and outdoor learning spaces shall be maintained so that they remain safe, functional and suitable for their intended use.

2.6.2 Management shall include the inspection, cleaning, servicing, repair and, where necessary, replacement of play and sports equipment, impact-attenuating surfacing, play sand, educational features and associated structures in accordance with this LMMP and the relevant manufacturer's recommendations.

2.6.3 The intended relationship between equipment and its surrounding landscape shall also be maintained. Vegetation shall not be allowed to obstruct access, interfere with equipment, encroach excessively into required safety zones or prevent appropriate supervision and inspection.

2.6.4 Defects with potential to affect user safety shall be addressed promptly. Equipment or areas presenting an unacceptable risk shall be taken out of use or appropriately isolated until the defect has been rectified.

2.7 Accessibility, Safety and Safeguarding

2.7.1 The landscape shall be managed to retain safe and accessible movement throughout those parts of the external environment intended for pupil, staff and visitor use.

2.7.2 Paths, steps and other circulation surfaces shall be maintained free from unacceptable trip hazards, excessive vegetation, accumulated debris and other obstructions. Particular attention shall be given to transitions between different surface materials and to settlement or displacement of paving, kerbs and edgings.

2.7.3 Vegetation shall be managed so that it does not unreasonably obstruct paths, gates, signs, lighting, windows, entrances, sightlines or areas requiring supervision. Pruning undertaken for these purposes shall retain the intended natural form and design function of the planting wherever practicable.

2.7.4 Fences, gates, railings and guarding have important security, safeguarding and safety functions within the school. They shall be maintained in a secure and serviceable condition, with defects affecting security, access control, means of escape or fall protection treated as priority repairs.

2.7.5 Trees and other substantial vegetation adjacent to security boundary fencing shall be managed so that they do not provide an unreasonable climbing aid or otherwise compromise the intended safeguarding and security function of the boundary. This shall include consideration of trees located both within the school site and immediately outside the site boundary.

2.7.6. Maintenance operations themselves shall be planned around the operation of the school. Appropriate segregation, timing and safeguarding procedures shall be used where works could bring contractors, vehicles, machinery, tools, chemicals or maintenance activities into conflict with pupils, staff or visitors.

2.8 Sustainable Management

2.8.1 Landscape management shall adopt sustainable working practices appropriate to the site and shall seek to minimise unnecessary inputs and waste while maintaining the required landscape, safety and ecological outcomes.

2.8.2 Management shall, where practicable:

- use water efficiently and prioritise effective establishment watering rather than frequent superficial watering;
- minimise the use of herbicides, pesticides and fertilisers;
- use mechanical, manual or cultural methods of weed control where appropriate;
- avoid the use of fertilisers within species-rich habitats unless specifically required by an approved management prescription;
- retain or reuse suitable organic arisings on site where this is compatible with the landscape and ecological objectives;
- avoid unnecessary soil compaction;
- prevent contamination of the pond and drainage features;
- select appropriate replacement plants and materials that maintain the design and ecological objectives; and
- undertake maintenance at appropriate seasonal periods to reduce unnecessary disturbance to wildlife.

2.8.3 The HMMP specifically requires that chemical fertilisers are not applied to identified grassland habitats, and these requirements shall be reflected in the landscape maintenance operations for the corresponding areas.

2.9 Long-Term Management

2.9.1 Following the initial establishment period, the emphasis of landscape management shall progressively change from establishment to the maintenance of mature landscape structure, function, safety and habitat condition.

2.9.2 Long-term management shall allow the landscape to develop appropriately rather than seeking to retain all planting indefinitely in its condition at completion. Trees shall be allowed to develop their intended mature form, woodland shall develop greater structural complexity, and habitat areas shall be managed towards their defined ecological objectives.

2.9.3 At the same time, intensively used areas including circulation routes, play spaces, MUGAs, class gardens, sensory spaces, boundaries and external furniture shall continue to receive the level of maintenance necessary for their operational use.

2.9.4 Management shall therefore remain responsive to the different functions and changing conditions of individual landscape areas throughout the lifetime of the development. The detailed prescriptions and maintenance schedules contained in the following sections establish the means by which these objectives are to be achieved.

3.0 MANAGEMENT RESPONSIBILITIES

3.1 General

3.1.1 The successful implementation of this LMMP requires clear responsibility for the inspection, management, maintenance and repair of the landscape throughout the initial establishment period and subsequent lifetime of the development.

3.1.2 Responsibility for individual maintenance operations may transfer between the Principal Contractor, Landscape Contractor and the school or its appointed facilities/grounds management provider as the development progresses through completion, the contractual defects and maintenance liability period, establishment and operational management. The duration of any contractual defects or maintenance liability period is separate from the five-year establishment period required by Condition 4 and does not alter its commencement or duration

3.1.3 Irrespective of the contractual arrangements in place at any particular time, the party responsible for management of the site shall ensure that the requirements of this LMMP continue to be implemented.

3.1.4 Landscape management shall be coordinated with other specialist management requirements applying to the site, particularly the Habitat Management and Monitoring Plan (HMMP), arboricultural requirements, drainage and SuDS management information, play and sports equipment inspection requirements and manufacturers' operation and maintenance information.

3.2 Landscape Contractor

3.2.1 Landscape establishment and horticultural maintenance shall be undertaken by suitably experienced and competent landscape contractors with the skills, resources and equipment necessary to undertake the specified operations.

3.2.2 Personnel undertaking specialist activities shall hold appropriate training, certification or competency for the work concerned. This includes, as applicable, arboricultural work, pesticide application, specialist play equipment inspection and repair, maintenance of powered equipment and gates, and work involving specialist access or work at height.

3.2.3 The Landscape Contractor shall familiarise themselves with:

- this LMMP and its maintenance schedules;
- the current landscape drawings and specifications;
- the Residual Landscape Management Hazards Drawing;
- relevant requirements of the HMMP;
- relevant manufacturers' operation and maintenance information;
- areas subject to particular ecological or access constraints; and
- the school's site access, safeguarding and health and safety procedures.

3.2.4 The Landscape Contractor shall provide all labour, appropriate machinery, tools and materials necessary to carry out the maintenance operations for which they are responsible. Machinery and working methods shall be appropriate to the location and shall avoid unnecessary damage to planting, soils, habitats, surfaces, structures and adjacent landscape elements.

3.2.5 Where the Landscape Contractor identifies a defect, plant failure, disease, safety concern or other matter falling outside the scope of routine maintenance, this shall be reported promptly to the party responsible for management of the site so that appropriate remedial action can be arranged.

3.3 School / Facilities Management Responsibility

3.3.1 Following handover, overall responsibility for ensuring implementation of the LMMP shall rest with the school, Academy Trust, facilities management provider or other party appointed to manage the site.

3.3.2 The responsible party shall ensure that appropriate maintenance contracts and specialist inspection arrangements remain in place and that maintenance is adequately resourced throughout the lifetime of the development.

3.3.3 The responsible party shall coordinate the activities of landscape contractors and specialist contractors and shall ensure that identified defects and remedial works are appropriately prioritised and completed.

3.3.4 Particular priority shall be given to defects affecting:

- pupil, staff or visitor safety;
- safeguarding and site security;
- accessible routes and means of escape;
- play and sports equipment;
- safety surfacing;
- gates, fencing, guarding and handrails;
- trees or branches presenting a foreseeable risk;
- the pond and dipping platform;
- retaining structures or changes in level;
- drainage or SuDS function; and
- the establishment or continued viability of landscape elements subject to the requirements of the planning permission or HMMP.

3.3.5 The school or facilities management provider shall control access by maintenance contractors in accordance with the school's operational and safeguarding procedures. Maintenance activities that could create a hazard or significant disturbance shall, where practicable, be programmed outside periods of pupil use or the affected area shall be appropriately secured and segregated.

3.4 Landscape Implementation and Completion

3.4.1 Landscape works shall be implemented in accordance with the current landscape drawings, specifications and other relevant construction information.

3.4.2 On completion of the landscape works, the installed landscape shall be inspected to identify incomplete works, defective materials, unsuccessful planting and other matters requiring rectification. Completion of the landscape scheme shall mark the commencement of the five-year

establishment and aftercare period for the purposes of Condition 4, notwithstanding that responsibility for maintenance and defects rectification may remain with the Principal Contractor or Landscape Contractor for a contractual period thereafter.

3.4.3 New planting shall be in a healthy condition at handover and planting areas shall be appropriately finished, watered and free from unacceptable weed growth. Tree supports, guards, irrigation components and other establishment measures shall be correctly installed and functioning.

3.4.4 Hard landscape, equipment, structures, furniture and boundaries shall be complete, secure and suitable for their intended use. Where specialist commissioning or certification is required, this shall be completed prior to the relevant asset being brought into use.

3.4.5 Completion of the landscape works does not remove the requirement to rectify defects or replace failed planting during the applicable defects, establishment or maintenance periods.

3.5 Handover

3.5.1 During the first year following completion of the landscape scheme, establishment maintenance and defects rectification shall remain the responsibility of the Principal Contractor and/or Landscape Contractor in accordance with the applicable contractual arrangements. At the end of this period, responsibility for ongoing landscape management and maintenance shall transfer to the school or its appointed facilities/grounds management provider.

3.5.2 The transfer of maintenance responsibility at the commencement of Year 2 shall not interrupt or restart the five-year establishment and aftercare period required by Condition 4. The school or its appointed maintenance provider shall continue the applicable establishment and aftercare requirements for **Years 2–5**, followed by the long-term management requirements of this LMMP.

3.5.3 The handover information shall include, as applicable:

- final construction issue landscape drawings;
- planting plans and schedules;
- this LMMP and associated maintenance schedules;
- the HMMP and relevant ecological information;
- the Residual Landscape Management Hazards Drawing;
- arboricultural information relevant to retained and proposed trees;
- drainage and SuDS operation and maintenance information;
- manufacturers' operation and maintenance manuals;
- play and sports equipment inspection and maintenance information;
- warranties and guarantees;
- commissioning and inspection certificates;
- details of any outstanding defects or remedial works;
- records of maintenance undertaken prior to handover; and

- contact details for relevant specialist suppliers and contractors where required.

3.5.4 Any outstanding landscape defects at handover shall be recorded, together with the party responsible for rectification and the required timescale.

3.5.5 Particular attention shall be given at handover to communicating maintenance requirements that are not apparent from visual inspection alone, including differing grassland cutting regimes, habitat-management requirements, specialist surfacing maintenance, play-equipment inspection regimes and restrictions associated with proprietary products.

3.6 Establishment Period – Years 1 to 5

3.6.1 The first five years following completion of the landscape scheme shall constitute the principal establishment and aftercare period for the purposes of this LMMP and Condition 4. This period shall run continuously irrespective of the transfer of maintenance responsibility during that period.

3.6.2 Responsibility for implementation during Years 1–5 shall be as set out in Sections 3.2, 3.3 and 3.5. The transfer of responsibility at the commencement of Year 2 does not interrupt or restart the five-year establishment period.

3.6.4 Maintenance shall be proactive. Water stress, instability, weed competition, failed planting, erosion, damage, disease and other factors capable of compromising establishment shall be addressed when identified and shall not be allowed to persist until a subsequent annual inspection.

3.6.5 Failed, dead, diseased or removed planting shall be dealt with in accordance with the replacement requirements of Condition 4 and the detailed prescriptions within this LMMP.

3.6.6 The establishment period for the purposes of Condition 4 shall not override any longer management period required by the HMMP. Habitats subject to BNG commitments shall continue to be managed for the applicable 30-year period in accordance with the HMMP. The HMMP assigns responsibility during the operational phase to a Post-Development Biodiversity Champion and establishes ecological monitoring requirements for the managed habitats.

3.7 Post-Development Biodiversity Champion and Ecological Management

3.7.1 The ecological management requirements of this LMMP shall be coordinated with the responsibilities established by the HMMP.

3.7.2 The HMMP requires a **Post-Development Biodiversity Champion** to be allocated following completion of the development. This is to be a person with influence over the operational management of the site, such as the landowner or long-term maintenance contractor, with responsibility for ensuring that the prescribed habitat management and necessary remedial measures are implemented.

3.7.3 The Post-Development Biodiversity Champion shall liaise with the grounds maintenance team and other relevant contractors to ensure that routine landscape operations do not conflict with the habitat-management requirements of the HMMP.

3.7.4 Where ecological monitoring identifies that management needs to be modified to achieve the required habitat condition, the relevant landscape maintenance operation shall be adjusted accordingly, provided that the change remains compatible with safety and the operational requirements of the school.

3.7.5 The HMMP provides for post-development monitoring by a Suitably Qualified Ecologist (SQE). Relevant findings and remedial recommendations arising from those inspections shall be incorporated into subsequent landscape management activities where applicable.

3.8 Specialist Inspection and Maintenance

3.8.1 Certain landscape assets require inspection or maintenance beyond the competence or remit of routine grounds maintenance personnel. Specialist contractors or competent persons shall be appointed where required.

3.8.2 This shall include, as applicable:

- arboricultural inspection and tree surgery;
- play equipment operational and annual inspections;
- specialist repair of impact-attenuating safety surfacing;
- sports equipment inspection and repair;
- specialist maintenance of polymeric and porous sports surfaces;
- inspection and servicing of powered/access-controlled gates;
- structural assessment of retaining structures where defects are identified;
- specialist inspection or repair of the dipping platform, guarding or other structures;
- drainage and SuDS inspection and maintenance; and
- treatment of invasive non-native species where specialist control is necessary.

3.8.3 Specialist inspection frequencies shall follow the requirements established elsewhere within this LMMP, the relevant manufacturer's recommendations and any applicable specialist management plan.

3.8.4 Routine grounds personnel shall nevertheless remain responsible for identifying and reporting readily apparent defects between specialist inspections.

3.9 Inspections, Records and Reporting

3.9.1 Records shall be maintained in accordance with Section 8 to demonstrate implementation of this LMMP and provide continuity between successive contractors and management personnel.

3.9.3 Inspection and maintenance records relating to play and sports equipment shall be retained in accordance with the relevant manufacturer's requirements. Annual main play inspections shall be undertaken by RoSPA, another appropriately accredited inspecting body, or an equivalently competent independent play-safety inspector, as applicable.

3.9.4 Records relating to habitat management and ecological monitoring shall be retained alongside the HMMP records so that management undertaken on the ground can be compared with habitat condition and monitoring results.

3.10 Responsibility Matrix

3.10.1 The following matrix identifies principal management responsibility. It does not determine contractual or financial liability for individual defects or remedial works.

Activity	Year 1	Years 2–5	Year 6 onwards
Overall LMMP implementation	Principal Contractor	School / FM	School / FM
Routine landscape maintenance	Landscape Contractor	School-appointed grounds contractor / FM	School-appointed grounds contractor / FM
Establishment watering	Landscape Contractor	School / grounds contractor where required	Replacement planting / exceptional drought as required
Replacement of failed planting	Principal/Landscape Contractor subject to contractual arrangements	School / grounds contractor	School / grounds contractor as required
Condition 4 five-year establishment requirements	Contractor responsibility for Year 1 implementation	School responsibility for Years 2–5 implementation	Five-year period complete
Routine defect identification	Contractor	School / FM / maintenance contractor	School / FM / maintenance contractor
Specialist tree inspection	Competent arboriculturist as required	Competent arboriculturist as required	Competent arboriculturist at risk-based interval
Play/sports inspection	Competent persons/specialists	Competent persons/specialists	Competent persons/specialists
HMMP management and monitoring	HMMP responsible parties	HMMP responsible parties	HMMP responsible parties for remainder of HMMP period
Landscape-management records	Principal Contractor / Landscape Contractor	School / FM	School / FM
Annual LMMP review	Year 1 establishment/handover review	School / FM	School / FM
Immediate safety/safeguarding response	Responsible site operator/contractor	School / FM	School / FM

3.10.2 Where responsibility is delegated to a contractor or specialist, the commissioning party shall ensure that the required work is undertaken and that relevant findings and records are retained.

4.0 GENERAL MANAGEMENT AND MAINTENANCE REQUIREMENTS

4.1 General

4.1.1 The requirements of this section apply generally to landscape management and maintenance operations across the site and shall be read in conjunction with the landscape-specific prescriptions in Section 5 and the maintenance schedules contained later within this LMMP.

4.1.2 All works shall be undertaken in accordance with good horticultural, arboricultural and landscape management practice and by persons competent to undertake the particular operation.

4.1.3 Maintenance shall be undertaken at frequencies sufficient to achieve the standards and objectives defined within this LMMP. Frequencies identified within the maintenance schedules represent the anticipated minimum or typical frequency of attendance. Additional visits or operations shall be undertaken where required by weather, plant growth, intensity of use, vandalism, damage, safety considerations or other site-specific circumstances.

4.1.4 Maintenance operations shall be undertaken in a manner appropriate to the character and function of the area concerned. Intensively used school, play, sports and circulation areas will generally require a higher frequency of inspection and intervention than woodland, meadow and habitat areas.

4.1.5 Maintenance shall avoid unnecessary disturbance or damage to established planting, retained vegetation, habitats, soils, surfaces, structures, equipment and adjacent property.

4.2 Health, Safety and Safeguarding

4.2.1 All landscape management and maintenance operations shall comply with applicable health and safety legislation and the school's site-specific procedures.

4.2.2 Before commencing work, contractors shall assess the risks associated with the proposed activity and implement appropriate control measures. Where required by the nature of the work, task-specific risk assessments and method statements shall be prepared.

4.2.3 Particular regard shall be given to the Residual Landscape Management Hazards Drawing included within the appendices. This identifies significant site-specific features that may affect the safe planning and execution of maintenance operations, including:

- the pond, dipping platform and work adjacent to water;
- retaining walls and changes in level;
- steep and reinforced slopes;
- woodland and uneven terrain;
- elevated play equipment and structures;
- high fencing and sports enclosures;
- powered/access-controlled gates; and
- interfaces with vehicle circulation.

4.2.4 The **Residual Landscape Maintenance Hazards Drawing** identifies foreseeable residual site hazards but does not replace the contractor's obligation to assess the site conditions as

found at the time of the works, the hazards arising from the individual maintenance activity and any changes in circumstances. Appropriate task-specific risk assessments and method statements shall be prepared where required.

4.2.5 The operational nature of the site as a SEMH school shall be taken into account when programming and undertaking maintenance. Contractors shall comply with the school's safeguarding and access procedures at all times.

4.2.6 Where practicable, operations involving machinery, work at height, chemicals, significant noise, open excavations or other activities capable of presenting a hazard shall be undertaken when pupils are not using the affected area. Where this is not possible, the working area shall be appropriately secured and segregated.

4.2.7 Tools, machinery, chemicals and maintenance materials shall not be left unattended or accessible to pupils. Work areas shall be left safe and secure at the end of each maintenance visit.

4.3 Workmanship, Machinery and Tools

4.3.1 Machinery and tools shall be suitable for the operation and site conditions and shall be maintained in a safe and serviceable condition.

4.3.2 The scale of machinery shall be appropriate to the landscape area being maintained. Heavy machinery shall not be used where it is likely to cause soil compaction, rutting, damage to tree roots, damage to planting or deterioration of soft landscape areas.

4.3.3 Hand tools or lightweight equipment shall be used around trees, within planting beds, on steep slopes and in confined or sensitive areas where larger machinery could cause damage.

4.3.4 Cutting and pruning equipment shall be sharp and appropriate to the material being cut so that clean cuts are achieved without unnecessary tearing, crushing or damage.

4.3.5 Maintenance vehicles and machinery shall remain on suitable access routes and hardstanding wherever practicable. Damage caused by maintenance operations shall be made good promptly.

4.4 Protection of Landscape and Adjacent Features

4.4.1 Existing and proposed landscape features shall be protected from damage during maintenance operations.

4.4.2 Particular care shall be taken to avoid:

- damage to tree trunks, bark and surface roots from mowing or strimming;
- disturbance of tree support and irrigation systems;
- compaction of tree pits and planting areas;
- damage to plants during adjacent maintenance;
- contamination of planting, grassland, pond or drainage features;
- damage to safety surfacing and specialist sports surfaces from unsuitable machinery;
- damage to paving, kerbs and edgings from maintenance vehicles; and
- damage to fences, structures, equipment and furniture.

4.4.3 Where temporary access across soft landscape is unavoidable, appropriate ground protection shall be provided where necessary and any resulting damage shall be reinstated.

4.5 Watering

4.5.1 Watering shall be undertaken as necessary to maintain healthy growth and secure the successful establishment of new trees, shrubs, hedges, climbers, herbaceous planting, grass and seeded areas.

4.5.2 The frequency and quantity of watering shall respond to prevailing weather, soil moisture, plant type, planting size, exposure and stage of establishment rather than relying solely upon a fixed calendar frequency.

4.5.3 During prolonged dry or unusually warm weather, additional watering shall be undertaken as necessary. Newly planted trees, planting on steep or reinforced batters, planting beneath mature tree canopies and other high-value or vulnerable planting shall receive priority.

4.5.4 Water shall be applied sufficiently slowly and in sufficient quantity to penetrate the rooting zone. Frequent superficial watering that encourages shallow rooting shall be avoided.

4.5.5 Tree irrigation systems and watering points shall be kept operational and free from obstruction during the establishment period. Water shall be directed to the root zone and excessive runoff shall be avoided.

4.5.6 Watering operations shall avoid erosion, soil wash, compaction and damage to planting. Hoses and equipment shall not be dragged across planting or specialist surfaces where damage may result.

4.5.7 The requirement for supplementary watering shall reduce as planting becomes established but shall continue during periods of significant drought or where monitoring identifies water stress.

4.6 Weed Control

4.6.1 Weed growth shall be controlled where it competes with establishing planting, compromises the intended appearance or function of formal landscape areas, obstructs access or presents a risk to the required condition of a habitat.

4.6.2 Planting beds and the bases of newly planted trees and hedges shall be maintained substantially free of vigorous competing weeds during establishment.

4.6.3 Manual and cultural methods of weed control shall be preferred where practicable, including hand weeding, hoeing and maintenance of appropriate mulch depths.

4.6.4 Newly establishing native and habitat planting shall be maintained substantially free of vigorous competing weeds during Years 1–5 where competition could inhibit establishment. Once established, vegetation within woodland, meadow, pond margins and other habitat areas shall be managed in accordance with the ecological objectives for the area and shall not be removed solely because it would be regarded as a weed within an ornamental planting bed.

4.6.5 Invasive non-native species shall be managed in accordance with the HMMP and applicable legal requirements. The HMMP specifically requires removal of invasive species including existing rhododendron and Japanese knotweed from the woodland and subsequent monitoring for recurrence.

4.7 Herbicides, Pesticides and Fertilisers

4.7.1 The use of herbicides, pesticides and other plant protection products shall be minimised and shall only be undertaken where there is a demonstrated need and where alternative practical methods are inappropriate.

4.7.2 Where chemical treatment is necessary, products shall be appropriate for the intended application and shall be applied by suitably trained and competent persons in accordance with current legislation, statutory guidance and the manufacturer's instructions.

4.7.3 Particular care shall be taken in proximity to the pond, wetland planting, drainage features and SuDS. Chemicals shall not be allowed to enter water or drainage systems.

4.7.4 The use of chemical fertilisers within species-rich grassland and other habitats shall be avoided where prohibited by the HMMP. For example, the HMMP expressly requires that chemical fertilisers are not applied to the wildflower meadow or modified grassland habitats.

4.7.5 Fertilisers shall only be used where required by the planting specification or to address an identified establishment need and where their use is compatible with the design and ecological objectives. This includes the specified fertiliser application to ivy at the base of the MacMat reinforced batter to promote rapid establishment. Fertiliser shall not be applied to habitats where prohibited by the HMMP.

4.7.6 Records shall be retained of significant pesticide and herbicide applications, including the area treated, product used, reason for treatment and date of application.

4.8 Mulch and Soil Management

4.8.1 Organic mulch to tree pits and planted areas shall be maintained at the specified depth during the establishment period where mulch forms part of the approved planting detail.

4.8.2 Mulch shall be topped up as required to compensate for settlement and decomposition. Mulch shall not be piled directly against tree trunks, shrub stems or plant crowns.

4.8.3 Soil within planting areas shall be protected from unnecessary compaction. Compacted areas affecting plant establishment shall be appropriately cultivated or otherwise remediated without causing damage to established roots.

4.8.4 Excessive erosion, settlement, waterlogging or loss of growing medium shall be investigated and rectified. Where these conditions recur, the underlying cause shall be identified before repeated reinstatement is undertaken.

4.9 Pruning and Vegetation Management

4.9.1 Pruning shall be undertaken only where required to achieve successful establishment, maintain plant health and form, retain access or visibility, fulfil the intended design character, manage habitat objectives or address a safety concern.

4.9.2 Pruning shall be appropriate to the species and growth habit and shall generally seek to retain the natural form of trees and shrubs. Indiscriminate cutting or excessive reduction shall be avoided.

4.9.3 Vegetation shall be prevented from causing unacceptable obstruction to:

- pedestrian and accessible routes;
- entrances and doorways;

- gates and access-control equipment;
- signs;
- lighting;
- windows where clearance is operationally necessary;
- play and sports equipment;
- required equipment safety zones;
- handrails and guarding; and
- sightlines necessary for safe movement, supervision or safeguarding.

4.9.4 Vegetation management within habitats covered by the HMMP shall accord with the applicable ecological prescription.

4.10 Wildlife and Seasonal Constraints

4.10.1 Landscape management shall be undertaken with appropriate regard to wildlife and the ecological function of the site.

4.10.2 Prior to significant vegetation clearance, hedge cutting, tree work or other operations capable of affecting nesting birds or other protected species, the need for ecological constraints or checks shall be considered.

4.10.3 Where an active bird nest or other protected-species constraint is identified, works likely to cause an offence shall cease or be modified and appropriate ecological advice shall be obtained where necessary.

4.10.4 Habitat-management operations shall be programmed in accordance with the seasonal requirements of the HMMP where applicable.

4.10.5 Maintenance lighting, noise and disturbance within woodland, pond and other habitat areas shall be minimised where practicable.

4.11 Biosecurity, Pests and Diseases

4.11.1 Trees and planting shall be monitored during routine maintenance for evidence of significant pest infestation, disease, dieback or abnormal decline.

4.11.2 Suspected significant tree pests or diseases shall be reported and, where necessary, advice obtained from a suitably qualified arboriculturist or other appropriate specialist.

4.11.3 Tools and machinery shall be maintained in a clean condition and appropriate biosecurity measures adopted where there is a foreseeable risk of transferring soil-borne or plant pathogens between areas.

4.11.4 Imported replacement plants, soil, mulch and other horticultural materials shall be obtained from reputable sources and shall be free from known invasive weeds, pests and diseases insofar as reasonably practicable.

4.11.5 Management of pests shall be proportionate. Wildlife shall not be treated as a pest merely because it is present within the landscape. Intervention shall be undertaken where browsing, infestation or other activity is materially preventing landscape establishment, compromising habitat objectives or creating an unacceptable operational issue.

4.12 Litter, Debris and Leaf Clearance

4.12.1 External areas shall be maintained free from accumulations of litter, debris and waste that detract from appearance, obstruct access, impair drainage or create a safety or hygiene concern.

4.12.2 Particular attention shall be given to:

- entrances and circulation routes;
- play and sensory areas;
- MUGAs and sports areas;
- seating and outdoor learning spaces;
- the pond and dipping platform;
- drainage inlets and outlets;
- fences and boundaries where windblown litter may accumulate; and
- planted areas adjacent to intensively used spaces.

4.12.3 Fallen leaves shall be removed from hard surfaces where they create a slip hazard, obscure markings, block drainage or adversely affect specialist surfacing.

4.12.4 Complete removal of leaf litter from woodland and habitat areas is neither necessary nor desirable. Leaf litter shall normally be retained where it contributes to habitat and soil function unless accumulation creates a specific operational or safety issue.

4.13 Arisings and Waste

4.13.1 Maintenance arisings shall be managed responsibly and in accordance with applicable waste requirements.

4.13.2 There are no designated composting areas within the landscape scheme. Green arisings shall normally be removed from site or managed through the school's approved waste arrangements. Suitable woody arisings and naturally occurring deadwood may be retained within woodland where specifically appropriate to the HMMP and compatible with safety.

4.13.3 Within woodland areas, naturally occurring deadwood shall be retained where required by the HMMP and where compatible with safety. The HMMP specifically identifies retention of naturally occurring deadwood as part of the woodland-management prescription.

4.13.4 Grass and meadow arisings shall be managed in accordance with the relevant landscape-specific or HMMP prescription. Where removal is required to control soil fertility, arisings shall not be left to decompose over the managed sward.

4.13.5 Waste, contaminated material and arisings from invasive-species management shall be handled and disposed of using appropriate methods and shall not be redistributed around the site.

4.14 Cleaning and General Care of Hard Landscape and Equipment

4.14.1 Hard landscape, play and sports areas, structures, equipment and furniture shall be maintained in a clean and serviceable condition appropriate to their use.

4.14.2 Cleaning methods and products shall be compatible with the material or proprietary system concerned. Abrasive, chemical or pressure-cleaning techniques shall not be used where they could damage surface finishes, reduce permeability, compromise warranties or adversely affect adjacent planting or water features.

4.14.3 Graffiti, contamination, chewing gum and other deposits shall be removed using methods appropriate to the affected material and as soon as reasonably practicable where they create a safety, safeguarding or significant amenity concern.

4.14.4 The more detailed requirements for individual surfaces, equipment and materials are set out in Section 5 and shall incorporate the relevant supplier/manufacturer aftercare information.

4.15 Snow, Ice and Adverse Weather

4.15.1 External circulation routes shall be managed during snow and icy conditions in accordance with the school's winter maintenance procedures.

4.15.2 De-icing products and methods shall be selected with regard to the affected paving or surfacing material and adjacent planting. Manufacturer restrictions applicable to specialist or porous surfaces shall be observed.

4.15.3 Snow shall not be stockpiled on planting beds, against tree stems, over drainage features or in locations where meltwater could create additional hazards.

4.15.4 Following significant storms, high winds, flooding, prolonged drought, freeze/thaw conditions or other exceptional weather events, additional inspections shall be undertaken where appropriate. These should particularly consider trees, tree supports, fencing, gates, structures, pond edges, slopes, drainage features, play equipment and loose or displaced surfacing.

4.16 Damage, Vandalism and Making Good

4.16.1 Damage arising from use, vandalism, accidental impact, maintenance activities or weather shall be recorded and repaired within a timescale appropriate to its severity.

4.16.2 Any defect presenting an immediate or significant safety, security or safeguarding concern shall be made safe without delay. This may include temporary closure, isolation, fencing-off or removal from use pending permanent repair.

4.16.3 Repairs shall, wherever practicable, match the original material, construction, appearance and performance of the affected landscape element. Proprietary products shall be repaired using compatible components and methods in accordance with the manufacturer's recommendations.

4.16.4 Repeated damage shall be investigated to establish whether an underlying design, operational or management issue requires a more durable remedial solution.

4.17 Replacement and Reinstatement

4.17.1 Failed or damaged landscape elements shall be replaced or reinstated where necessary to maintain the intended design, function, safety and ecological objectives of the development.

4.17.2 During the first five years, replacement of failed trees, shrubs and hedges shall comply with the specific requirements of Condition 4 of the Planning Decision Notice.

4.17.3 Replacement planting shall normally be of the same species, size and specification as originally approved. Where this is no longer appropriate because of disease, availability,

repeated failure or another material reason, an appropriate alternative shall be selected with regard to the original landscape and ecological function and any necessary approval obtained.

4.17.4 Replacement equipment, furniture, safety surfacing and other constructed landscape elements shall provide equivalent function, safety and performance and shall be compatible with the surrounding scheme.

4.17.5 Replacement or remedial works within habitats covered by the HMMP shall maintain the required habitat type and condition and shall be coordinated with the Post-Development Biodiversity Champion or SQE where appropriate.

4.18 Maintenance Visits and Site Condition

4.18.1 At the completion of each maintenance visit, work areas shall be left clean, tidy and safe.

4.18.2 Temporary barriers, waste, tools and materials shall be removed unless they are required to remain for safety or continuing works.

4.18.3 Gates and secured areas shall be left in their required operational condition following maintenance access.

4.18.4 Any significant defect observed during a maintenance visit, including matters outside the contractor's immediate scope, shall be reported to the responsible site manager.

4.18.5 The detailed requirements and frequencies applicable to individual landscape assets are set out in **Section 5 – Landscape Management and Maintenance Prescriptions** and the subsequent maintenance schedules.

5.0 LANDSCAPE MANAGEMENT AND MAINTENANCE PRESCRIPTIONS

5.1 General

5.1.1 This section sets out the management and maintenance requirements applicable to the individual landscape elements within the development. It shall be read in conjunction with the general requirements in Section 4, the current landscape drawings, the HMMP, relevant manufacturers' information and the maintenance schedules contained later within this LMMP.

5.1.2 The principal objective is to maintain each landscape element in a condition appropriate to its intended function, character and location. Maintenance standards shall therefore vary across the site according to whether an area is principally ornamental, recreational, educational, operational or ecological in character.

5.1.3 Inspection frequencies and scheduled operations stated within this LMMP are minimum or typical requirements. Additional intervention shall be undertaken where condition, use, weather, safety or establishment performance requires it.

5.1.4 Where proprietary products or equipment are concerned, the requirements of this LMMP shall be supplemented by the relevant manufacturer's current operation and maintenance information. Where a manufacturer specifies a more onerous requirement necessary for safe operation, product performance or warranty compliance, the manufacturer's requirement shall be followed.

5.1.5 Monitoring, recording, defect classification and close-out procedures applicable to the landscape elements in this section are set out in Section 8.

5.2 Existing Trees, Retained Woodland and Woodland Enhancement

5.2.1 Existing mature trees are to be retained and managed as important landscape, ecological and amenity assets.

5.2.2 Trees shall be subject to routine visual observation as part of normal site management. Any significant change in condition, including major deadwood, broken or hanging branches, fungal fruiting bodies, cavities, significant storm damage, root-plate movement or unexplained decline shall be reported for further assessment.

5.2.3 Formal arboricultural inspection shall be undertaken by a suitably qualified and experienced arboriculturist at an interval appropriate to the tree stock and its location, and additionally following significant storm events or where a material change in condition is observed.

5.2.4 Tree work shall be undertaken only where justified by safety, tree health, access or appropriate arboricultural management. Unnecessary crown reduction or alteration of the natural form of retained trees shall be avoided.

5.2.5 Arboricultural operations shall be undertaken by suitably competent persons and in accordance with current good arboricultural practice.

5.2.6 Tree roots, stems and canopies shall be protected from damage during grounds maintenance. Machinery, materials, waste or chemicals shall not be stored against tree stems or within rooting areas where damage or compaction may result.

5.2.7 The requirements of the relevant arboricultural information for the development shall continue to apply where they relate to the retained tree stock. Condition 12 of the planning permission specifically requires the recommendations of the Arboricultural Method Statement to be implemented and retained thereafter.

5.2.8 Boundary Security and Climbability

5.2.8.1 Existing and established trees located close to security boundary fencing shall be monitored for their potential to provide a climbing aid or means of access over the boundary. Assessment shall include trunks, low branches and other substantial growth located sufficiently close to the fence to provide footholds, handholds or access to the top of the fence.

5.2.8.2 Where a tree within the school ownership materially compromises the safeguarding or security function of the boundary, appropriate arboricultural works shall be undertaken to mitigate the risk. Works may include selective crown lifting, pruning or, where pruning cannot reasonably remove the risk and removal is justified, felling. All tree work shall be proportionate to the identified safeguarding risk and undertaken in accordance with good arboricultural practice and any applicable ecological or planning constraints.

5.2.8.3 Trees immediately outside the school boundary shall also be considered where their position or growth could provide a climbing aid to the school boundary fence. Where remedial work to a tree outside the school's ownership is considered necessary, the school or facilities-management representative shall contact and liaise with the relevant neighbouring landowner to seek appropriate management of the tree. No arboricultural work shall be undertaken to third-party trees beyond the school's legal authority or without any consent or permission required.

5.2.9 Existing woodland shall be managed primarily to maintain and enhance its ecological, landscape and educational value while maintaining an appropriate level of safety within the school environment.

5.2.10 The woodland shall retain an informal and naturalistic character. Routine clearance of naturally occurring leaf litter, fallen branches and deadwood is not required except where material creates an unacceptable risk or obstructs designated access.

5.2.11 Woodland enhancement planting comprises additional specimen trees, native shrub planting including fruiting species, woodland herbaceous vegetation, grasses and ferns and woodland ground flora. Establishment maintenance shall include watering where required, weed management, checking protective measures and replacement of failures.

5.2.12 Management within areas identified as BNG woodland shall accord with the HMMP. The HMMP identifies 0.31505 ha of existing mixed woodland for enhancement and 0.4908 ha of broadleaved woodland creation, and establishes the controlling ecological prescriptions for these habitats.

5.2.13 In accordance with the HMMP, management shall include:

- removal and subsequent monitoring of identified invasive non-native species;
- allowing young and middle-aged trees to develop naturally with limited intervention;
- protection of young trees from unacceptable browsing;
- retention of naturally occurring deadwood where compatible with safety;
- maintenance of an appropriate diversity of native trees and shrubs; and
- monitoring and remedial planting where necessary to achieve the required habitat condition.

5.2.14 Woodland ground flora shall not be managed as an ornamental planting bed. Cutting and clearance shall be restricted to that required by the HMMP, establishment needs, access or safety.

5.2.15 Woodland paths, steps and educational access routes shall remain clear and usable, but vegetation beyond the required access envelope shall be allowed to develop naturally where compatible with the HMMP.

5.3 Proposed Specimen Trees

5.3.1 Proposed specimen trees shall be managed to achieve successful establishment, healthy growth, appropriate form and eventual development into mature landscape features.

5.3.2 During Years 1–5, trees shall be inspected regularly for:

- water stress;
- instability or movement;
- settlement of the rootball or surrounding soil;
- loose, damaged or constricting stakes, ties or guying systems;
- damage to stems and branches;
- dead, diseased or crossing branches;
- weed competition;
- condition and depth of mulch;
- obstruction of irrigation/aeration systems; and
- evidence of pests or disease.

5.3.3 Trees shall be watered thoroughly during establishment in response to weather and soil moisture. Particular attention shall be given during the first two growing seasons and during prolonged dry periods thereafter.

5.3.4 Water shall be applied to the root zone in sufficient quantity to achieve deep infiltration. Irrigation/aeration pipes forming part of the installed tree-pit system shall be kept clear and operational.

5.3.5 Tree support systems shall be checked regularly and following significant winds. Loose or defective supports shall be adjusted, resecured or replaced. Supports shall not be permitted to abrade or constrict the tree.

5.3.6 Above-ground stakes and ties, where present, shall be removed once the tree is sufficiently established to remain stable without support, normally after approximately two to three growing seasons unless site or tree conditions require otherwise. Underground guying shall be monitored through observation of tree stability and managed in accordance with the installed system manufacturer's requirements.

5.3.7 Mulched tree pits shall be maintained substantially free of competing weeds and mulch topped up as required. Mulch shall be kept clear of direct contact with the trunk.

5.3.8 Formative pruning shall remove dead, damaged, diseased, crossing or structurally undesirable growth and encourage an appropriate well-balanced crown. Pruning shall be species-appropriate and shall not unnecessarily restrict natural development.

5.3.9 Mowers and strimmers shall be prevented from damaging tree stems.

5.3.10 Failed trees shall be replaced in accordance with Condition 4 during the first five years. Replacement trees shall normally be of the same species and similar size/specification unless an alternative is agreed for a justified arboricultural, landscape or ecological reason.

5.4 Native Planting

5.4.1 Native planting, including native shrubs and fruiting species, herbaceous plants, grasses, sedges and ferns as applicable, shall be managed to achieve successful establishment while allowing the planting to develop a naturalistic character and habitat function.

5.4.2 Maintenance shall focus on establishment, control of vigorous undesirable competition, replacement of failures and prevention of obstruction to paths and other operational areas.

5.4.3 Native planting shall not generally be subjected to routine ornamental clipping or intensive cultivation. Once established, intervention shall reduce and shall be directed primarily towards maintaining plant diversity, habitat structure, safety and the intended spatial function.

5.4.4 Fruiting shrubs shall, where practicable, be allowed to flower and fruit rather than being routinely pruned at times that would remove these resources.

5.4.5 Where native planting forms part of a habitat covered by the HMMP, the ecological management prescription shall take precedence.

Semi-Native Dry Bank Planting

5.4.6 The semi-native dry bank planting to the steep southern boundary embankment shall be managed to establish a continuous naturalistic vegetation cover comprising the species and planting mix shown on the final construction issue planting information

5.4.7 Planting on slopes of approximately 1:2 to 1:3 gradient shall receive enhanced establishment maintenance compared with conventional level planting beds. Give particular attention to irrigation, weed control, replacement of failures, and maintaining continuous vegetation cover.

5.4.8 Failed plants and persistent gaps shall be replaced promptly during the appropriate planting season, particularly where failure results in exposed soil or reduces the continuity of vegetation required to protect the slope surface.

5.4.9 Weed control shall be undertaken carefully to avoid unnecessary disturbance of the slope surface or erosion-control matting. Large rooted weeds shall not be pulled where this would dislodge the matting or surrounding soil; alternative suitable control methods shall be used.

5.5 Hedgerows

5.5.1 Ornamental single-species hedgerows shall be managed to establish continuous, dense and healthy landscape features appropriate to their intended screening, enclosure and spatial function.

5.5.2 During establishment, hedges shall be watered as necessary, maintained substantially free from vigorous competing weeds and monitored for plant failure.

5.5.3 Gaps arising from failed plants shall be replanted during the next appropriate planting season so that continuity of the hedge is maintained.

5.5.4 Formative pruning shall encourage dense basal and lateral growth. Once established, hedges shall be maintained to the intended height and width appropriate to their location without unnecessarily cutting back into old wood where the species is unlikely to regenerate successfully.

5.5.5 Hedge cutting shall take account of nesting birds and ecological constraints.

5.5.6 Where hedgerows form part of the habitats identified by the HMMP, management shall also achieve the applicable habitat-condition requirements. The HMMP identifies **0.377 km of non-native ornamental hedgerow** within the post-development habitat provision.

5.6 Ornamental Planting

5.6.1 Ornamental planting comprises shrubs, herbaceous plants and ornamental grasses and shall be maintained to provide healthy, attractive and appropriately structured planting throughout the year.

5.6.2 Planting beds shall be maintained substantially free from vigorous weeds, litter and unwanted self-seeded vegetation during establishment.

5.6.3 Shrubs shall be pruned according to species, flowering period and growth habit. Pruning shall maintain healthy growth and the intended spatial function without imposing an unnecessarily uniform clipped form on species intended to retain a natural habit.

5.6.4 Herbaceous plants and ornamental grasses shall be cut back, divided or thinned where appropriate to species and design intent. Where compatible with school use and appearance, seed heads and standing stems may be retained through winter to provide seasonal structure and habitat value before cutting back prior to new spring growth.

5.6.5 Dead, diseased or damaged growth shall be removed as appropriate.

5.6.6 Planting shall be prevented from obstructing paths, entrances, gates, equipment, sightlines or required supervision zones.

5.6.7 Bare areas and failures shall be replanted during the appropriate planting season. During Years 1–5, replacement shall comply with Condition 4.

5.6.8 Over time, selective division, thinning or replacement may be undertaken where plants become overcrowded, senescent or no longer fulfil the intended design function.

5.7 Climbers and Reinforced Batter Planting

5.7.1 Climber planting, including ivy associated with the MacMat reinforced batter, shall be managed to establish continuous vegetation appropriate to the design intent without compromising retaining systems, drainage, guarding or safe access.

5.7.2 During establishment, plants shall be watered, weeded and checked for secure rooting and healthy growth. Failed plants shall be replaced.

5.7.3 Growth shall be guided where necessary to achieve appropriate coverage. Excessive growth shall be selectively pruned where it obstructs access, drainage features, handrails, inspection points or other infrastructure.

5.7.4 Maintenance of planting on steep or reinforced slopes shall be planned with regard to the Residual Landscape Management Hazards Drawing. Operatives shall not access slopes using methods that create an unacceptable fall risk.

5.7.5 Vegetation shall not be removed from reinforced slopes in a manner that could unnecessarily expose soil or contribute to erosion

5.8 Grass, Meadow and Seeded Areas

5.8.1 General

5.8.1.1 Grass and seeded areas shall be managed according to their intended function. Amenity lawns, grazing/species-rich grassland, wildflower meadow, woodland ground flora, pond-edge vegetation and reinforced turf require different management regimes and shall not be treated as a single grass-maintenance type.

5.8.1.2 Before cutting, areas shall be checked for litter, debris and other objects that could create a hazard or damage machinery.

5.8.1.3 Cutting shall produce an even finish appropriate to the landscape type without scalping, rutting or unacceptable compaction.

5.8.2 Amenity Grass

5.8.2.1 Amenity grass shall be maintained as a healthy, usable and reasonably even sward appropriate to school recreation and general amenity use.

5.8.2.2 Grass shall be cut regularly during the growing season, with frequency adjusted according to growth and use. Cutting shall avoid excessive removal of leaf area in a single operation.

5.8.2.3 Edges adjoining paving, planting and other features shall be maintained neat and clearly defined.

5.8.2.4 Bare, worn, compacted or damaged areas shall be repaired by appropriate cultivation and reseeding/turfing during suitable growing conditions.

5.8.2.5 Areas affected by significant compaction shall be aerated where necessary.

5.8.2.6 Fine grass clippings may be left where mowing is sufficiently frequent for them to disperse without visible accumulation or smothering. Where growth is long or wet, or clippings form clumps, arisings shall be collected and removed. Grass cuttings shall be removed from adjoining paving, porous/permeable asphalt, drainage features and planting following mowing.

5.8.3 Species-rich Grazing / Modified Grassland

5.8.3.1 Areas corresponding with modified grassland identified by the HMMP shall be managed in accordance with the HMMP rather than as conventional short amenity lawn.

5.8.3.2 The HMMP specifies monthly cutting during the growing season between April and October and requires arisings from identified cuts to be turned/dried and removed to support the intended grassland condition. Chemical fertilisers shall not be applied.

5.8.3.3 The maintenance contractor shall refer to the HMMP habitat plan to confirm the precise areas to which this regime applies.

5.8.4 Wildflower Meadow

5.8.4.1 Wildflower meadow shall be managed primarily for species diversity and habitat value rather than a close-mown appearance.

5.8.4.2 The cutting regime shall accord with the HMMP. This requires two principal annual cuts, in late March/early April and late August/early September, with varied cutting heights to maintain a heterogeneous sward.

5.8.4.3 Cut material shall be allowed to lie/turn for the period prescribed by the HMMP to permit seed drop before being removed from the area.

5.8.4.4 Chemical fertilisers shall not be applied.

5.8.4.5 Vigorous weeds, scrub encroachment and invasive species shall be controlled selectively where they threaten establishment or species diversity.

5.8.5 Woodland Ground Flora

5.8.5.1 Woodland ground flora shall be allowed to develop naturally following establishment. Routine mowing is not required.

5.8.5.2 Management shall focus on establishment, control of invasive or excessively competitive species and protection from unnecessary trampling or disturbance.

5.8.6 Pond-Edge and Wetland Seed Mixes

5.8.6.1 Pond-edge and wetland vegetation shall be managed to establish a diverse marginal sward while retaining access, views and operational use of the dipping platform where required.

5.8.6.2 Cutting and vegetation removal shall be selective and phased where practicable to avoid unnecessarily removing all cover at one time.

5.8.6.3 Arisings shall not be allowed to accumulate in the pond where decomposition could adversely affect water quality.

5.8.7 Reinforced Turf

5.8.7.1 Reinforced turf within class gardens and other applicable areas shall be maintained as usable grass while protecting the integrity of the reinforcement system.

5.8.7.2 Mowing equipment and maintenance operations shall avoid scalping or exposing the reinforcement.

5.8.7.3 Worn or damaged areas shall be reinstated using a compatible system rather than simply top-dressing over exposed reinforcement.

5.9 Pond and Pond-Edge Landscape

5.9.1 The pond shall be maintained as an educational and ecological landscape feature, with management seeking to maintain water quality, habitat value, safe access and the integrity of its constructed components.

5.9.2 Routine inspections shall consider:

- litter and foreign objects;
- excessive algal growth;
- invasive or dominant vegetation;

- condition of marginal vegetation;
- erosion or instability of pond edges;
- exposed or damaged liner;
- displacement of gravel, stones or boulders;
- water level and evidence of abnormal leakage;
- condition of the dipping platform and associated guarding; and
- any condition presenting a foreseeable safety concern.

5.9.3 Litter shall be removed promptly. Vegetation shall be managed selectively and shall not be routinely cleared from the whole pond or margin in a single operation.

5.9.4 The use of herbicides, pesticides, fertilisers or cleaning chemicals in or immediately adjacent to the pond shall be avoided unless specifically appropriate for use near water and undertaken by a competent person in accordance with applicable requirements.

5.9.5 Sediment, leaf litter and organic material shall only be removed where accumulation is materially affecting pond function or habitat condition. Where removal is required, works should be phased where practicable to retain refuge habitat.

5.9.6 Damage to the liner shall be repaired using a compatible specialist system.

5.9.7 The pond is identified within the HMMP as a created non-priority pond habitat and management affecting its ecological condition shall accord with the HMMP.

5.9.8 Work adjacent to or within the pond shall be undertaken with reference to the Residual Landscape Management Hazards Drawing and appropriate controls for working near water.

5.10 SuDS and Landscape Drainage

5.10.1 Landscape management shall support the continued effective operation of SuDS and surface-water drainage features without replacing the specialist drainage inspection and maintenance requirements applicable to the engineered drainage system.

5.10.2 Landscape maintenance shall include, where applicable:

- keeping inlets and outlets visible and free from vegetation, litter and debris;
- maintaining vegetation appropriate to the feature;
- removing excessive sediment where it compromises function;
- identifying erosion, scour, standing water in unexpected locations or blockage;
- preventing inappropriate storage or compaction within drainage features; and
- reporting defects to the party responsible for drainage maintenance.

5.10.3 Vegetated SuDS shall not be managed as conventional ornamental beds where this would compromise their drainage or ecological function.

5.10.4 Sediment and debris shall be controlled before it significantly restricts infiltration or conveyance.

5.10.5 The planning permission separately requires management and maintenance arrangements for the surface-water drainage infrastructure. The LMMP shall therefore be coordinated with the approved drainage management information, with specialist drainage requirements taking precedence for engineered components.

5.10.6 Where a SuDS feature also corresponds with a habitat covered by the HMMP, ecological management shall additionally accord with the HMMP.

5.11 Hard Landscape Surfaces

5.11.1 General

5.11.1.1 Hard landscape shall be inspected and maintained to provide safe, clean, accessible and serviceable surfaces appropriate to the intended use.

5.11.1.2 Maintenance shall include removal of litter, leaves, soil and other debris; control of unwanted vegetation; cleaning as appropriate; and repair of settlement, displacement, cracking, potholes, loose units and other defects.

5.11.1.3 Particular attention shall be given to trip hazards and changes in level on accessible and pupil circulation routes.

5.11.2 Permeable Concrete Block Paving

5.11.2.1 Permeable block paving shall be maintained so that the joints and surface continue to permit infiltration.

5.11.2.2 Fine sediment, soil and organic material shall not be allowed to accumulate to an extent that materially reduces permeability.

5.11.2.3 Cleaning methods shall be compatible with the permeable paving system. Any replacement jointing material shall be of the correct grading and type for the system.

5.11.2.4 Local settlement, rocking blocks and damaged units shall be lifted and reinstated to the correct level and construction.

5.11.3 Porous Asphalt

5.11.3.1 Porous asphalt shall be kept free of excessive sediment, organic matter, moss and vegetation that could obstruct the open surface structure.

5.11.3.2 The supplier's aftercare information for porous surfacing requires regular litter and leaf removal and periodic assessment of permeability, including observation during heavy rainfall for evidence of ponding. Specialist cleaning shall be undertaken where permeability materially deteriorates.

5.11.3.3 Conventional high-pressure washing shall not be undertaken where contrary to the surfacing manufacturer's requirements.

5.11.4 Non-permeable Concrete Block and Flag Paving

5.11.4.1 Paving shall be maintained even, secure and free from rocking, fractured or excessively displaced units.

5.11.4.2 Joints and edges shall be maintained and local settlement corrected where it creates ponding, instability or a trip hazard.

5.11.5 Non-porous Asphalt

5.11.5.1 Asphalt shall be inspected for cracking, fretting, potholes, settlement and edge failure.

5.11.5.2 Defects shall be repaired before deterioration extends materially into the surrounding surface.

5.11.6 Bark / Woodchip Paths

5.11.6.1 Bark or woodchip paths shall be maintained with sufficient material to provide a continuous usable surface.

5.11.6.2 Material displaced through use or weather shall be redistributed and topped up as required.

5.11.6.3 Excessive rutting, exposed substrate, protruding roots and local erosion shall be rectified where they adversely affect safe use.

5.11.7 Gravel and Stepping Stones

5.11.7.1 Gravel shall be redistributed and replenished as necessary and kept substantially free from excessive weed growth.

5.11.7.2 Stepping stones shall remain stable, level and free from rocking or unacceptable trip hazards.

5.11.8 Tactile Paving

5.11.8.1 Tactile surfaces shall remain unobstructed and the tactile profile shall be retained.

5.11.8.2 Damaged or excessively worn units shall be replaced with matching tactile paving.

5.11.9 Kerbs, Edgings and Steps

5.11.9.1 Kerbs and edgings shall be inspected for displacement, looseness, settlement and damage.

5.11.9.2 Timber edgings shall additionally be inspected for decay, splintering and loose fixings.

5.11.9.3 Steps shall be maintained free of loose components, excessive vegetation, debris and other conditions likely to create a trip or slip hazard.

5.12 MUGA and Sports Surfaces

5.12.1 MUGA and other sports surfaces shall be maintained to provide a clean, even, free-draining and safe playing surface.

5.12.2 Routine maintenance shall include:

- removal of litter, leaves and debris;
- control of moss, algae and unwanted vegetation;
- inspection for cracking, delamination, fretting, depressions and other surface defects;
- maintenance of drainage and permeability;
- inspection of line markings; and
- prevention of contamination by soil, mud or adjacent landscape materials.

5.12.3 Cleaning and maintenance shall be undertaken using methods compatible with the polymeric/porous surfacing system. Unsuitable machinery, aggressive pressure washing or chemicals that could damage the surface shall not be used.

5.12.4 Ponding during or following rainfall shall be investigated as it may indicate contamination, local settlement or reduced permeability.

5.12.5 Damaged areas shall be repaired using compatible specialist materials and methods so that surface performance, slip resistance and drainage characteristics are retained.

5.12.6 Access by maintenance vehicles shall be controlled to avoid loads or turning movements capable of damaging the sports surface.

5.13 Play and Sensory Equipment

5.13.1 Fixed play and sensory equipment shall be maintained in a safe, clean and fully serviceable condition in accordance with the manufacturer's operation and maintenance information.

5.13.2 The inspection regime shall comprise, as applicable:

Routine visual inspection – frequent observation to identify obvious hazards arising from use, vandalism or weather, including broken components, sharp edges, loose parts, contamination, entrapment hazards and obvious surfacing defects.

Operational inspection – a more detailed recorded inspection of the operation, stability and wear of equipment at the interval recommended by the manufacturer.

Annual main inspection – a detailed inspection by an appropriately competent independent or specialist play inspector to assess the overall level of safety, foundations, structural integrity, wear and other longer-term effects.

5.13.3 Inspection frequency shall reflect use and risk. The Hand Made Places information recommends weekly routine visual inspection, increasing to daily where use or risk warrants, monthly operational inspection and an annual inspection after winter.

5.13.4 The KOMPAN project O&M information similarly establishes ongoing inspection and maintenance responsibilities and emphasises retention of a service record for the equipment.

5.13.5 Particular attention shall be given to:

- structural components and foundations;
- fixings and fasteners;
- moving components;
- ropes, chains and connectors;
- timber deterioration or splintering;
- metal corrosion;
- wear points;
- entrapment points;
- required clearances and safety zones; and

- condition of the associated impact-attenuating surface.

5.13.6 Unsafe equipment shall immediately be taken out of use or securely isolated until repaired.

5.13.7 Replacement components shall be manufacturer-approved or otherwise demonstrably compatible with the original equipment and its safety performance.

5.13.8 Inspection, repair and replacement records shall be retained.

5.14 Safety Surfacing and Play Sand

5.14.1 Wet-pour Rubber Crumb Safety Surfacing

5.14.1.1 Wet-pour safety surfacing shall be maintained clean, continuous and free from defects capable of affecting safe use or impact attenuation.

5.14.1.2 Routine inspections shall identify:

- cracking or splitting;
- shrinkage and open joints;
- lifting or damaged edges;
- holes and local loss of material;
- excessive wear;
- contamination;
- moss or algae;
- vandalism; and
- local settlement or unevenness.

5.14.1.3 Debris and organic material shall be regularly removed. Cleaning shall follow the surfacing supplier's requirements. The supplier information recommends routine visual inspection, recorded operational inspection at intervals of approximately one to three months, regular debris and moss removal and periodic professional cleaning.

5.14.1.4 Repairs shall be undertaken promptly using a compatible wet-pour system and shall maintain the required impact-attenuating performance.

5.14.1.5 Where surfacing relates to equipment with a defined critical fall height, repair or replacement shall retain the approved depth and performance appropriate to that equipment.

5.14.1.6 Areas shall be temporarily closed where the surface condition, freezing or maintenance activity makes continued use unsafe.

5.14.2 Sand Pit / Play Sand

5.14.2.1 Play sand shall be maintained in a clean, loose and usable condition.

5.14.2.2 The sand shall be inspected frequently for litter, animal fouling, glass, sharp objects or other contamination.

5.14.2.3 Contaminated material shall be removed immediately and the affected area replenished with clean compatible play sand.

5.14.2.4 Sand shall be redistributed and topped up as required to maintain the intended depth and coverage.

5.14.2.5 Edging shall be maintained secure and free from splinters, sharp edges, protruding fixings or other defects.

5.15 Sports and Recreational Equipment

5.15.1 Fixed sports and recreational equipment, including goals, multi-goals, basketball equipment, outdoor table tennis and other installed equipment, shall be maintained in a safe and serviceable condition.

5.15.2 Routine inspection shall consider stability, fixings, corrosion, impact damage, sharp edges, moving parts, nets and attachments and the condition of the surrounding playing surface.

5.15.3 Loose or removable equipment shall be stored or secured appropriately when not in use where required by the school's operational procedures.

5.15.4 Specialist equipment shall be maintained in accordance with the manufacturer's recommendations. Repairs affecting structural or operational performance shall be undertaken by appropriately competent persons.

5.15.5 Equipment presenting an unacceptable safety risk shall be isolated from use pending repair or replacement.

5.16 External Educational and Landscape Structures

5.16.1 External structures include the livestock/farm structures, animal enclosures, polytunnel, gazebo/outdoor learning structure, storage facilities, dipping-pond platform, raised beds and other landscape structures shown on the current drawings.

5.16.2 Structures shall be routinely inspected for general condition and obvious defects including:

- instability;
- loose or missing fixings;
- timber decay or splintering;
- corrosion;
- damaged panels, roofs or cladding;
- sharp edges or projections;
- trip hazards;
- vandalism;
- deterioration of foundations or bases; and
- defects to associated guarding or handrails.

5.16.3 Timber shall be maintained in accordance with its original treatment and intended finish. Replacement timber shall be of an appropriate durability and shall match the existing component insofar as practicable.

5.16.4 Polytunnel coverings, frames, doors and fixings shall be maintained secure and damaged sheeting repaired or replaced promptly.

5.16.5 Animal structures and enclosures shall additionally be managed in accordance with the school's animal welfare, hygiene and operational requirements. Landscape maintenance shall ensure that surrounding vegetation does not compromise fencing or access.

5.16.6 Raised beds shall be maintained structurally sound, free from sharp edges and suitable for their educational use.

5.16.7 The dipping platform shall receive particular attention because of its location over/adjacent to water. Decking, supports, fixings and guarding shall be kept secure and slip hazards controlled. Any defect affecting structural integrity or guarding shall result in closure of the platform pending repair.

5.17 Seating, Cycle Infrastructure and Street Furniture

5.17.1 Seating, picnic furniture, stools, cycle stands, cycle shelters and other external furniture shall be maintained clean, secure and fit for purpose.

5.17.2 Routine inspections shall identify loose fixings, instability, impact damage, vandalism, corrosion, coating breakdown, timber decay, splintering and sharp edges.

5.17.3 Fixings shall be tightened or replaced as necessary and damaged components repaired promptly.

5.17.4 Material-specific cleaning and repair shall follow the relevant supplier recommendations. The Bailey Street Furniture guidance provided for the project differentiates maintenance according to materials including galvanised steel, powder-coated finishes, stainless steel, timber and plastics.

5.17.5 Stainless steel shall be cleaned using suitable non-abrasive methods. Carbon-steel contamination and aggressive cleaning products shall be avoided.

5.17.6 Damaged protective coatings shall be repaired before significant corrosion develops.

5.17.7 Timber components shall be inspected for splitting, splintering, decay and loose fixings and repaired or replaced where necessary.

5.17.8 Cycle shelters shall additionally be inspected for roof/panel condition, drainage, structural stability and secure anchorage.

5.18 Fences and Railings

5.18.1 Boundary and internal fencing shall be maintained in a secure, upright and serviceable condition appropriate to its function. Particular importance shall be placed on fences forming part of the school's safeguarding, security, play, sports or animal-management arrangements.

5.18.2 Maintenance shall apply to the different fence and railing types shown on the current boundary information, including weldmesh security fencing, double-wire and rebound fencing, timber-slat/weldmesh fencing, livestock fencing, timber fencing, post-and-rail fencing, estate railings and associated guarding.

5.18.3 Routine inspection shall identify:

- loose or damaged panels;
- bent or broken mesh;
- damaged posts;

- loose fixings;
- corrosion or coating failure;
- timber decay or splintering;
- leaning or instability;
- damaged foundations;
- sharp projections;
- breaches or openings affecting security;
- vegetation interfering with the fence; and
- erosion or ground movement affecting stability.

5.18.4 Security or safeguarding defects shall receive priority attention and shall be temporarily secured immediately where permanent repair cannot be completed at once.

5.18.5 MUGA/rebound fencing shall additionally be checked for deformation or damage caused by ball impact and for loose components capable of creating noise or safety issues.

5.18.6 Livestock fencing shall be maintained stock-proof appropriate to the animals using the enclosure.

5.18.7 Vegetation shall be managed sufficiently to permit inspection, prevent damaging growth through or against fences and maintain the intended safeguarding and security performance of the boundary. Trees and substantial vegetation on either side of security boundary fencing shall not be allowed to develop to provide an unreasonable climbing aid or means of bypassing the fence. Management of trees shall be undertaken in accordance with Section 5.2, including liaison with neighbouring landowners where the relevant tree is outside the school's ownership

5.19 Gates and Access-Controlled Boundaries

5.19.1 Gates shall be maintained operational, secure and correctly aligned. Gates forming part of the school perimeter or internal safeguarding arrangements shall be treated as safety- and security-critical assets.

5.19.2 Routine inspection shall include:

- hinges and pivots;
- posts and frames;
- alignment and ground clearance;
- latches and locks;
- closers;
- drop bolts;
- stops;
- finger guards;
- fixings and welds;

- corrosion or coating damage; and
- adjacent surfacing that could impede operation.

5.19.3 Gates shall open and close freely without excessive force, binding or uncontrolled movement.

5.19.4 Powered or access-controlled gates shall be inspected and serviced by competent specialists in accordance with the installed system manufacturer's requirements. Safety devices, sensors, controls, emergency release arrangements and other protective systems shall be maintained operational.

5.19.5 Defects affecting security, safeguarding or means of escape shall be treated as priority repairs.

5.19.6 Vegetation shall be prevented from obstructing gate operation, sensors or access-control equipment.

5.20 Slopes, Retaining Structures and Changes in Level

5.20.1 The site includes stone-faced Maccaferri/Terramesh retaining structures, vegetated-face Terramesh, a MacMat reinforced batter with ivy planting, and cast concrete retaining walls. These features and their associated landscape shall be maintained so that erosion, vegetation and adjacent landscape conditions do not adversely affect safe use, inspection or intended performance.

5.20.2 Routine landscape inspections shall identify erosion or scour, exposed reinforcement or soil, local slumping, blocked drainage outlets, significant cracking or movement, deterioration of associated handrails or guarding and conditions presenting a fall, slip or trip hazard.

5.20.3 Vegetation forming part of the specified face treatment shall be encouraged to establish and shall not be removed merely to expose the retaining system. On vegetated-face Terramesh and the MacMat reinforced batter, management shall maintain effective vegetation cover while retaining access to drainage outlets, inspection points, handrails and other components requiring access.

5.20.4 Ivy to the MacMat reinforced batter shall receive the specified establishment fertiliser and enhanced watering as necessary to secure rapid coverage. Failed plants and local areas of poor cover shall be reinstated promptly.

5.20.5 Stone-faced Terramesh/Maccaferri and cast concrete walls shall be kept sufficiently clear of vegetation where necessary to identify significant displacement, cracking, bulging, drainage failure or other apparent defects. Minor surface colonisation that does not inhibit inspection or function need not be removed.

5.20.6 Landscape maintenance personnel are not expected to undertake structural assessment. Significant cracking, displacement, bulging, movement, loss of stone fill, exposed reinforcement or other apparent structural defect shall be reported for assessment by an appropriately qualified person.

5.20.7 Access for maintenance shall be planned in accordance with the Residual Landscape Maintenance Hazards Drawing. Appropriate equipment, working methods and fall-prevention measures shall be used where required.

5.20.8 Handrails and guarding associated with retaining structures and changes in level shall be kept secure and unobstructed. Defects affecting fall protection shall be treated as priority repairs.

Coir Erosion-Control Matting

5.20.9 Biodegradable coir erosion-control matting is provided to the steep southern boundary embankment to provide temporary protection against surface erosion while the semi-native dry bank planting establishes. The matting shall be maintained for so long as it continues to perform this function.

5.20.10 During its functional life, the matting shall be inspected for lifting, displacement, sagging, tearing, opening of overlaps, exposed edges, loose or missing fixings, loss of close contact with the soil surface, and other damage capable of reducing its erosion-control performance.

5.20.11 Inspection shall also identify exposed soil, rilling, gullying, scour, sediment movement, concentrated runoff or local erosion occurring beneath, through or adjacent to the matting. Particular inspection shall be undertaken following significant or prolonged rainfall.

5.20.12 Where the matting remains necessary for erosion protection, damaged or displaced areas shall be re-secured, repaired or locally replaced using compatible biodegradable material and suitable fixings. Repairs shall maintain close contact between the matting and soil and shall not create folds, raised edges or openings capable of concentrating surface runoff.

5.20.13 Where erosion or soil loss has occurred, the affected ground shall be reinstated and regraded as necessary before repair or replacement of the matting and associated planting.

5.20.14 The coir matting is intended to biodegrade naturally in situ as vegetation establishes and shall not normally be removed at the end of its functional life. Loose or detached remnants may be removed where they present a maintenance, entanglement, drainage or other operational hazard, provided that removal does not disturb established vegetation or the slope surface.

6.0 ESTABLISHMENT AND AFTERCARE – YEARS 1 TO 5

6.1 General

6.1.1 The first five years following completion of the landscape works shall comprise the principal establishment and aftercare period for the purposes of this LMMP.

6.1.2 The objective of the establishment period is to ensure that all newly installed landscape elements successfully establish, remain safe and functional, and develop towards the intended landscape, educational and ecological outcomes.

6.1.3 Establishment maintenance shall be proactive and responsive to actual site conditions. The frequencies set out within the maintenance schedules shall therefore be regarded as the anticipated minimum requirements and shall be increased where necessary in response to weather, plant performance, intensity of use, vandalism, damage or other site-specific circumstances.

6.1.4 The five-year establishment period applies to the landscape management requirements of Condition 4. It does not supersede longer-term management obligations contained within the HMMP or other specialist management documents.

6.2 Commencement of the Establishment Period

6.2.1 For the purposes of Condition 4, the five-year establishment and aftercare period shall commence upon completion of the landscape scheme.

6.2.2 The establishment period shall run continuously for five years and is separate from the contractual arrangements governing defects rectification and maintenance responsibility.

6.2.3 During Year 1, landscape establishment and aftercare shall be undertaken by the Principal Contractor and/or Landscape Contractor in accordance with the applicable contractual arrangements.

6.2.4 At the commencement of Year 2, responsibility for ongoing landscape management and maintenance shall transfer to the school or its appointed facilities/grounds management provider. The incoming responsible party shall continue the requirements of this LMMP for the remaining Years 2–5 of the establishment period.

6.2.5 Transfer of responsibility shall not constitute commencement of a new establishment period and shall not affect the requirement to maintain the approved landscape scheme for the full five years from its completion.

6.2.6 For the purposes of Sections 6.3–6.6, references to Years 1–5 relate to the elapsed period following completion of the landscape scheme and not to the duration of appointment of any particular contractor.

6.3 Year 1 – Initial Establishment

6.3.1 Year 1 shall receive the highest level of horticultural monitoring and intervention. Particular emphasis shall be placed on watering, weed control, plant stability, replacement of failures and correction of defects arising from settlement or initial use.

6.3.2 New trees shall be inspected frequently during the growing season for water stress, instability, damage and condition of support systems. Watering shall be increased during prolonged dry periods or where soil moisture is insufficient.

6.3.3 Shrubs, hedges, climbers, herbaceous planting and woodland enhancement planting shall be maintained substantially free of vigorous competing weeds and shall be watered as required to maintain healthy growth.

6.3.4 Newly seeded and turfed areas shall be monitored for germination, establishment, bare areas, weed infestation, erosion and damage. Remedial seeding or turfing shall be undertaken during suitable growing conditions.

6.3.5 Wildflower, modified grassland, woodland and other habitats subject to the HMMP shall be managed in accordance with the specific establishment prescriptions contained within that document rather than by a generic amenity regime.

6.3.6 Hard landscape, play areas, equipment, safety surfacing, fences, gates and structures shall be monitored closely during the first year of use so that installation defects, settlement, excessive wear or emerging safety issues are identified promptly.

6.3.7 At the end of Year 1, a formal establishment review shall be undertaken to identify:

- failed or poorly performing planting;
- areas requiring replacement or supplementary planting;
- tree establishment and watering performance;
- defects in support systems;
- underperforming grassland or meadow areas;
- defects arising from settlement or early use;
- repairs required to equipment, surfacing, structures or boundaries; and
- any adjustment required to maintenance operations for Year 2.

6.4 Year 2 – Ongoing Establishment

6.4.1 Year 2 shall continue the enhanced establishment regime, with maintenance adjusted to reflect the performance of individual landscape elements.

6.4.2 Supplementary watering shall continue where required. Particular attention shall remain on trees, hedges, climbers and other planting where establishment is incomplete.

6.4.3 Tree stakes, ties and above-ground support systems shall be assessed to determine whether they remain necessary. Supports shall not be retained longer than required, as unnecessary support may impede appropriate stem and root development.

6.4.4 Planting failures identified through Year 1 monitoring shall be replaced during the appropriate planting season and the performance of replacements subsequently monitored.

6.4.5 Meadow, woodland and habitat planting shall be reviewed against the relevant HMMP objectives and management prescriptions.

6.4.6 Hard landscape and external equipment shall continue to be inspected for defects associated with use, settlement, movement, corrosion, surface wear and damage.

6.5 Year 3 – Mid-Establishment Review

6.5.1 By Year 3, successfully established planting should generally require reduced intervention compared with Years 1 and 2, although this shall depend on species, location and prevailing conditions.

6.5.2 Tree support systems shall be removed where trees are demonstrably stable without support. Where continued support is required, the reason shall be identified and supports adjusted so that they do not constrain growth.

6.5.3 Watering frequency may reduce where plants have established sufficiently, but supplementary watering shall remain available during periods of drought or where individual plants show signs of stress.

6.5.4 A mid-establishment review shall consider whether:

- trees are developing appropriate form and structure;
- hedges are achieving continuity and density;
- shrub and herbaceous planting is achieving the intended coverage;
- climbers are establishing adequately;
- grass and meadow areas are performing as intended;
- habitat areas are progressing towards HMMP targets;
- recurrent failures indicate an underlying soil, drainage, exposure or species-suitability problem; and
- any landscape component requires a revised management approach.

6.5.5 Where repeated plant failure occurs, the cause shall be investigated before further replacement is undertaken. Where a change of species or specification is considered necessary, the requirements of Condition 4 and any relevant HMMP objectives shall be taken into account.

6.6 Years 4 and 5 – Completion of Establishment

6.6.1 During Years 4 and 5, management shall continue to consolidate the establishment of the landscape and prepare for transition to the long-term maintenance regime.

6.6.2 Routine horticultural intervention may reduce where planting is fully established, but monitoring for failure, disease, damage and inappropriate growth shall continue.

6.6.3 Formative pruning shall continue where required to establish appropriate tree and hedge structure.

6.6.4 Any remaining temporary establishment aids, including stakes, ties or guards, shall be removed where no longer required.

6.6.5 Bare planting areas, persistent gaps or unsuccessful vegetation shall be rectified before completion of the five-year establishment period.

6.6.6 Year 5 shall include a formal establishment review covering the condition and performance of all principal landscape elements.

6.7 Watering Regime

6.7.1 Watering is a critical establishment operation and shall be undertaken at a frequency and volume sufficient to maintain healthy growth throughout the rooting zone.

6.7.2 Watering frequency shall be determined by actual soil moisture, weather conditions, plant size, species, exposure and stage of establishment. Fixed calendar frequencies shall not prevent additional watering during dry conditions.

6.7.3 The following principles shall apply:

- newly planted trees, planting on steep or reinforced batters and planting beneath mature tree canopies shall receive priority during dry periods;
- water shall be applied slowly to encourage deep infiltration;
- irrigation/aeration pipes shall be used where provided;
- watering shall avoid excessive surface runoff;
- planting on slopes shall be watered in a manner that avoids erosion;
- watering shall generally be undertaken during cooler parts of the day where practicable; and
- evidence of persistent waterlogging shall be investigated rather than continuing routine watering.
- semi-native dry bank planting on coir-matted slopes shall receive enhanced monitoring for drought stress during establishment, particularly on the upper and more exposed parts of the slope;
- irrigation to steep slopes shall be applied slowly and evenly, using low-flow application or repeated shorter watering cycles where necessary, so that water infiltrates the rooting zone without generating concentrated runoff, washout or displacement of the erosion-control matting.

6.7.4 In Years 1 and 2, soil moisture shall be monitored particularly closely during the growing season. Watering may progressively reduce in Years 3–5 where successful establishment is demonstrated.

6.7.5 The availability of nearby watering points within class-garden areas shall be utilised where appropriate, while ensuring that hoses and other equipment do not create hazards during school use.

6.8 Tree Establishment

6.8.1 The five-year tree establishment regime shall include:

- watering;
- monitoring of tree stability;
- inspection and adjustment of stakes, ties and guying;
- maintenance of mulch;
- weed control around the root zone;

- formative pruning;
- monitoring for pests and diseases;
- repair of minor damage where appropriate;
- removal of support systems when no longer required; and
- replacement of failed trees.

6.8.2 Proposed trees are supported by either underground guying or double-stake systems, as indicated on the final construction issue landscape details, with irrigation/aeration provision and bark mulch where specified. Maintenance shall correspond with the support and irrigation system installed to each tree.

6.8.3 Formative pruning shall seek to develop a healthy, structurally appropriate crown while retaining the natural characteristics of the species.

6.8.4 Where trees are located adjacent to paths, roads or operational spaces, pruning shall gradually establish appropriate clearance without excessive removal of the young crown.

6.9 Replacement of Failed Planting

6.9.1 In accordance with Condition 4, if during the first five years any tree, shrub or hedge dies, becomes diseased or is removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives written consent to a variation.

6.9.2 Failed planting shall be recorded when identified and replaced during the next appropriate planting season.

6.9.3 Replacement planting shall be installed to the same standard as the original planting, including soil preparation, support, irrigation and mulch where applicable.

6.9.4 Replacement plants shall themselves be subject to appropriate establishment care following installation.

6.9.5 Where failure is attributable to an identifiable underlying cause, such as waterlogging, drought, compaction, poor soil condition, browsing, vandalism or repeated physical damage, that cause shall be addressed before or as part of the replacement operation.

6.10 Establishment of Grass and Seeded Areas

6.10.1 Newly seeded and turfed areas shall be monitored until a continuous and stable sward appropriate to the intended landscape type has established.

6.10.2 Bare or poorly germinated areas shall be reseeded during suitable weather and soil conditions.

6.10.3 Erosion, rutting and excessive compaction shall be repaired promptly.

6.10.4 Amenity grass shall be brought progressively into the regular mowing regime as the sward establishes.

6.10.5 Wildflower meadow, modified grassland and other habitats covered by the HMMP shall follow the HMMP cutting and arisings-management requirements from establishment onwards. The HMMP establishes specific cutting regimes rather than a conventional amenity mowing approach.

6.11 Establishment of Woodland and Habitat Planting

6.11.1 Woodland enhancement and native habitat planting shall be monitored for successful establishment, browsing damage, weed competition, invasive species and plant failure.

6.11.2 Protective measures shall be maintained where necessary until plants are sufficiently established.

6.11.3 Management intensity shall reduce as woodland planting establishes, allowing increasing natural development in accordance with the HMMP.

6.11.4 Naturally occurring deadwood and regeneration shall be retained where consistent with the HMMP and site safety.

6.11.5 The Post-Development Biodiversity Champion and SQE monitoring process established by the HMMP shall inform remedial management where habitat establishment is not achieving the required condition.

6.12 Establishment and Monitoring of Constructed Landscape Elements

6.12.1 The first five years shall also include monitoring of constructed landscape elements for defects, deterioration and suitability for continued use.

6.12.2 This shall include, as applicable:

- hard landscape surfacing;
- MUGA and sports surfaces;
- wet-pour safety surfacing;
- play and sports equipment;
- sand pits;
- educational and landscape structures;
- furniture;
- fences, gates and railings;
- pond and dipping platform;
- SuDS and landscape drainage features; and
- slopes and retaining-wall interfaces.

6.12.3 Maintenance of proprietary systems shall follow the relevant supplier or manufacturer information.

6.12.4 Defects shall be repaired promptly and shall not be allowed to remain until the end of the five-year period.

6.12.5 Where equipment or surfacing becomes unsafe and cannot be repaired immediately, the affected asset or area shall be taken out of use until remedial works are complete.

6.13 Five-Year Monitoring and Review

6.13.1 Landscape performance shall be reviewed throughout Years 1–5, with particular formal reviews recommended at the end of Years 1, 3 and 5.

6.13.2 The Year 5 review shall assess:

- survival and condition of proposed trees;
- establishment and continuity of hedgerows;
- performance of ornamental and native planting;
- condition of woodland enhancement planting;
- success of climber establishment;
- condition and performance of amenity grass and seeded habitats;
- compliance of HMMP habitats with their management prescriptions;
- pond and marginal vegetation condition;
- condition of hard landscape;
- condition and safety of play, sports and sensory equipment;
- performance of safety surfacing;
- condition of structures and furniture;
- integrity of fences, gates, railings and guarding;
- condition and function of landscape SuDS features; and
- any recurring defect or management issue requiring longer-term intervention.

6.13.3 Outstanding failures or defects identified at the Year 5 review shall be rectified and shall not be disregarded merely because the initial five-year establishment period is ending.

6.13.4 Following completion of the Year 5 review, management shall transition to the long-term regime described in Section 7 while retaining any establishment operation still required for individual underperforming or replacement landscape elements.

7.0 LONG-TERM LANDSCAPE MANAGEMENT

7.1 General

7.1.1 Following completion of the five-year establishment and aftercare period, the landscape shall continue to be managed and maintained for the lifetime of the development in accordance with this LMMP.

7.1.2 The transition from establishment to long-term management does not represent the cessation of landscape maintenance. Rather, the emphasis shall progressively change from securing initial establishment to maintaining the health, function, safety, character and resilience of a maturing landscape.

7.1.3 From Year 6 onwards, management shall continue to follow the asset-specific prescriptions contained within Section 5 and the applicable long-term maintenance schedules. The frequency and nature of individual operations may be adjusted in response to the maturity, condition and performance of the landscape, provided that the objectives of the approved landscape scheme, this LMMP and, where applicable, the HMMP continue to be achieved.

7.1.4 Long-term management shall recognise the differing functions of the external environment. Intensively used school, play, sports, circulation and amenity spaces will require continued regular intervention, while woodland, meadow and habitat areas will generally require less intensive but more ecologically targeted management.

7.2 Long-Term Management Objectives

7.2.1 The principal objectives of long-term landscape management shall be to:

- maintain a safe, accessible, functional and attractive external environment;
- maintain the intended landscape structure and character as trees and planting mature;
- retain healthy and appropriately structured tree, woodland, hedge and planting populations;
- maintain the operational and educational function of outdoor spaces;
- maintain play, sensory, sports and recreational facilities in a safe and serviceable condition;
- maintain hard landscape, structures, furniture, fencing, gates, railings and other external assets in good repair;
- maintain the effective landscape function of the pond, SuDS and drainage features;
- maintain and enhance the biodiversity value of the site;
- achieve the habitat condition objectives established by the HMMP;
- identify and respond to deterioration, damage, disease, excessive wear and changing site conditions;
- undertake timely repair, renewal and replacement where assets reach the end of their serviceable life; and
- adapt management where monitoring demonstrates that an alternative approach is required to achieve the intended outcome.

7.3 Transition from Establishment to Long-Term Management

7.3.1 At the end of Year 5, the establishment review described in Section 6 shall be used to identify any outstanding establishment issues and to inform the transition to the long-term management regime.

7.3.2 Landscape elements that have successfully established shall move to the applicable long-term maintenance regime from Year 6.

7.3.3 Where an individual tree, planting area, habitat or other landscape element has not successfully established by the end of Year 5, appropriate remedial or establishment maintenance shall continue for that element notwithstanding the transition of the wider site to long-term management.

7.3.4 Replacement planting undertaken towards the end of the initial five-year period shall receive an appropriate period of establishment care following replacement. The end of Year 5 shall not be used as a reason to discontinue watering, weed control, support or other establishment measures still necessary for recently replaced planting.

7.3.5 Outstanding defects to constructed landscape elements identified during the Year 5 review shall similarly be rectified and shall not be carried forward as accepted long-term conditions.

7.4 Mature Trees

7.4.1 As proposed trees mature, management shall progressively move from establishment and formative pruning towards appropriate long-term arboricultural management.

7.4.2 Mature trees shall be retained wherever reasonably practicable and managed to maintain their health, structural condition, landscape contribution and compatibility with the safe operation of the school.

7.4.3 Tree management shall be informed by periodic inspection by suitably competent persons at an interval appropriate to the age, condition, species, location and level of use around the tree.

7.4.4 Additional assessment shall be undertaken where routine observation identifies a significant change in tree condition or following exceptional weather where damage is suspected.

7.4.5 Arboricultural intervention shall be proportionate to the identified need. Trees shall not be subject to unnecessary cyclical reduction simply to maintain them at their establishment-stage dimensions.

7.4.6 Where pruning is necessary to maintain clearance from buildings, paths, lighting, boundaries, equipment or other operational areas, works shall seek to retain a balanced crown and appropriate natural form.

7.4.7 Where a mature tree requires removal for safety, health or other justified reasons, consideration shall be given to appropriate replacement having regard to the landscape and ecological function of the tree, available growing space and the requirements of the HMMP where applicable.

7.5 Woodland and Woodland Enhancement

7.5.1 Long-term woodland management shall seek to develop and maintain a diverse, structurally varied and resilient woodland habitat while retaining appropriate access and managing foreseeable risks within the school environment.

7.5.2 Intervention shall generally become less intensive as enhancement planting establishes. Natural regeneration, development of understorey vegetation and accumulation of appropriate deadwood shall be allowed where consistent with the HMMP and site safety.

7.5.3 Woodland shall not be progressively converted through maintenance into an intensively managed amenity landscape. The informal woodland character and ecological function shall be retained.

7.5.4 Management shall continue to monitor for invasive non-native species, significant pest or disease problems, unacceptable browsing and failure of woodland structure or species diversity.

7.5.5 The Arbtech HMMP establishes the specific long-term prescriptions and target condition for the woodland habitats and shall govern ecological management of those areas during its 30-year management period.

7.5.6 Where tree safety work is required within woodland, consideration shall be given to retaining felled or fallen timber as habitat where this is consistent with the HMMP and does not create an unacceptable risk.

7.6 Mature Shrub, Herbaceous and Hedge Planting

7.6.1 As planting matures, management shall seek to retain appropriate density, structure, seasonal interest and species diversity without unnecessary intervention.

7.6.2 Ornamental shrub planting may require selective thinning, rejuvenation pruning or staged replacement where plants become overcrowded, woody, senescent or no longer fulfil their intended function.

7.6.3 Herbaceous planting and ornamental grasses may be divided, thinned or renewed where necessary to maintain vigour and appropriate coverage.

7.6.4 Hedgerows shall continue to be managed to maintain their intended height, width, continuity and density. Cutting shall be undertaken at an appropriate time and shall take account of ecological constraints.

7.6.5 Native planting shall generally be allowed greater natural development than ornamental planting, with intervention directed towards maintaining diversity, controlling undesirable dominance and retaining access, visibility and intended landscape function.

7.6.6 Wholesale replacement of mature planting solely to recreate its appearance at initial completion shall be avoided. Renewal should generally be undertaken selectively and progressively unless complete replacement is justified by failure, disease or a necessary change in management.

7.7 Grassland, Meadow and Habitat Areas

7.7.1 Long-term management of grassland and meadow areas shall continue to reflect their differing landscape and ecological functions.

7.7.2 Amenity grass shall continue to be maintained at a frequency appropriate to recreational and operational use, with periodic repair of wear, compaction and bare areas as necessary.

7.7.3 Wildflower meadow, modified grassland and other grassland habitats identified by the HMMP shall continue to be managed in accordance with the prescribed cutting, arisings removal and nutrient-management regimes.

7.7.4 Management shall respond to changes in species composition. Where monitoring identifies declining diversity, excessive dominance by vigorous species, scrub encroachment or failure to achieve the required habitat condition, the cutting regime or other management intervention shall be reviewed in conjunction with the HMMP requirements.

7.7.5 Ecological grassland shall not be converted to a conventional amenity mowing regime for reasons of visual tidiness where this would conflict with the habitat objectives.

7.8 Pond, Wetland and SuDS Features

7.8.1 The pond and associated wetland landscape shall continue to be managed to retain its ecological, educational and landscape functions.

7.8.2 Long-term intervention shall be proportionate and shall avoid unnecessary wholesale clearance. Where vegetation, sediment or organic material requires removal, works shall be phased where practicable to retain habitat continuity.

7.8.3 The pond shall continue to be monitored for erosion, liner defects, excessive sediment accumulation, invasive vegetation, abnormal changes in water level and other conditions capable of affecting its function.

7.8.4 Safe use of the dipping platform and access to the pond shall continue to be maintained independently of the ecological management of the waterbody.

7.8.5 Landscape components of SuDS shall continue to be managed to retain vegetation cover, infiltration, conveyance and access to drainage components. Specialist engineered drainage components shall be maintained in accordance with the applicable drainage operation and maintenance information.

7.8.6 Where the pond or other feature forms part of a habitat identified within the HMMP, the ecological management and monitoring requirements of the HMMP shall continue to apply.

7.9 Hard Landscape, Play, Sport and External Assets

7.9.1 Hard landscape surfaces, play and sports equipment, safety surfacing, structures, furniture, fencing, gates, railings and other constructed landscape assets shall continue to be inspected and maintained throughout their serviceable life in accordance with Section 5.

7.9.2 The end of the five-year establishment period shall not result in a reduction in inspection frequency where that frequency is necessary for safety, security, accessibility, product performance or manufacturer requirements.

7.9.3 This is particularly applicable to:

- play and sensory equipment;
- impact-attenuating safety surfacing;
- sports and recreational equipment;
- MUGA surfaces and enclosures;
- powered and access-controlled gates;
- safeguarding/security fencing;
- handrails and guarding;

- the dipping platform; and
- other assets requiring routine or specialist safety inspection.

7.9.4 Manufacturer-recommended inspection, servicing and maintenance regimes shall continue for as long as the relevant proprietary asset remains in use.

7.9.5 Hard landscape shall continue to be repaired where settlement, cracking, displacement, surface deterioration or other defects affect safety, accessibility, drainage or appearance.

7.10 Renewal and Replacement of Landscape Assets

7.10.1 The long-term management strategy recognises that constructed landscape elements and some planting components have finite service lives and will require repair, refurbishment or replacement during the lifetime of the development.

7.10.2 Replacement shall be undertaken where an asset:

- cannot be economically or safely repaired;
- has deteriorated to the point that its intended performance can no longer be maintained;
- presents an unacceptable safety or safeguarding risk;
- has reached the end of its practical serviceable life; or
- repeatedly fails despite appropriate maintenance.

7.10.3 Replacement products and materials shall, wherever reasonably practicable, maintain the intended function, quality, appearance and performance of the original landscape scheme. Exact proprietary products need not necessarily be retained indefinitely where they are obsolete or unavailable, provided an appropriate equivalent is selected.

7.10.4 Replacement play equipment and safety surfacing shall be appropriate to the intended users and shall meet the applicable safety and performance requirements current at the time of replacement.

7.10.5 Replacement fencing and gates shall maintain the required security and safeguarding performance.

7.10.6 Where significant changes are proposed to landscape elements forming part of an HMMP habitat, the implications for habitat type, area and condition shall be considered before works are undertaken.

7.11 Adaptive Management

7.11.1 Long-term landscape management shall adopt an adaptive approach. Maintenance prescriptions may be refined where monitoring and practical experience demonstrate that adjustment would better achieve the landscape, ecological, operational or safety objectives.

7.11.2 Reasons for adjustment may include:

- changing growth and maturity of planting;
- changes in habitat condition;
- repeated plant failure;
- climate and weather patterns;

- pest or disease pressures;
- changes in intensity or patterns of school use;
- recurring wear or damage;
- changes to manufacturer recommendations;
- accessibility or safeguarding requirements; and
- findings from ecological, arboricultural or specialist safety inspections.

7.11.3 Adaptive management shall not be used to justify a reduction in maintenance that results in deterioration of the landscape or failure to achieve an approved ecological objective.

7.11.4 Material changes affecting the approved landscape design, habitat commitments or planning requirements shall be subject to appropriate professional review and, where necessary, agreement with the Local Planning Authority.

7.12 Relationship with the 30-Year HMMP

7.12.1 The HMMP and this LMMP have different but complementary management periods. Condition 4 requires the landscape to be maintained for an initial five-year period and thereafter in accordance with the approved management and maintenance plan for the lifetime of the development. The HMMP establishes specific habitat management and monitoring obligations for a **30-year period**.

7.12.2 Consequently, from Year 6 onwards:

- this LMMP shall continue to govern general landscape management and maintenance for the lifetime of the development; and
- the HMMP shall continue to govern the ecological management and monitoring of the habitats to which it applies for the remainder of its 30-year management period.

7.12.3 The two documents shall be implemented concurrently. Where an operation affects an HMMP habitat, the ecological prescription within the HMMP shall govern the required habitat outcome, while this LMMP shall continue to address associated safety, access, landscape and operational requirements.

7.12.4 On completion of the 30-year HMMP period, the habitats shall not automatically revert to intensive or conventional landscape maintenance. Their established ecological and landscape value should be retained through appropriate ongoing management under this LMMP, subject to the planning status and management requirements applicable at that time.

7.13 Long-Term Review

7.13.1 Following the Year 5 establishment review, the landscape management regime shall be reviewed periodically to confirm that it remains appropriate to the condition, maturity and use of the site.

7.13.2 A review should also be undertaken following significant changes or events that materially affect the landscape, including major storm damage, significant tree disease, failure of a landscape system, substantial replacement of play or sports facilities or material changes to the use of external areas.

7.13.3 Reviews shall consider relevant maintenance and inspection records, recurring defects, arboricultural findings, manufacturer recommendations and, during the applicable 30-year period, the findings of HMMP ecological monitoring.

7.13.4 Any revised management approach shall retain the fundamental objectives established in Sections 1 and 2 and the asset-specific requirements of Section 5 unless an alternative approach has been appropriately justified and agreed where necessary.

8.0 MONITORING, RECORDING AND REVIEW

8.1 General

8.1.1 Monitoring shall be undertaken throughout the lifetime of the development to confirm that the landscape is being maintained in accordance with this LMMP and that individual landscape elements continue to fulfil their intended landscape, ecological, operational and safety functions.

8.1.2 Monitoring shall be proportionate to the nature and risk of the landscape element concerned. It shall comprise a combination of routine observations undertaken during maintenance visits, scheduled inspections, specialist inspections and formal periodic reviews.

8.1.3 The purpose of monitoring is to:

- confirm successful establishment and continued performance;
- identify defects, deterioration or failure at an early stage;
- identify maintenance or remedial work required;
- confirm completion of required remedial actions;
- identify recurring problems or underlying causes of failure;
- inform adjustments to maintenance practices;
- demonstrate implementation of the requirements of this LMMP; and
- provide continuity of management where contractors or responsible personnel change.

8.1.4 Monitoring under this LMMP shall be coordinated, where applicable, with monitoring undertaken under the HMMP, arboricultural inspections, play and sports equipment inspections, drainage/SuDS inspections and manufacturers' maintenance requirements.

8.2 Routine Landscape Monitoring

8.2.1 Routine monitoring shall form part of normal landscape maintenance visits. Maintenance personnel shall remain alert to changes in the condition of the landscape and shall report significant defects even where those defects fall outside the immediate scope of their scheduled operation.

8.2.2 Routine monitoring shall include, as applicable:

- condition and establishment of trees and planting;
- water stress and irrigation requirements;
- weeds, pests and disease;
- condition of grass, meadow and seeded areas;
- erosion, settlement and waterlogging;
- invasive or undesirable vegetation;
- litter and debris;
- hard landscape defects;
- pond and pond-edge condition;

- condition of play and sports equipment;
- safety surfacing defects;
- condition of structures and furniture;
- security and condition of fences and gates;
- handrails and guarding;
- visible condition of SuDS and drainage features; and
- obvious defects associated with slopes and retaining structures.

8.2.3 Matters presenting an immediate safety, security or safeguarding concern shall be reported without delay and the affected asset or area made safe in accordance with Section 4.

8.3 Establishment Monitoring – Years 1 to 5

8.3.1 During the five-year establishment period, monitoring shall place particular emphasis on the establishment and survival of new trees, shrubs, hedges, climbers, herbaceous planting, woodland planting, grass and seeded areas.

8.3.2 Monitoring shall identify:

- dead, dying or diseased planting;
- poor growth or establishment;
- drought stress;
- instability of trees;
- defective or constricting stakes, ties or support systems;
- excessive weed competition;
- failed or incomplete ground coverage;
- erosion or washout;
- browsing or physical damage;
- recurring plant failure; and
- any requirement for supplementary or replacement planting.
- Establishment monitoring of the semi-native dry bank shall additionally include the condition and effectiveness of the biodegradable erosion-control matting, evidence of surface erosion or concentrated runoff, continuity of vegetation cover and any requirement for local matting repair, soil reinstatement or replacement planting.

8.3.3 Formal establishment reviews shall be undertaken at the end of **Years 1, 3 and 5**, as identified in Section 6.

8.3.4 The Year 1 review shall inform the maintenance requirements for Year 2 and shall form part of the information transferred when ongoing maintenance responsibility passes to the school or its appointed facilities/grounds management provider.

8.3.5 The Year 5 review shall confirm the overall condition of the landscape at the end of the principal establishment period and identify any outstanding remedial measures or establishment operations that need to continue beyond Year 5.

8.4 Monitoring of Trees

8.4.1 Routine observation of existing and proposed trees shall be undertaken as part of normal site management.

8.4.2 During establishment, proposed trees shall additionally be monitored for water stress, stability, condition of support systems, stem and crown damage, pests, disease and appropriate formative development.

8.4.3 Monitoring shall additionally include trees located close to security boundary fencing, both within the school site and immediately beyond the boundary, where growth could facilitate climbing or otherwise compromise safeguarding or security. Changes in branch structure, growth towards the boundary or other features that materially increase climbability shall be recorded and appropriate remedial action initiated in accordance with Section 5.2.

8.4.4 Formal tree inspection shall be undertaken by a suitably qualified and experienced arboriculturist at an interval appropriate to the tree stock, its condition and the level of use around individual trees.

8.4.5 Additional arboricultural assessment shall be arranged where a material change in condition is observed or following significant storm events where tree damage is suspected.

8.4.6 Arboricultural inspection reports and significant remedial works shall be retained as part of the site's landscape management records.

8.5 Play, Sports Equipment and Safety Surfacing Monitoring

8.5.1 Play, sensory, sports and recreational equipment shall be subject to the routine visual, operational and annual inspection regimes specified in Section 5 and by the relevant manufacturers.

8.5.2 Inspections shall be recorded and shall identify the equipment inspected, its condition, defects found, action required and completion of remedial works.

8.5.3 Where an inspection identifies a defect presenting an unacceptable risk, the equipment shall immediately be taken out of use or securely isolated until it has been made safe.

8.5.4 Safety surfacing shall be inspected in conjunction with the equipment it serves and independently for defects including cracking, splitting, edge failure, excessive wear, contamination, settlement and other deterioration.

8.5.5 Annual main play inspections shall be undertaken by an appropriately competent specialist. Where relevant to the equipment or management arrangements, this may comprise an independent **RoSPA or equivalently competent play safety inspection**.

8.5.6 The inspection regime shall continue for the lifetime of the equipment and shall not cease or reduce automatically at the end of the five-year establishment period.

8.6 Hard Landscape, Structures, Furniture and Boundaries

8.6.1 Hard landscape, external structures, furniture, fencing, gates, railings and guarding shall be monitored through routine maintenance inspections and any specialist inspections identified within Section 5.

8.6.2 Monitoring shall particularly identify conditions affecting:

- safe pedestrian movement and accessibility;
- structural stability;
- security and safeguarding;
- means of escape;
- fall protection;
- operation of gates;
- condition of fixings and foundations;
- corrosion, decay and coating failure;
- surface permeability and drainage; and
- continued suitability for the intended use.

8.6.3 Powered and access-controlled gates shall be subject to specialist inspection and servicing in accordance with the installed system manufacturer's requirements.

8.6.4 Apparent structural defects to retaining walls or other structural elements shall be referred to an appropriately qualified person for assessment rather than assessed solely through the landscape maintenance process.

8.7 Pond, SuDS and Drainage Monitoring

8.7.1 Monitoring of the pond shall consider both its landscape/ecological condition and its safe educational use.

8.7.2 Routine observations shall include water level, litter, excessive algal or vegetation growth, erosion, sediment accumulation, visible liner defects and the condition of the pond edge and dipping platform.

8.7.3 SuDS and permeable landscape surfaces shall be monitored for evidence of blockage, sediment accumulation, erosion and reduced infiltration.

8.7.4 Porous surfacing shall be observed periodically during or immediately following significant rainfall where practicable. Persistent or abnormal ponding shall be recorded and investigated, as identified within the supplier aftercare information.

8.7.5 Monitoring under this LMMP shall not replace specialist drainage inspections required by the approved drainage operation and maintenance arrangements.

8.8 Habitat and Ecological Monitoring

8.8.1 Habitats subject to BNG commitments shall be monitored in accordance with the Arbtech HMMP.

8.8.2 Ecological monitoring under the HMMP is separate from, but complementary to, routine landscape monitoring. Landscape contractors shall therefore not substitute general maintenance observations for ecological monitoring required to assess habitat condition.

8.8.3 The Post-Development Biodiversity Champion shall coordinate implementation of the habitat-management prescriptions with the wider landscape maintenance regime.

8.8.4 Monitoring by the Suitably Qualified Ecologist (SQE) shall assess progress towards the required habitat condition and identify remedial measures where necessary.

8.8.5 Relevant recommendations arising from ecological monitoring shall be communicated to the party responsible for landscape maintenance and incorporated into subsequent management operations.

8.8.6 Where ecological monitoring requires a change to mowing, pruning, vegetation management, replacement planting or other landscape operations, the revised requirement shall be recorded so that it is implemented by subsequent maintenance personnel.

8.9 Defect Classification and Response

8.9.1 Defects identified through monitoring shall be prioritised according to their significance rather than addressed solely in the order in which they are reported.

8.9.2 For management purposes, defects should generally be considered within the following categories:

Priority	Typical circumstances	Required response
Priority 1 – Immediate	Immediate or significant risk to safety, safeguarding, security or means of escape	Make safe or isolate without delay and arrange permanent remedial action as a priority
Priority 2 – Urgent	Defect likely to deteriorate or materially affect function if left unattended	Arrange remedial action promptly within an appropriate operational timescale
Priority 3 – Routine	Non-critical defect that can reasonably be addressed through programmed maintenance	Record and complete during the next appropriate maintenance operation
Seasonal / programmed	Work requiring an appropriate planting season, ecological window or weather condition	Record, programme and complete at the next suitable opportunity

8.9.3 Examples of Priority 1 matters may include unsafe play equipment, significant damage to safety surfacing, security fence breaches, failure of guarding, dangerous tree defects or unsafe powered gates.

8.9.4 The classification above is intended to assist management and does not prevent a responsible person from requiring a more rapid response where circumstances warrant it.

8.10 Remedial Measures and Close-Out

8.10.1 Identification of a defect shall be followed through to completion of the necessary remedial action.

8.10.2 Records shall identify, where applicable:

- the defect;
- date identified;
- location or asset reference;

- priority;
- temporary action taken;
- permanent remedial work required;
- person or contractor responsible;
- target completion date;
- date completed; and
- verification that the defect has been satisfactorily resolved.

8.10.3 Photographs should be used where they assist in recording significant defects, plant failures, vandalism, progressive deterioration or completed remedial works.

8.10.4 Where a defect cannot be permanently repaired within an appropriate period, temporary measures shall remain in place and be monitored until permanent works are complete.

8.10.5 Repeated defects shall be reviewed to determine whether a change in maintenance, specification, use or other management intervention is required.

8.11 Landscape Management Records

8.11.1 A landscape management record shall be maintained by the party responsible for implementation of this LMMP.

8.11.2 Records shall be retained in a form accessible to the school and relevant maintenance personnel and should include, as applicable:

- routine maintenance records;
- Years 1, 3 and 5 establishment reviews;
- replacement planting records;
- watering records during significant establishment/drought periods;
- tree inspection reports;
- play and sports equipment inspection reports;
- safety surfacing inspections and repairs;
- specialist gate inspection/service records;
- significant repairs to structures, furniture and boundaries;
- pond and SuDS maintenance records;
- relevant ecological monitoring information;
- pesticide/herbicide application records;
- photographs of significant defects and remedial works; and
- records of material changes to the management regime.

8.11.3 Records need not duplicate information already held within an established school facilities-management system, provided that the required information can be readily identified and retrieved.

8.11.4 Relevant records shall be transferred whenever responsibility for landscape management passes to another contractor or management organisation.

8.12 Annual Management Review

8.12.1 The party responsible for landscape management shall undertake an annual review of the overall implementation of the LMMP.

8.12.2 The annual review shall consider, as applicable:

- significant plant failures and replacement requirements;
- condition and development of trees;
- recurring maintenance problems;
- significant defects and outstanding remedial works;
- condition of play, sports and safety surfacing assets;
- security and boundary issues;
- outstanding tree or vegetation issues affecting boundary security, including matters requiring liaison with neighbouring landowners;
- pond and SuDS performance;
- findings from specialist inspections;
- relevant HMMP monitoring findings;
- changes in school use affecting the external landscape; and
- whether maintenance frequencies or methods require adjustment.

8.12.3 The annual review does not need to comprise a separate consultant report where the same function is demonstrably achieved through the school's existing facilities-management review process.

8.12.4 Significant changes to the management regime arising from the annual review shall be recorded and communicated to relevant contractors.

8.13 Review and Amendment of the LMMP

8.13.1 This LMMP is intended to remain a live management document throughout the lifetime of the development.

8.13.2 Minor operational adjustments may be made where experience demonstrates that an alternative timing, frequency or maintenance method would better achieve the stated management objective.

8.13.3 Such adjustments shall not:

- materially alter the approved landscape scheme without appropriate consideration;
- reduce the required safety or safeguarding performance;

- conflict with manufacturer requirements necessary for safe operation;
- conflict with the HMMP;
- compromise BNG habitat objectives; or
- result in failure to comply with the requirements of the planning permission.

8.13.4 Material amendments affecting the approved landscape design or planning requirements shall be subject to appropriate professional review and, where required, agreement with the Local Planning Authority.

8.13.5 The current revision of the LMMP and any formally approved amendments shall be retained with the school's landscape and facilities-management information.

9.0 LANDSCAPE MANAGEMENT AND MAINTENANCE SCHEDULES

9.1 General

9.1.1 The following schedules define the principal maintenance regime and, where relevant, how requirements change between initial establishment and long-term management. They shall be read with Sections 4–8, the final construction issue landscape drawings, the HMMP and relevant supplier/manufacturer information.

9.1.2 Frequencies identified as “as required” mean that condition shall be assessed during routine visits and the operation undertaken whenever necessary to achieve the specified standard. Seasonal timings are indicative and shall respond to weather, ground conditions, plant development and ecological constraints.

9.1.3 During Year 1 the schedules shall be implemented by the Principal Contractor and/or Landscape Contractor. From the commencement of Year 2 responsibility shall transfer to the school or its appointed facilities/grounds management provider in accordance with Section 3.

9.1.4 The schedules do not override a more onerous manufacturer requirement or a specific HMMP prescription applicable to the asset or habitat concerned.

9.2 Existing Trees, Retained Woodland and Woodland Enhancement

Element / operation	Years 1–2	Years 3–5	Long term
Existing and proposed trees – Routine visual observation for obvious defects	During routine visits	During routine visits	During routine site management
Existing/mature trees – Formal arboricultural inspection	As advised by competent arboriculturist	As advised	At risk-based interval determined by competent arboriculturist
All trees – Additional inspection following significant storm/damage	As required	As required	As required
Trees adjacent to security boundary – inspect for potential climbing aid / compromise to boundary security	Twice yearly and during routine boundary inspections	Twice yearly and during routine boundary inspections	Twice yearly and during routine boundary inspections
Boundary trees – undertake pruning/remedial arboricultural work where required	As identified	As identified	As identified
Third-party boundary trees – liaise with neighbouring landowner regarding required remedial management	As identified	As identified	As identified
Inspect establishment of new woodland planting	Monthly during growing season	Quarterly / seasonally	In accordance with HMMP
Water newly planted trees/shrubs	As required	During significant dry periods where required	Normally not required except replacement planting
Control vigorous competing weeds around establishing plants	During routine visits	As required	Targeted only
Check guards/protection and browsing damage	Quarterly	Twice yearly until established	As required
Replace failed enhancement planting	Appropriate planting season	Appropriate planting season	As required to achieve HMMP objectives

Monitor invasive non-native species	At least twice yearly and during routine visits	At least twice yearly	In accordance with HMMP
Control invasive species	As identified	As identified	In accordance with HMMP
Maintain paths/access clear	As required	As required	As required
Retain appropriate naturally occurring deadwood	Ongoing	Ongoing	Ongoing
Monitor woodland structure/species diversity	Through establishment/HMMP monitoring	HMMP monitoring	HMMP monitoring
Tree safety intervention	As identified	As identified	Risk-based
General woodland management	HMMP prescription	HMMP prescription	HMMP prescription

9.3 Proposed Specimen Trees

Operation	Years 1–2	Years 3–5	Long term
Inspect overall health, vigour and condition	Monthly Apr–Sep; otherwise during routine visits	Quarterly and during routine visits	Routine observation; formal inspection as appropriate
Check for water stress / soil moisture	At each growing-season visit	During dry weather	During significant drought
Water thoroughly	As required; increased during dry periods	As required during prolonged dry periods	Normally only during exceptional drought or following new/replacement planting
Check stakes, ties and above-ground supports	Monthly and after strong winds	Until removed	N/A
Adjust/replace defective supports	As required	As required	N/A
Remove stakes/ties when independently stable	Assess from Year 2	Remove where no longer required, normally by Years 2–3	N/A
Check tree stability / underground guying	Monthly initially and after significant winds	During routine inspection	During routine tree inspection
Maintain weed-free/mulched root zone	During routine visits	As required	As appropriate
Top up mulch	Annually and as required	Annually/as required	As appropriate
Formative pruning	Annually during appropriate season and as required	Annually/as required	Transition to mature-tree management
Remove dead/damaged/diseased growth	As required	As required	As required
Replace failures	Next appropriate planting season	Next appropriate planting season	Replace where required to maintain landscape function

9.4 Native Planting

Element / operation	Years 1–2	Years 3–5	Long term
Native planting – establishment inspection	Monthly growing season	Quarterly	Seasonal/routine
Native planting – weed control	As required	Targeted	Targeted only
Native planting – watering	As required	Drought periods	Replacement planting / exceptional drought
Native planting – replacement	Planting season	Planting season	As necessary

Native planting – selective pruning/thinning	Minimal; as necessary	As necessary	Periodically to maintain diversity/function
Semi-native dry bank – inspect establishment and continuity of cover	Monthly during growing season	Quarterly / seasonally	Routine seasonal inspection
Semi-native dry bank – enhanced irrigation	As required; increased during dry weather	During prolonged dry periods where required	Normally only exceptional drought or replacement planting

9.5 Hedgerows

Operation	Years 1–2	Years 3–5	Long term
Inspect health and continuity	Monthly Apr–Sep	Quarterly	Twice yearly / during routine visits
Water	As required	During prolonged dry weather if required	Normally not required
Weed control at hedge base	During routine visits	As required	Targeted as required
Maintain mulch where specified	Annually/as required	As required	As appropriate
Formative trimming to encourage dense growth	Once or twice annually as species requires	Once or twice annually	Maintain intended form, normally 1–2 cuts annually
Maintain clearance from paths/gates/equipment	As required	As required	As required
Check for nesting birds before potentially disruptive cutting	Each relevant operation	Each relevant operation	Each relevant operation
Replace failed plants/gaps	Next planting season	Next planting season	As required

9.6 Ornamental Planting

Operation	Typical frequency/timing	Years 1–5	Long term
Weed planting beds	Monthly Apr–Oct or as required	✓	As required to maintain intended standard
Water planting	As required, particularly Apr–Sep	Enhanced during establishment	Normally drought/replacement planting only
Maintain mulch	Inspect twice yearly; top up as required	✓	As appropriate
Remove litter/debris	Each maintenance visit	✓	✓
Remove dead/damaged/diseased material	As required	✓	✓
Shrub pruning	Species-appropriate, generally annually/as required	✓	✓
Herbaceous cut-back	Annually at species-appropriate timing	✓	✓
Ornamental grass cut-back	Late winter/early spring unless species requires otherwise	✓	✓
Divide/thin congested herbaceous planting	Inspect annually	As necessary	Periodically as required
Maintain clearance from paths, gates and equipment	As required	✓	✓
Replace failures	Appropriate planting season	Required under Condition 4	As required

Review overcrowded/senescent planting	Annually	Limited during establishment	Selective rejuvenation/replacement as required

9.7 Climbers and Reinforced Batter Planting

Element / operation	Years 1–2	Years 3–5	Long term
Climbers – inspect establishment	Monthly growing season	Quarterly	Twice yearly
Climbers – guide/train growth	As required	As required	As required
Climbers – control obstruction of structures/drainage/guarding	As required	As required	As required
Reinforced batter – inspect vegetation cover	Quarterly and after severe weather	Twice yearly	Twice yearly / after significant weather
Reinforced batter – inspect erosion/exposed reinforcement	After heavy rainfall and routine visits	Twice yearly	Twice yearly and after exceptional weather
Reinforced batter – reinstate failures	As required	As required	As required

9.8 Grass, Meadow and Seeded Areas

9.8.1 Amenity Grass

Operation	Frequency
Mowing	Regularly during growing season according to growth and use
Edge maintenance	As required during growing season
Litter/debris check before mowing	Each cut
Repair bare/worn areas	Spring or autumn as required
Aeration of compacted areas	Autumn or spring as required
Local top-dressing/levelling	As required
Weed management	Targeted as required
Irrigation	Establishment and prolonged drought only, as required
Grass arisings	Leave only fine dispersed clippings; collect long/wet/clumped arisings and remove all clippings from adjoining hard/permeable surfaces

9.8.2 Wildflower Meadow

Operation	Timing
Early annual cut	Late March / early April
Main late-summer cut	Late August / early September
Allow appropriate seed drop before removal of arisings	Following applicable cut
Remove arisings	Following prescribed lying/turning period
Monitor undesirable dominance/scrub	Growing season
Control invasive/problem species	As required
Fertiliser application	None
Review species diversity/condition	HMMP monitoring programme

9.8.3 Modified / Species-rich Grazing Grassland

Operation	Timing
Cutting	Monthly, April–October, in accordance with HMMP
Manage/remove arisings	As prescribed by HMMP
Monitor bare ground and undesirable species	Growing season

Repair establishment failures	Appropriate season
Fertiliser application	None
Ecological monitoring	HMMP programme

9.8.4 Woodland Ground Flora / Pond-Edge Seed Mix

Operation	Frequency
Establishment inspection	Monthly during first growing seasons
Targeted weed/invasive-species control	As required
Replacement/reseeding of significant failures	Appropriate season
Selective cutting	As required by habitat prescription
Control excessive encroachment onto paths/platform	As required
Remove cut vegetation from pond where necessary	Each relevant operation

9.9 Pond and Pond-Edge Landscape

Operation	Frequency / timing
Visual inspection of pond, margins and access	Monthly and during routine site visits
Remove litter/foreign objects	As required
Check water level for abnormal change	Monthly / during dry periods
Inspect for excessive algae/invasive vegetation	Monthly during growing season
Selective vegetation management	Annually/as required, appropriately phased
Inspect pond-edge erosion	Quarterly and after heavy rainfall
Check for exposed/damaged liner	Quarterly
Check boulders/stones for significant displacement	Quarterly
Monitor sediment/organic accumulation	Annually
Remove excessive sediment	Only where required; phased/specialist operation
Inspect dipping platform and guarding	Routine visual checks; detailed inspection at least annually
Make platform safe following significant defect	Immediately
Ecological management/monitoring	In accordance with HMMP

9.10 SuDS and Landscape Drainage

Operation	Frequency
Visual check of landscape SuDS features	Monthly and after significant rainfall
Remove litter/debris from visible inlets/outlets	As required
Control vegetation obstructing hydraulic function	As required
Check erosion/scour	Quarterly and after significant storms
Check excessive sediment accumulation	Twice yearly
Remove sediment where function is impaired	As required
Check unexpected standing water/ponding	Following significant rainfall
Report apparent drainage defect	Promptly
Specialist drainage inspection/maintenance	In accordance with drainage O&M information

9.11 Hard Landscape Surfaces

Surface	Routine operation	Frequency
All hard surfaces	Litter/debris removal	Routine site-cleaning regime
All pedestrian surfaces	Inspect trip hazards, settlement and damage	Monthly / routine site inspection
All surfaces	Remove excessive leaf accumulation	As required, particularly autumn
Permeable block paving	Sweep/remove sediment and organic material	Regularly; increased in autumn
Permeable block paving	Inspect joints/permeability	Twice yearly
Permeable block paving	Reinstate displaced/rocking blocks	As required
Porous asphalt	Remove litter/leaves/surface debris	Regularly
Porous asphalt	Appropriate mechanical sweeping	As required

Porous asphalt	Observe for ponding/permeability reduction	At least annually during significant rainfall
Porous asphalt	Specialist permeability cleaning	Where deterioration identified
Concrete blocks/flags	Inspect rocking, cracking, displacement	Quarterly
Non-porous asphalt	Inspect cracking, fretting and potholes	Quarterly
Bark/woodchip paths	Redistribute material	Quarterly/as required
Bark/woodchip paths	Top up material	Annually/as required
Gravel	Rake/redistribute	As required
Stepping stones	Check stability	Quarterly
Tactile paving	Inspect profile, condition and obstruction	Quarterly
Kerbs/edgings/steps	Inspect condition and stability	Quarterly

9.12 MUGA and Sports Surfaces

Operation	Frequency
Visual surface check	Weekly / before organised use as appropriate
Remove litter and debris	As required
Remove leaves/organic material	Regularly, particularly autumn
Inspect for moss/algae	Monthly
Treat/remove moss or algae using compatible method	As required
Inspect cracking, delamination, fretting and local damage	Monthly
Check line markings	Monthly / seasonally
Observe drainage/ponding	Following significant rainfall
Specialist clean	As required according to surface condition/manufacturer
Repair local defects	Promptly when identified
Specialist condition review	Annually

9.13 Play and Sensory Equipment

Inspection / operation	Frequency
Routine visual inspection	Weekly minimum, increased to daily/high-frequency observation where use or risk warrants
Check obvious damage, vandalism, contamination and missing components	Routine visual inspection
Check surrounding safety zone	Routine visual inspection
Operational inspection	Monthly, or manufacturer interval where more onerous
Check fixings, moving parts, ropes, chains, connectors and wear points	Operational inspection
Check timber for splintering/decay where applicable	Operational inspection
Check corrosion/coating condition	Operational inspection
Annual main inspection	Annually, by appropriately competent specialist
RoSPA/equivalent independent safety inspection	Annually where applicable
Cleaning	As required
Tightening/adjustment	As identified
Lubrication where specified	Manufacturer's requirement
Repair/replacement	Promptly when identified
Isolation of unsafe equipment	Immediately
Record inspection and remedial action	Each formal inspection/repair

9.14 Wet-Pour Safety Surfacing and Play Sand

9.14.1 Wet-Pour Safety Surfacing

Operation	Frequency
Routine visual check	Weekly / alongside play inspection
Remove litter, stones and debris	As required
Remove leaf/organic accumulation	As required
Check moss/algae	Monthly
Operational condition inspection	Every 1–3 months, subject to manufacturer requirements
Inspect cracks, splits, shrinkage, edges and local wear	Every operational inspection
Professional/deep cleaning	Approximately twice yearly where appropriate
Specialist repair	Promptly when defect identified
Check compatibility with equipment critical fall height following repair	Each relevant repair
Close/isolate unsafe area	Immediately where necessary

9.14.2 Play Sand

Operation	Frequency
Inspect for contamination/sharp objects/animal fouling	Daily when in regular use / before use
Remove contamination	Immediately
Rake/redistribute sand	Regularly/as required
Check depth and coverage	Monthly
Top up with compatible play sand	As required
Inspect edging/fixings	Monthly
Periodic deeper condition/hygiene review	At least annually

9.15 Sports and Recreational Equipment

Operation	Frequency
Routine visual check for damage/stability	Weekly and before organised use as appropriate
Check fixings, anchors and structural components	Monthly
Check nets, attachments and moving components	Monthly/as required
Check corrosion/coating damage	Quarterly
Clean	As required
Tighten/adjust	As required
Specialist operational inspection	Manufacturer's recommendation
Detailed annual inspection	Annually
Repair/replacement	As required
Isolate unsafe equipment	Immediately

9.16 External Educational and Landscape Structures

Element / operation	Frequency
General visual condition inspection	Monthly
Check stability/fixings	Quarterly
Check timber for decay/splintering	Quarterly
Check metalwork for corrosion/coating failure	Quarterly
Inspect roofs/panels/cladding	Twice yearly and after significant storms
Polytunnel – inspect covering, frame, doors and fixings	Monthly and after strong winds
Animal enclosures – inspect secure condition	Daily/operational checks by school plus periodic maintenance inspection
Raised beds – inspect edges/fixings	Quarterly
Dipping platform – routine visual safety check	Before educational use / routine site checks
Dipping platform – detailed condition inspection	At least annually
Repair structural/safety defects	Promptly
Isolate unsafe structure	Immediately where required

9.17 Seating, Cycle Infrastructure and Street Furniture

Operation	Frequency
Visual condition / vandalism inspection	Monthly / routine site checks
Cleaning	As required
Check stability and fixings	Quarterly
Check timber decay/splintering	Quarterly
Check corrosion/coating breakdown	Twice yearly
Repair damaged coatings	As required
Check cycle shelter panels/roof	Twice yearly and after storms
Check cycle stands/anchors	Quarterly
Repair/replace defective components	As required

9.18 Fences, Railings and Guarding

Operation	Frequency
Routine visual check of security/safeguarding boundaries	Weekly / routine school security inspections
Detailed fence condition inspection	Quarterly
Check posts, panels, mesh, rails and fixings	Quarterly
Check corrosion/coating failure	Twice yearly
Check timber decay/splintering	Twice yearly
Check MUGA/rebound fence impact damage	Monthly
Check livestock fencing remains stock-proof	Regular operational checks and quarterly maintenance inspection
Maintain vegetation clearance necessary for inspection/function	As required
Repair security breach	Immediately / temporary secure measure without delay
Repair other damage	According to defect priority
Handrails/guardrails – check stability and fixings	Quarterly
Defect affecting fall protection	Make safe immediately

9.19 Gates and Access Control

Operation	Frequency
Routine operational observation	Daily during normal school use
Check gate alignment, latch and closing	Monthly
Check hinges, pivots, stops, drop bolts and fixings	Quarterly
Check finger protection / safety components	Monthly
Check corrosion/coating damage	Twice yearly
Vegetation clearance around gate/sensors	As required
Powered/access-controlled gate specialist service	Manufacturer's specified interval
Test safety devices/emergency release	Specialist service regime
Security/safeguarding defect	Immediate response
Repair/adjustment	As required

9.20 Slopes, Retaining Structures and Changes in Level

Operation	Frequency
Visual inspection of vegetation/erosion	Quarterly
Vegetated Terramesh / MacMat – maintain specified vegetation cover and access to outlets/inspection points	Quarterly during establishment; thereafter as required
MacMat ivy – watering/fertiliser establishment review	Growing season during establishment; as required thereafter
Stone-faced Terramesh / concrete walls – visual defect check	Quarterly
Additional inspection following heavy rainfall/storm	As required
Check exposed reinforcement/bare soil	Quarterly
Reinstate erosion/vegetation failure	As required

Keep drainage outlets visible and clear	As required
Observe retaining structures for obvious movement/cracking	During routine inspections
Report significant structural defect	Promptly for specialist assessment
Check associated handrails/guarding	Quarterly
Make safe guarding/fall-protection defect	Immediately
Control vegetation obstructing safe access/inspection	As required
Coir erosion-control matting – inspect condition, fixings, overlaps and soil contact	Monthly during Years 1–2 growing season; quarterly thereafter while matting remains functional
Inspect coir-matted slope following significant/prolonged rainfall for lifting, scour, rilling or sediment movement	As required following significant rainfall
Re-secure, repair or locally replace erosion-control matting	As required while matting remains functional
Reinstate locally eroded soil and associated planting	As required
Remove loose/degraded matting remnants where they present an operational hazard	As required; no routine wholesale removal

9.21 Five-Year Establishment Review Schedule

Year	Primary management emphasis	Formal review
Year 1	Intensive establishment; watering; weed control; plant stability; replacement; correction of installation defects	Year 1 establishment review prior to/alongside transfer of ongoing maintenance responsibility
Year 2	Continued establishment under school/FM management; watering and replacement where necessary; formative management	Routine annual review
Year 3	Consolidation; reduced watering where established; removal of unnecessary supports; review recurring failures	Year 3 mid-establishment review
Year 4	Developing mature structure; targeted establishment intervention; continued Condition 4 replacement	Routine annual review
Year 5	Completion of principal establishment period; rectify outstanding failures and defects	Formal Year 5 establishment review
Year 6 onwards	Long-term landscape and asset management	Annual/periodic review under Sections 7 and 8
HMMP Years 1–30	Habitat management, condition monitoring and adaptive ecological management	In accordance with HMMP

9.22 Annual Maintenance Calendar

The annual programme of recurring inspections and maintenance operations is provided at Appendix A. The calendar shall be read with the detailed prescriptions and lifecycle schedules in this LMMP; where a more onerous requirement applies, that requirement shall govern.

10.0 REFERENCES AND SUPPORTING INFORMATION

10.1 General

10.1.1 This LMMP shall be read in conjunction with the final construction issue landscape drawings and the associated project information identified below. Maintenance personnel shall have access to the information relevant to the assets and areas for which they are responsible.

10.1.2 The documents appended to this LMMP are limited to information integral to its routine use. Other specialist documents are to be retained alongside the LMMP within the school's operation and maintenance / facilities-management information to avoid unnecessary duplication and bulk.

10.2 Appended Information

10.2.1 Appendix A – Annual Landscape Maintenance Calendar: calendarised programme of recurring inspection and maintenance operations.

10.2.2 Appendix B – Landscape Drawings, Planting and External Equipment Information: final construction issue landscape drawings defining the location, extent, species, materials, planting, equipment and landscape components to which this LMMP applies.

10.2.3 Appendix C – Residual Landscape Management Hazards Drawing: significant site-specific residual hazards relevant to future landscape inspection and maintenance.

10.3 Habitat Management and Monitoring Plan

10.3.1 The Habitat Management and Monitoring Plan (HMMP), JNA-ARB-XX-XX-T-X-0001-HMMP-V2, prepared by Arbtech Consulting Ltd, shall be retained with the wider site operation and maintenance information and made available to those responsible for management of habitats within its scope.

10.3.2 The HMMP provides the controlling ecological habitat-management and monitoring prescriptions for the applicable 30-year BNG management period. Where a routine landscape operation would conflict with a specific HMMP prescription, the HMMP shall govern the ecological management outcome, subject to action necessary to address an immediate safety or safeguarding risk.

10.4 Supplier, Manufacturer and Proprietary Equipment Information

10.4.1 Relevant supplier and manufacturer operation, inspection, cleaning, servicing, maintenance and repair information shall be retained with the site operation and maintenance information and made available to those responsible for the relevant assets.

10.4.2 This includes, as applicable, play and sensory equipment, sports and recreational equipment, wet-pour safety surfacing, polymeric and porous surfacing, external furniture, structures, powered/access-controlled gates and other proprietary landscape products.

10.4.3 Supplier/manufacturer information supplements this LMMP. Where it establishes a more onerous requirement necessary for safe operation, product performance or warranty compliance, that requirement shall apply. Maintenance methods that may damage a proprietary product or invalidate a warranty shall not be used.

10.4.4 Where proprietary assets are replaced, the current maintenance information applicable to the replacement product shall be obtained and retained.

10.5 Arboricultural Information

10.5.1 Relevant arboricultural information relating to retained trees and woodland, together with subsequent formal tree-inspection reports and specialist recommendations, shall be retained with the site management information and read alongside Sections 5, 8 and 9 of this LMMP.

10.6 Drainage and SuDS Information

10.6.1 Landscape-related SuDS maintenance under this LMMP shall be coordinated with the relevant drainage design and operation and maintenance information retained with the site O&M information.

10.6.2 This LMMP addresses vegetation, visible inlets/outlets, sediment, erosion, scour and permeable/porous landscape surfaces. Below-ground infrastructure, flow-control devices and other engineered components shall be maintained in accordance with the specialist drainage O&M requirements.

10.7 Health and Safety Information

10.7.1 The Residual Landscape Management Hazards Drawing at Appendix C shall be read with the project Health and Safety File and task-specific risk assessments and method statements. It is an information and coordination tool and does not constitute an exhaustive risk assessment.

10.8 Standards and Guidance

10.8.1 Landscape management and maintenance shall follow good horticultural, arboricultural and landscape-management practice and relevant current standards, statutory requirements, specialist guidance and manufacturer recommendations applicable to the operation being undertaken.

10.8.2 Specialist contractors remain responsible for identifying and applying the standards and requirements relevant to their particular work.

10.9 Document Precedence

10.9.1 The documents shall be interpreted collectively. The requirements of the planning permission and Condition 4 of the Planning Decision Notice shall not be reduced by this LMMP or supporting information.

10.9.2 Final construction issue landscape drawings contained within Appendix B shall take precedence over superseded landscape drawings and earlier design-stage information in relation to the location, quantity and specification of landscape elements.

10.9.3 Specific planting schedules and specifications shall inform replacement planting; HMMP prescriptions shall govern ecological habitat management within their scope; and supplier/manufacturer requirements shall govern product-specific servicing and maintenance where more onerous than this LMMP.

10.9.4 Immediate safety and safeguarding requirements shall take priority where action is necessary to make an area or asset safe. Any material conflict that cannot be resolved through these principles shall be referred to an appropriate competent professional and, where required, to the Local Planning Authority.

APPENDICES

The following appendices form part of this Landscape Management and Maintenance Plan and shall be read in conjunction with the main body of the document.

Appendix A – Annual Landscape Maintenance Calendar

Annual calendar of programmed landscape inspection and maintenance operations corresponding with the detailed prescriptions and schedules contained within this LMMP.

Appendix B – Landscape Drawings, Planting and External Equipment Information

Final construction issue landscape drawings defining the hard and soft landscape scheme, planting, external spaces, play/sports/educational equipment and other landscape components to which this LMMP relates.

Appendix C – Residual Landscape Management Hazards Drawing

Drawing identifying significant residual site-specific hazards relevant to future landscape management and maintenance operations.

Appendix A - Annual Landscape Maintenance Calendar

Annual Landscape Maintenance Calendar – Josie Thirkell Academy

● = programmed operation; A/R = as required; * = indicative timing.

9.2 Existing Trees, Retained Woodland and Woodland Enhancement

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Existing/mature trees – routine visual observation	During routine site management	●	●	●	●	●	●	●	●	●	●	●	●
Existing/mature trees – formal arboricultural inspection	Risk-based interval determined by competent arboriculturist												
Existing/mature trees – additional inspection following significant storm/damage	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Inspect establishment of enhancement planting	Monthly during growing season			●	●	●	●	●	●	●	●		
Water establishing woodland planting	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Control vigorous competing weeds	During routine visits			●	●	●	●	●	●	●	●		
Check guards/protection and browsing damage	Quarterly	●			●			●			●		
Monitor invasive non-native species	At least twice yearly / growing season			●	●	●	●	●	●	●	●		
Control invasive species	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Maintain paths/access clear	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Check woodland tree safety following storms	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Trees adjacent to security boundary – inspect for potential climbing aid / compromise to boundary security	Twice yearly		●						●				
Replacement planting	Planting season	●	●	●*							●*	●	●
HMMP habitat monitoring/management	In accordance with HMMP programme												

9.3 Proposed Specimen Trees

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
health/condition inspection	Monthly Apr–Sep				●	●	●	●	●	●			
general observation during routine visits	At each routine visit	●	●	●	●	●	●	●	●	●	●	●	●
Monitor soil moisture/water stress	During growing season			●	●	●	●	●	●	●	●		
Water establishing trees	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Check stakes, ties and supports	Monthly and after strong winds	●		●		●		●		●		●	
Additional support checks following high winds	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Adjust/replace defective supports	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Assess/remove stakes and ties where stable	Normally Years 2–3		●	●							●	●	
Weed/mulch tree pits	During routine visits			●	●	●	●	●	●	●	●		
Check/top up mulch	Annually/as required		●	●							●	●	
Formative pruning – species appropriate	Annually/as required	●*	●*	●*								●*	●*
Remove dead/damaged/diseased growth	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failed trees – appropriate season	Planting season	●	●	●*							●*	●	●
Additional inspection following significant storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.4 Native Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
establishment inspection	Monthly during growing season			●	●	●	●	●	●	●	●		
weed control	As required			●	●	A/R	A/R	A/R	A/R	A/R	●		
watering	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
replacement	Planting season	●	●	●*							●*	●	●
selective pruning/thinning	As necessary	●*	●*	●*							●*	●*	
Dry-bank enhanced irrigation	Mar–Oct, as required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Dry-bank replacement planting	Jan–Mar / Oct–Dec, as appropriate.	A/R	A/R	A/R							A/R	A/R	A/R

9.5 Hedgerows

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hedgerow health/continuity inspection	Monthly Apr–Sep				●	●	●	●	●	●			
Water establishing hedges	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Weed control at hedge base	During routine visits			●	●	●	●	●	●	●	●		
Formative/maintenance cutting	1–2 cuts annually; species appropriate	●*	●*	●*						●*	●*		
Check ecological constraints before cutting	Each relevant operation	●*	●*	●*						●*	●*		
Maintain clearance from paths/gates/equipment	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failed plants/gaps	Planting season	●	●	●*							●*	●	●

9.6 Ornamental Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed planting beds	Monthly Apr–Oct / as required				●	●	●	●	●	●	●		
Water planting	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Maintain mulch	Inspect twice yearly; top up as required		●								●		
Remove litter/debris	Each maintenance visit	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Remove dead/damaged/diseased material	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Shrub pruning	Species appropriate	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*
Herbaceous cut-back	Annually – species appropriate	●*	●*	●*									
Ornamental grass cut-back	Late winter/early spring	●*	●*	●*									
Divide/thin congested planting	Annually/as required		●*	●*							●*	●*	
Maintain clearance from paths/equipment	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failures	Planting season	●	●	●*							●*	●	●
Review overcrowded/senescent planting	Annually		●*								●*		

9.7 Climbers and Reinforced Batter Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Climbers – inspect establishment	Monthly growing season			●	●	●	●	●	●	●	●		

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Climbers – guide/train growth	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Climbers – control obstruction	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Reinforced batter – inspect vegetation cover	Quarterly	•			•			•			•		
Reinforced batter – inspect erosion/exposed reinforcement	Quarterly and after severe weather	•			•			•			•		
Reinforced batter – reinstate failures	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
MacMat ivy – enhanced watering during establishment	As required; priority during dry periods			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
MacMat ivy – specified fertiliser application	In accordance with planting specification												

9.8 Grass, Meadow and Seeded Areas

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amenity grass mowing	Regularly during growing season			•*	•	•	•	•	•	•	•*		
Amenity grass edging	As required during growing season			•	•	•	•	•	•	•	•		
Repair bare/worn amenity grass	Spring or autumn as required			•*	•*					•*	•*		
Aerate compacted amenity grass	Autumn or spring as required			•*							•*	•*	
Wildflower meadow – early cut	Late Mar / early Apr			•*	•*								
Wildflower meadow – main cut	Late Aug / early Sep								•*	•*			
Wildflower meadow – arisings handling/removal	Following prescribed cut			•*	•*				•*	•*			
Modified/species-rich grassland cutting	Monthly Apr–Oct in accordance with HMMP				•	•	•	•	•	•	•		
Modified grassland arisings management	As prescribed by HMMP				•*	•*	•*	•*	•*	•*	•*		
Monitor undesirable species/scrub	Growing season			•	•	•	•	•	•	•	•		
Woodland ground flora establishment checks	Growing season			•	•	•	•	•	•	•	•		
Pond-edge seeded vegetation checks	Growing season			•	•	•	•	•	•	•	•		
Reseeding/repair	Appropriate season			•*	•*					•*	•*		
Amenity grass – manage arisings / remove clippings from adjoining hard and permeable surfaces	Each cut; collect long/wet/clumped arisings			•	•	•	•	•	•	•	•		

9.9 Pond and Pond-Edge Landscape

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visual pond/margin condition inspection	Monthly and routine site visits	•	•	•	•	•	•	•	•	•	•	•	•
Remove litter/foreign objects	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Check water level / abnormal leakage	Monthly / during dry periods	•	•	•	•	•	•	•	•	•	•	•	•
Monitor algae/invasive/dominant vegetation	Monthly during growing season			•	•	•	•	•	•	•	•		
Pond-edge erosion inspection	Quarterly and after heavy rainfall	•			•			•			•		
Additional erosion check after heavy rainfall	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Inspect liner / exposed construction	Quarterly	•			•			•			•		
Inspect displacement of stones/boulders	Quarterly	•			•			•			•		
Selective pond/marginal vegetation management	Annually/as required; phased								•*	•*	•*		

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sediment/organic accumulation review	Annually			●							●		
Dipping platform visual safety check	Routine / before educational use	●	●	●	●	●	●	●	●	●	●	●	●
Dipping platform detailed inspection	At least annually			●*									
HMMP ecological monitoring	In accordance with HMMP programme												

9.10 SuDS and Landscape Drainage

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Landscape SuDS visual inspection	Monthly and after significant rainfall	●	●	●	●	●	●	●	●	●	●	●	●
Remove litter/debris from visible inlets/outlets	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Control vegetation obstructing hydraulic function	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Erosion/scour inspection	Quarterly and after significant storms	●			●			●			●		
Additional inspection after significant rainfall	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sediment accumulation inspection	Twice yearly		●						●				
Check unexpected standing water/ponding	Following significant rainfall	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sediment removal/remedial maintenance	As required where function impaired	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist drainage maintenance	In accordance with drainage O&M requirements												

9.11 Hard Landscape Surfaces

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General hard-surface condition/trip-hazard inspection	Monthly / routine site inspection	●	●	●	●	●	●	●	●	●	●	●	●
Litter/debris clearance	Routine site-cleaning regime	●	●	●	●	●	●	●	●	●	●	●	●
Enhanced leaf clearance	As required, particularly autumn									●	●	●	●
Permeable block paving – sediment/debris removal	Regularly; increased in autumn	●		●		●		●		●	●	●	●
Permeable block paving – joints/permeability inspection	Twice yearly		●						●				
Porous asphalt – debris/leaf removal	Regularly	●	●	●	●	●	●	●	●	●	●	●	●
Porous asphalt – permeability/ponding observation	At least annually during significant rainfall			●*						●*			
Porous asphalt – specialist permeability cleaning	Where deterioration identified			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Block/flag paving detailed condition inspection	Quarterly	●			●			●			●		
Non-porous asphalt detailed inspection	Quarterly	●			●			●			●		
Bark/woodchip paths – inspect/redistribute	Quarterly/as required	●			●			●			●		
Bark/woodchip paths – top up	Annually/as required			●*						●*			
Gravel – rake/redistribute	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Stepping stones – stability inspection	Quarterly	●			●			●			●		
Tactile paving – condition/profile inspection	Quarterly	●			●			●			●		
Kerbs, edgings and steps – detailed inspection	Quarterly	●			●			●			●		
Surface repairs	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.12 MUGA and Sports Surfaces

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual surface inspection	Weekly / before organised use as appropriate	•	•	•	•	•	•	•	•	•	•	•	•
Remove litter and debris	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Enhanced leaf/organic-material removal	Regularly, particularly autumn									•	•	•	•
Moss/algae inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Inspect cracking/delamination/fretting	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Inspect line markings	Monthly / seasonally	•	•	•	•	•	•	•	•	•	•	•	•
Observe drainage/ponding	Following significant rainfall	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist cleaning	As required / manufacturer guidance			•*						•*			
Annual specialist condition review	Annually			•*									
Repairs	Promptly when identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.13 Play and Sensory Equipment

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual inspection	Weekly minimum; more frequently where warranted	•	•	•	•	•	•	•	•	•	•	•	•
Operational inspection	Monthly or manufacturer interval if more onerous	•	•	•	•	•	•	•	•	•	•	•	•
Check safety zones/surroundings	Routine visual inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check fixings/moving parts/ropes/chains/wear points	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check timber deterioration where applicable	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check corrosion/coating condition	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Lubrication/adjustment	Manufacturer requirement / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Annual main independent/specialist inspection	Annually; RoSPA/equivalent where applicable			•*	•*								
Repair/replacement	Promptly when identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolation of unsafe equipment	Immediate whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.14 Wet-Pour Safety Surfacing and Play Sand

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wet-pour routine visual inspection	Weekly / alongside play inspection	•	•	•	•	•	•	•	•	•	•	•	•
Wet-pour debris/litter removal	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Wet-pour moss/algae inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Wet-pour recorded operational condition inspection	Every 1–3 months / manufacturer requirement	•*		•*		•*		•*		•*		•*	

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wet-pour professional/deep clean	Approximately twice yearly where appropriate			●*						●*			
Wet-pour specialist repair	Promptly when defect identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sand pit contamination check	Daily when in regular use / before use	●	●	●	●	●	●	●	●	●	●	●	●
Sand rake/redistribution	Regularly/as required	●	●	●	●	●	●	●	●	●	●	●	●
Check sand depth/coverage	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Inspect sand-pit edging/fixings	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Top up play sand	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Deeper sand-pit condition/hygiene review	At least annually			●*									

9.15 Sports and Recreational Equipment

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual inspection	Weekly / before organised use as appropriate	●	●	●	●	●	●	●	●	●	●	●	●
Fixings/anchors/structural components	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Nets/attachments/moving components	Monthly/as required	●	●	●	●	●	●	●	●	●	●	●	●
Corrosion/coating inspection	Quarterly	●			●			●			●		
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Tighten/adjust	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist operational inspection	Manufacturer recommendation												
Detailed annual inspection	Annually			●*									
Repair/replacement	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolate unsafe equipment	Immediately where required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.16 External Educational and Landscape Structures

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General visual condition inspection	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Check stability/fixings	Quarterly	●			●			●			●		
Check timber for decay/splintering	Quarterly	●			●			●			●		
Check metalwork for corrosion/coating failure	Quarterly	●			●			●			●		
Inspect roofs/panels/cladding	Twice yearly and after significant storms			●						●			
Additional structure check after significant storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Polytunnel condition inspection	Monthly and after strong winds	●	●	●	●	●	●	●	●	●	●	●	●
Animal enclosure operational inspection	Daily/operational plus periodic maintenance	●	●	●	●	●	●	●	●	●	●	●	●
Raised-bed condition inspection	Quarterly	●			●			●			●		
Dipping-platform inspection	Routine / before educational use	●	●	●	●	●	●	●	●	●	●	●	●
Repair/replace defects	Promptly / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolate unsafe structure	Immediately where required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.17 Seating, Cycle Infrastructure and Street Furniture

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General visual condition/vandalism inspection	Monthly / routine site checks	•	•	•	•	•	•	•	•	•	•	•	•
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Stability/fixings inspection	Quarterly	•			•			•			•		
Timber decay/splintering inspection	Quarterly	•			•			•			•		
Corrosion/coating inspection	Twice yearly		•						•				
Cycle shelter roof/panel inspection	Twice yearly and after storms			•						•			
Additional cycle-shelter check after storms	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Cycle stand/anchor inspection	Quarterly	•			•			•			•		
Repair/replacement	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.18 Fences, Railings and Guarding

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Security/safeguarding boundary visual check	Weekly / routine school security inspections	•	•	•	•	•	•	•	•	•	•	•	•
Detailed fence condition inspection	Quarterly	•			•			•			•		
Check posts/panels/mesh/rails/fixings	Quarterly	•			•			•			•		
MUGA/rebound fence inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Livestock fencing operational observation	Regular operational checks	•	•	•	•	•	•	•	•	•	•	•	•
Livestock fencing detailed maintenance inspection	Quarterly	•			•			•			•		
Metal corrosion/coating inspection	Twice yearly		•						•				
Timber decay/splintering inspection	Twice yearly		•						•				
Handrail/guardrail stability and fixings	Quarterly	•			•			•			•		
Vegetation clearance necessary for inspection/function	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Repair security/safeguarding breach	Immediate whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Other repairs	According to defect priority / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.19 Gates and Access Control

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine operational observation	Daily during normal school use	•	•	•	•	•	•	•	•	•	•	•	•
Alignment/latch/closing check	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Finger protection/safety-component check	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Hinges/pivots/stops/drop bolts/fixings	Quarterly	•			•			•			•		
Corrosion/coating inspection	Twice yearly		•						•				
Vegetation clearance around gate/sensors	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Powered/access-controlled gate specialist servicing	Manufacturer's specified intervals												

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Safety device/emergency release testing	Specialist/manufacturer regime												
Security/safeguarding defect	Immediate response whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.20 Slopes, Retaining Structures and Changes in Level

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visual vegetation/erosion inspection	Quarterly	•			•			•			•		
Vegetated Terramesh / MacMat – vegetation cover and access to drainage/inspection points	Quarterly during establishment; thereafter as required	•			•			•			•		
MacMat ivy – condition and coverage	Monthly during growing season			•	•	•	•	•	•	•	•		
Stone-faced Terramesh / cast concrete walls – visible cracking, movement or drainage defects	Quarterly	•			•			•			•		
Check exposed reinforcement/bare soil	Quarterly	•			•			•			•		
Additional inspection after heavy rainfall/storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Keep drainage outlets clear	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Observe retaining structures for visible cracking/movement	During routine / quarterly inspections	•			•			•			•		
Handrail/guardrail inspection	Quarterly	•			•			•			•		
Vegetation management to retain inspection/access	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Reinstate erosion/vegetation failure	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Significant apparent structural defect	Refer promptly for specialist assessment	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Defect affecting guarding/fall protection	Make safe immediately	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Coir matting condition/fixings/overlaps	Monthly during Years 1–2 growing season; quarterly thereafter while matting remains functional			•	•	•	•	•	•	•	•		
Post-heavy-rainfall erosion/matting inspection — A/R all year	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Matting repair/re-fixing	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

Appendix A - Annual Landscape Maintenance Calendar

Annual Landscape Maintenance Calendar – Josie Thirkell Academy

● = programmed operation; A/R = as required; * = indicative timing.

9.2 Existing Trees, Retained Woodland and Woodland Enhancement

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Existing/mature trees – routine visual observation	During routine site management	●	●	●	●	●	●	●	●	●	●	●	●
Existing/mature trees – formal arboricultural inspection	Risk-based interval determined by competent arboriculturist												
Existing/mature trees – additional inspection following significant storm/damage	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Inspect establishment of enhancement planting	Monthly during growing season			●	●	●	●	●	●	●	●		
Water establishing woodland planting	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Control vigorous competing weeds	During routine visits			●	●	●	●	●	●	●	●		
Check guards/protection and browsing damage	Quarterly	●			●			●			●		
Monitor invasive non-native species	At least twice yearly / growing season			●	●	●	●	●	●	●	●		
Control invasive species	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Maintain paths/access clear	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Check woodland tree safety following storms	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Trees adjacent to security boundary – inspect for potential climbing aid / compromise to boundary security	Twice yearly		●						●				
Replacement planting	Planting season	●	●	●*							●*	●	●
HMMP habitat monitoring/management	In accordance with HMMP programme												

9.3 Proposed Specimen Trees

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
health/condition inspection	Monthly Apr–Sep				●	●	●	●	●	●			
general observation during routine visits	At each routine visit	●	●	●	●	●	●	●	●	●	●	●	●
Monitor soil moisture/water stress	During growing season			●	●	●	●	●	●	●	●		
Water establishing trees	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Check stakes, ties and supports	Monthly and after strong winds	●		●		●		●		●		●	
Additional support checks following high winds	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Adjust/replace defective supports	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Assess/remove stakes and ties where stable	Normally Years 2–3		●	●							●	●	
Weed/mulch tree pits	During routine visits			●	●	●	●	●	●	●	●		
Check/top up mulch	Annually/as required		●	●							●	●	
Formative pruning – species appropriate	Annually/as required	●*	●*	●*								●*	●*
Remove dead/damaged/diseased growth	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failed trees – appropriate season	Planting season	●	●	●*							●*	●	●
Additional inspection following significant storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.4 Native Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
establishment inspection	Monthly during growing season			●	●	●	●	●	●	●	●		
weed control	As required			●	●	A/R	A/R	A/R	A/R	A/R	●		
watering	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
replacement	Planting season	●	●	●*							●*	●	●
selective pruning/thinning	As necessary	●*	●*	●*							●*	●*	
Dry-bank enhanced irrigation	Mar–Oct, as required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Dry-bank replacement planting	Jan–Mar / Oct–Dec, as appropriate.	A/R	A/R	A/R							A/R	A/R	A/R

9.5 Hedgerows

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hedgerow health/continuity inspection	Monthly Apr–Sep				●	●	●	●	●	●			
Water establishing hedges	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Weed control at hedge base	During routine visits			●	●	●	●	●	●	●	●		
Formative/maintenance cutting	1–2 cuts annually; species appropriate	●*	●*	●*						●*	●*		
Check ecological constraints before cutting	Each relevant operation	●*	●*	●*						●*	●*		
Maintain clearance from paths/gates/equipment	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failed plants/gaps	Planting season	●	●	●*							●*	●	●

9.6 Ornamental Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed planting beds	Monthly Apr–Oct / as required				●	●	●	●	●	●	●		
Water planting	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Maintain mulch	Inspect twice yearly; top up as required		●								●		
Remove litter/debris	Each maintenance visit	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Remove dead/damaged/diseased material	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Shrub pruning	Species appropriate	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*
Herbaceous cut-back	Annually – species appropriate	●*	●*	●*									
Ornamental grass cut-back	Late winter/early spring	●*	●*	●*									
Divide/thin congested planting	Annually/as required		●*	●*							●*	●*	
Maintain clearance from paths/equipment	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Replace failures	Planting season	●	●	●*							●*	●	●
Review overcrowded/senescent planting	Annually		●*								●*		

9.7 Climbers and Reinforced Batter Planting

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Climbers – inspect establishment	Monthly growing season			●	●	●	●	●	●	●	●		

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Climbers – guide/train growth	As required			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Climbers – control obstruction	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Reinforced batter – inspect vegetation cover	Quarterly	•			•			•			•		
Reinforced batter – inspect erosion/exposed reinforcement	Quarterly and after severe weather	•			•			•			•		
Reinforced batter – reinstate failures	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
MacMat ivy – enhanced watering during establishment	As required; priority during dry periods			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
MacMat ivy – specified fertiliser application	In accordance with planting specification												

9.8 Grass, Meadow and Seeded Areas

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amenity grass mowing	Regularly during growing season			•*	•	•	•	•	•	•	•*		
Amenity grass edging	As required during growing season			•	•	•	•	•	•	•	•		
Repair bare/worn amenity grass	Spring or autumn as required			•*	•*					•*	•*		
Aerate compacted amenity grass	Autumn or spring as required			•*							•*	•*	
Wildflower meadow – early cut	Late Mar / early Apr			•*	•*								
Wildflower meadow – main cut	Late Aug / early Sep								•*	•*			
Wildflower meadow – arisings handling/removal	Following prescribed cut			•*	•*				•*	•*			
Modified/species-rich grassland cutting	Monthly Apr–Oct in accordance with HMMP				•	•	•	•	•	•	•		
Modified grassland arisings management	As prescribed by HMMP				•*	•*	•*	•*	•*	•*	•*		
Monitor undesirable species/scrub	Growing season			•	•	•	•	•	•	•	•		
Woodland ground flora establishment checks	Growing season			•	•	•	•	•	•	•	•		
Pond-edge seeded vegetation checks	Growing season			•	•	•	•	•	•	•	•		
Reseeding/repair	Appropriate season			•*	•*					•*	•*		
Amenity grass – manage arisings / remove clippings from adjoining hard and permeable surfaces	Each cut; collect long/wet/clumped arisings			•	•	•	•	•	•	•	•		

9.9 Pond and Pond-Edge Landscape

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visual pond/margin condition inspection	Monthly and routine site visits	•	•	•	•	•	•	•	•	•	•	•	•
Remove litter/foreign objects	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Check water level / abnormal leakage	Monthly / during dry periods	•	•	•	•	•	•	•	•	•	•	•	•
Monitor algae/invasive/dominant vegetation	Monthly during growing season			•	•	•	•	•	•	•	•		
Pond-edge erosion inspection	Quarterly and after heavy rainfall	•			•			•			•		
Additional erosion check after heavy rainfall	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Inspect liner / exposed construction	Quarterly	•			•			•			•		
Inspect displacement of stones/boulders	Quarterly	•			•			•			•		
Selective pond/marginal vegetation management	Annually/as required; phased								•*	•*	•*		

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sediment/organic accumulation review	Annually			●							●		
Dipping platform visual safety check	Routine / before educational use	●	●	●	●	●	●	●	●	●	●	●	●
Dipping platform detailed inspection	At least annually			●*									
HMMP ecological monitoring	In accordance with HMMP programme												

9.10 SuDS and Landscape Drainage

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Landscape SuDS visual inspection	Monthly and after significant rainfall	●	●	●	●	●	●	●	●	●	●	●	●
Remove litter/debris from visible inlets/outlets	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Control vegetation obstructing hydraulic function	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Erosion/scour inspection	Quarterly and after significant storms	●			●			●			●		
Additional inspection after significant rainfall	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sediment accumulation inspection	Twice yearly		●						●				
Check unexpected standing water/ponding	Following significant rainfall	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sediment removal/remedial maintenance	As required where function impaired	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist drainage maintenance	In accordance with drainage O&M requirements												

9.11 Hard Landscape Surfaces

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General hard-surface condition/trip-hazard inspection	Monthly / routine site inspection	●	●	●	●	●	●	●	●	●	●	●	●
Litter/debris clearance	Routine site-cleaning regime	●	●	●	●	●	●	●	●	●	●	●	●
Enhanced leaf clearance	As required, particularly autumn									●	●	●	●
Permeable block paving – sediment/debris removal	Regularly; increased in autumn	●		●		●		●		●	●	●	●
Permeable block paving – joints/permeability inspection	Twice yearly		●						●				
Porous asphalt – debris/leaf removal	Regularly	●	●	●	●	●	●	●	●	●	●	●	●
Porous asphalt – permeability/ponding observation	At least annually during significant rainfall			●*						●*			
Porous asphalt – specialist permeability cleaning	Where deterioration identified			A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R		
Block/flag paving detailed condition inspection	Quarterly	●			●			●			●		
Non-porous asphalt detailed inspection	Quarterly	●			●			●			●		
Bark/woodchip paths – inspect/redistribute	Quarterly/as required	●			●			●			●		
Bark/woodchip paths – top up	Annually/as required			●*						●*			
Gravel – rake/redistribute	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Stepping stones – stability inspection	Quarterly	●			●			●			●		
Tactile paving – condition/profile inspection	Quarterly	●			●			●			●		
Kerbs, edgings and steps – detailed inspection	Quarterly	●			●			●			●		
Surface repairs	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.12 MUGA and Sports Surfaces

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual surface inspection	Weekly / before organised use as appropriate	•	•	•	•	•	•	•	•	•	•	•	•
Remove litter and debris	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Enhanced leaf/organic-material removal	Regularly, particularly autumn									•	•	•	•
Moss/algae inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Inspect cracking/delamination/fretting	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Inspect line markings	Monthly / seasonally	•	•	•	•	•	•	•	•	•	•	•	•
Observe drainage/ponding	Following significant rainfall	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist cleaning	As required / manufacturer guidance			•*						•*			
Annual specialist condition review	Annually			•*									
Repairs	Promptly when identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.13 Play and Sensory Equipment

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual inspection	Weekly minimum; more frequently where warranted	•	•	•	•	•	•	•	•	•	•	•	•
Operational inspection	Monthly or manufacturer interval if more onerous	•	•	•	•	•	•	•	•	•	•	•	•
Check safety zones/surroundings	Routine visual inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check fixings/moving parts/ropes/chains/wear points	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check timber deterioration where applicable	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Check corrosion/coating condition	Operational inspection	•	•	•	•	•	•	•	•	•	•	•	•
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Lubrication/adjustment	Manufacturer requirement / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Annual main independent/specialist inspection	Annually; RoSPA/equivalent where applicable			•*	•*								
Repair/replacement	Promptly when identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolation of unsafe equipment	Immediate whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.14 Wet-Pour Safety Surfacing and Play Sand

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wet-pour routine visual inspection	Weekly / alongside play inspection	•	•	•	•	•	•	•	•	•	•	•	•
Wet-pour debris/litter removal	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Wet-pour moss/algae inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Wet-pour recorded operational condition inspection	Every 1–3 months / manufacturer requirement	•*		•*		•*		•*		•*		•*	

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Wet-pour professional/deep clean	Approximately twice yearly where appropriate			●*						●*			
Wet-pour specialist repair	Promptly when defect identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Sand pit contamination check	Daily when in regular use / before use	●	●	●	●	●	●	●	●	●	●	●	●
Sand rake/redistribution	Regularly/as required	●	●	●	●	●	●	●	●	●	●	●	●
Check sand depth/coverage	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Inspect sand-pit edging/fixings	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Top up play sand	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Deeper sand-pit condition/hygiene review	At least annually			●*									

9.15 Sports and Recreational Equipment

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine visual inspection	Weekly / before organised use as appropriate	●	●	●	●	●	●	●	●	●	●	●	●
Fixings/anchors/structural components	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Nets/attachments/moving components	Monthly/as required	●	●	●	●	●	●	●	●	●	●	●	●
Corrosion/coating inspection	Quarterly	●			●			●			●		
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Tighten/adjust	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Specialist operational inspection	Manufacturer recommendation												
Detailed annual inspection	Annually			●*									
Repair/replacement	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolate unsafe equipment	Immediately where required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.16 External Educational and Landscape Structures

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General visual condition inspection	Monthly	●	●	●	●	●	●	●	●	●	●	●	●
Check stability/fixings	Quarterly	●			●			●			●		
Check timber for decay/splintering	Quarterly	●			●			●			●		
Check metalwork for corrosion/coating failure	Quarterly	●			●			●			●		
Inspect roofs/panels/cladding	Twice yearly and after significant storms			●						●			
Additional structure check after significant storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Polytunnel condition inspection	Monthly and after strong winds	●	●	●	●	●	●	●	●	●	●	●	●
Animal enclosure operational inspection	Daily/operational plus periodic maintenance	●	●	●	●	●	●	●	●	●	●	●	●
Raised-bed condition inspection	Quarterly	●			●			●			●		
Dipping-platform inspection	Routine / before educational use	●	●	●	●	●	●	●	●	●	●	●	●
Repair/replace defects	Promptly / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Isolate unsafe structure	Immediately where required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.17 Seating, Cycle Infrastructure and Street Furniture

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General visual condition/vandalism inspection	Monthly / routine site checks	•	•	•	•	•	•	•	•	•	•	•	•
Cleaning	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Stability/fixings inspection	Quarterly	•			•			•			•		
Timber decay/splintering inspection	Quarterly	•			•			•			•		
Corrosion/coating inspection	Twice yearly		•						•				
Cycle shelter roof/panel inspection	Twice yearly and after storms			•						•			
Additional cycle-shelter check after storms	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Cycle stand/anchor inspection	Quarterly	•			•			•			•		
Repair/replacement	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.18 Fences, Railings and Guarding

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Security/safeguarding boundary visual check	Weekly / routine school security inspections	•	•	•	•	•	•	•	•	•	•	•	•
Detailed fence condition inspection	Quarterly	•			•			•			•		
Check posts/panels/mesh/rails/fixings	Quarterly	•			•			•			•		
MUGA/rebound fence inspection	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Livestock fencing operational observation	Regular operational checks	•	•	•	•	•	•	•	•	•	•	•	•
Livestock fencing detailed maintenance inspection	Quarterly	•			•			•			•		
Metal corrosion/coating inspection	Twice yearly		•						•				
Timber decay/splintering inspection	Twice yearly		•						•				
Handrail/guardrail stability and fixings	Quarterly	•			•			•			•		
Vegetation clearance necessary for inspection/function	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Repair security/safeguarding breach	Immediate whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Other repairs	According to defect priority / as required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.19 Gates and Access Control

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Routine operational observation	Daily during normal school use	•	•	•	•	•	•	•	•	•	•	•	•
Alignment/latch/closing check	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Finger protection/safety-component check	Monthly	•	•	•	•	•	•	•	•	•	•	•	•
Hinges/pivots/stops/drop bolts/fixings	Quarterly	•			•			•			•		
Corrosion/coating inspection	Twice yearly		•						•				
Vegetation clearance around gate/sensors	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Powered/access-controlled gate specialist servicing	Manufacturer's specified intervals												

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Safety device/emergency release testing	Specialist/manufacturer regime												
Security/safeguarding defect	Immediate response whenever identified	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

9.20 Slopes, Retaining Structures and Changes in Level

Operation	Frequency / Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visual vegetation/erosion inspection	Quarterly	•			•			•			•		
Vegetated Terramesh / MacMat – vegetation cover and access to drainage/inspection points	Quarterly during establishment; thereafter as required	•			•			•			•		
MacMat ivy – condition and coverage	Monthly during growing season			•	•	•	•	•	•	•	•		
Stone-faced Terramesh / cast concrete walls – visible cracking, movement or drainage defects	Quarterly	•			•			•			•		
Check exposed reinforcement/bare soil	Quarterly	•			•			•			•		
Additional inspection after heavy rainfall/storm	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Keep drainage outlets clear	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Observe retaining structures for visible cracking/movement	During routine / quarterly inspections	•			•			•			•		
Handrail/guardrail inspection	Quarterly	•			•			•			•		
Vegetation management to retain inspection/access	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Reinstate erosion/vegetation failure	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Significant apparent structural defect	Refer promptly for specialist assessment	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Defect affecting guarding/fall protection	Make safe immediately	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Coir matting condition/fixings/overlaps	Monthly during Years 1–2 growing season; quarterly thereafter while matting remains functional			•	•	•	•	•	•	•	•		
Post-heavy-rainfall erosion/matting inspection — A/R all year	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R
Matting repair/re-fixing	As required	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R

Appendix B – Landscape Drawings, Planting and External Equipment Information

The drawings included within this appendix comprise the principal landscape information required for the operation, management and maintenance of the external works.

LMMP drawing schedule

Drawing number	Revision	Title
JNA-DLA-00-00-D-L-90001	C12	GENERAL ARRANGEMENT PLAN – LANDSCAPE LAYOUT
JNA-DLA-00-00-D-L-91000	C05	GENERAL ARRANGEMENT PLAN – BOUNDARY TREATMENTS
JNA-DLA-00-00-D-L-98000	C06	PLANTING STRATEGY
JNA-DLA-00-00-D-L-98001	C07	LANDSCAPE SOILS PLAN
JNA-DLA-00-00-D-L-98002	C04	DETAILED PLANTING PLAN
JNA-DLA-00-00-D-L-99001	C12	HARD LANDSCAPE GA
JNA-DLA-00-00-D-L-99002	C11	KERB AND EDGE RESTRAINT GA
JNA-DLA-00-00-D-L-99005	C03	ROAD AND CAR PARK MARKINGS
JNA-DLA-00-00-D-L-99007	C02	MUGA MARKINGS
JNA-DLA-00-00-D-L-99008	C02	SMALL MUGA AND FOOTBALL
JNA-DLA-00-00-D-L-99010	C06	OUTDOOR FURNITURE AND PLAY EQUIPMENT PLAN
JNA-DLA-00-00-D-L-99011	C04	SAFETY SURFACE WETPOUR

Additional construction drawings and technical information relevant to particular landscape elements are retained within the wider project Operation and Maintenance information and are not reproduced within this LMMP to avoid unnecessary duplication.

Related O&M information includes, where applicable:

- fencing and gate construction details;
- hard landscape construction and edge-restraint details;
- pavement and surfacing build-ups;
- drainage general arrangement and associated drainage details;
- structural / retaining-system details;
- specialist manufacturer and supplier information; and
- other final construction issue drawings relevant to maintenance, repair or replacement of landscape assets.

The LMMP shall be read in conjunction with the current versions of these documents where maintenance, repair, replacement or specialist investigation requires information beyond that contained within the appended landscape drawings.



Notes

- All detailed levels as per Engineer's specification and details to ensure drainage and earth retention as per their requirements.
- All play equipment shown are indicative only.
- Root barrier requirements to be coordinated with Civil Engineer.
- Each individual class garden to be equipped with a watering tap point.

Key

Site Boundary — Existing level and contour line — Proposed level and contour line — Proposed gradient

Paving

- Textured Concrete Slab Paving with stone aggregates, colour: cream, 430x430x65mm (50mm thick at pedestrian areas)
- Standard Concrete Block Paving 200x100x60mm colour: natural
- Permeable Concrete Block Paving 200x100x80mm colours: natural
- Standard Concrete Pimple Paving 400x400x60mm colour: buff
- Corduroy Blister — Standard Tactile Slab Paving 400x400x60mm charcoal
- Vehicular Asphalt Standard colour
- Porous Coloured Asphalt Surface, colours: buff and light blue
- Polymeric Type 4 Sports Surface, porous, colour: light blue
- Pedestrian porous asphalt Standard colour
- Trafficked porous asphalt Standard colour
- Wet Pour Safety Surface colour: light blue
- Woodchip Footpath, 150 mm thick layer
- Play Sand Pit, 300 mm sand depth

Edging

- Standard Concrete Road Kerb HB2
- Standard Concrete Flush Kerb CS
- Standard Concrete Flush Kerb BN
- Standard Drop Kerb HB2 to BN2
- Standard Concrete Pin Kerb 50mm wide, flat top
- Timber Palisade Trim to Sand Pit, Ø100mm x 800mm
- 6 mm Steel Edging
- RC Retaining Wall to Engineer's detail
- Timber Log Edging to Woodchark Footpath
- Reinforced Slope to Engineer's detail

Softworks

- Ornamental Shrub Planting
- Native Shrub Planting
- Hedge Planting
- Amenity Grass Seeding
- Pre-grow, Fibre-reinforced Turf Grass
- Woodland Undergrowth Seeding
- Wildflower Meadow Seeding
- Wetland / Pond Margin Seeding
- Grazing Pasture Seeding
- Existing Woodland to be improved
- Proposed Tree Planting
- Existing Trees to remain with Root Protection Zone (RPZ) hatched in blue
- Existing Trees to be removed

Refer to DLA drawing 91000 for proposed fencing arrangement

Refer to DLA drawing 99020, 99021, & 99022 for proposed levels and setting out

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REVISIONS

P01 — 19/02/25 — PSL — CH
- NEW TREES RELOCATED OFF NEW GRADED SLOPES.
- SUBSTATION / SWITCHROOM ARRANGEMENT REVISED
- ASPHALT SURFACE TO CAR PARK CHECKED WITH
- EXISTING TREE AND ASSOCIATED RETAINING WALL OMITTED ON OLD TYBRIN BOUNDARY
- REVISED AREA ARRANGEMENT ADJACENT WESTERN ELEVATION
- SITE ENTRANCE ARRANGEMENT REVISED
- SITE ENTRY ARRANGEMENT REVISED SOUTH OF HUSA TO ACCOMMODATE FIRE APPLIANCE ACCESS
- STEPS TO EXISTING RIGHTS FIELD OMITTED
- PROPOSED FENCING ARRANGEMENT OMITTED - REFER TO DLA DRAWING #N-DLA-00-00-DL-L-91000

P02 — 31/03/25 — PSL — CH
- SWIMMING TANK / PERIPHERAL ARRANGEMENT REVISED
- STEPS TO NORTHERN PLAYING FIELDS OMITTED
- SITE ENTRY ARRANGEMENT UPDATED TO CURRENT DESIGN
- SW CORNER PLANTING UPDATED TO ALIGN WITH FARM DRYS DESIGN
- EDGING AND KERBS UPDATED
- NARROW PLANTING BED OMITTED IN NORTH FOOTSTEPS (BUILDABILITY)
- LEVELS DROPPED AROUND 8 TO NORTH OF POLY TUNNEL TO FACILITATE STEP FREE ACCESS TO FORES SCHOOL AREA
- STAGE 4 ISSUE

C01 — 16/07/25 — WM — CH
- ROAD LAYOUT REVISED
- REINFORCED EARTH SLOPE AREAS REVISED FOLLOWING LATEST LAYOUT FROM ENGINEER'S
- SUBSTATION AND LV SWITCHROOM AREAS REVISED FOLLOWING LATEST LAYOUT FROM M&E
- ADDITIONAL CONCRETE PLINTHS ADDED TOWARDS SOUTH OF HUSA

C02 — 06/11/25 — WM — CH
- SUBSTATION AND LV SWITCHROOM COLOUR LABELS ADDED

C03 — 18/11/25 — WM — CH
- NATIVE SHRUB MATCH CHANGED TO SIEVING TO MATCH PLANTING STRATEGY

C04 — 19/11/25 — WM — CH
- EV CHARGING POINT MOVEMENT TO ACCESSIBLE BAYS, CHANGES TO THE PLANTING AND MARKINGS AREA DUE TO MOVE OF EV CHARGING POINT FACING THE STRIP

C05 — 06/02/26 — PSL — CH
- LIVESTOCK SHELTER CONCRETE BASE REVISED
- PCC EDGING REMOVED TO PERIMETER OF LIVESTOCK SHELTER CONCRETE BASES

C06 — 24/02/26 — PSL — CH
CONCRETE BASE TO REFUSE STORE
- PCC EDGING REMOVED TO PERIMETER OF REFUSE STORE

C07 — 17/03/26 — PSL — CH
CONCRETE BASE TO SPRINKLER TANKS
PCC EDGING REMOVED TO PERIMETER OF SPRINKLER TANK BASE

C08 — 12/06/26 — CH — SJ
Reclaimed flat spec revised to BLOCK 2
Forest school arrangement updated

C09 — 03/07/26 — PSL — CH
SITE ENTRANCE GATE ARRANGEMENT REVISED

C10 — 07/07/26 — PSL — CH
SITE ENTRANCE GATE ARRANGEMENT REVISED

C11 — 24/08/26 — PSL — CH
FARM ACCESS SPECIFICATION REVISED TO POROUS ASPHALT AS CLIENT REQUEST

C12 — 30/10/26 — PSL — CH
FOREST SCHOOL PATH ALIGNMENT UPDATED
LEVELS OMITTED AS SUPERSEDED BY SETTING OUT PLANS FINAL CONSTRUCTION ISSUE

This drawing replaces Colour-UDL drawing L-2352-GAP-1000-General Arrangement Plan - Landscape Layout _Rev38

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PROJECT
JOSEPH NORTON SEMH SCHOOL
DEIGHTON ROAD, HD2 1JP

TITLE
GENERAL ARRANGEMENT PLAN LANDSCAPE LAYOUT

SCALE 1:200 @ A0 — DATE 17/03/25

DLA REF **2024-057** — DRAWN PSL — REVIEWED CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **90001**

DOCUMENT PURPOSE — STATUS — REVISION
FINAL CONSTRUCTION — **C12**
T:\2024\2024-057\CAD\05-Autocad\Dwgs\90001.dwg



Native Shrub and Woodland Planting

Trees	Key	Girth cm	Height cm	Root Zone	Specification
Acer campestre 'Streetwise'	AC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks
Carpinus betulus	CB	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Prunus avium 'Plena'	PA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Prunus padus 'Albertii'	PA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Quercus robur	Q	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks

Planting Mixture (100%)	Ratio				
Shrubs	%	Height cm	Pot size	Density per m2	Specification
Corylus avellana	10	80-100	10L	1	Branched; 4 breaks
Viburnum opulus	10	40-60	2L	3	Bushy; 7 breaks
Sambucus nigra	10	40-60	2L	2	Branched; 3 breaks
Fruit bushes		Height cm	Pot size	Density per m2	Specification
Ribes nigrum	5	60-80	3L	3	Bush 3/5 shoots
Ribes rubrum	5	60-80	3L	3	Bush 3/5 shoots
Rubus idaeus 'Autumn Bliss'	5	40-60	2L	3	Strong cane
Rubus fruticosus	5	20-30	0.5L	3	
Herbaceous		Pot size	Density per m2		
Allium ursinum	5	0.5L	7		
Anuncus dioicus	5	2L	4		
Galium odoratum	5	0.5L	7		
Geranium macrorrhizum	5	0.5L	7		
Ferns		Pot size	Density per m2		
Dryopteris filix-mas	10	2L	3		
Grasses		Pot size	Density per m2		
Carex pendula	10	2L	3		
Luzula sylvatica	10	2L	4		

Semi-native dry bank mix (100%)

Species	Ratio	Height (cm)	Pot Size	Density	Specification
Shrubs					
Cornus mas	2.56%	40-60cm	2L	2/m²	Branched 3 brks :C
Cornus sanguinea	15%	40-60cm	2L	2/m²	Bushy 3/4 brks :C
Corylus avellana	10%	60-90cm	3L	1/m²	Branched; 4 brks: C
Euonymus europaeus	2%	40-60cm	2L	2/m²	Bushy 3/4 brks :C
Ligustrum vulgare	6%	40-60cm	2L	2/m²	Bushy 3/4 brks :C
Rhamnus cathartica	2.56%	40-60cm	2L	2/m²	Leader With Laterals 3 brks :C
Sambucus nigra	3%	40-60cm	2L	1/m²	Branched; 3 brks; C
Viburnum lantana	10%	40-60cm	3L	2/m²	Bushy; 3 brks: C
Herbaceous					
Fragaria vesca	5%		0.5L	6/m²	C Full Pot
Geranium macrorrhizum	10%		0.5L	6/m²	C Full Pot
Teucrium scorodonia	10%		0.5L	5/m²	C Full Pot
Grasses					
Carex flacca	15%		9cm	6/m²	Full Pot
Festeria autumnalis	10%		1-1.5L	5/m²	C Full Pot
Ferns					
Dryopteris filix-mas	4%		1.5-2L	2/m²	Full Pot

NOTE: REFER TO DRAWING JNA DLA 00 00 D L 98008
FOR THE TYPICAL ZONED MATRIX PLANTING LAYOUT

Class Gardens

Trees	Key	Girth cm	Height cm	Root Zone	Specification
Prunus 'Shogetsu'	PS	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks; underground rootball guying system

Note: Trees symbols marked with* = trees with Underground Guying System (refer to NBS spec Q31.5.16 and drawing L-2352-DE-4003, detail section L)

Hedge to Fence		Height cm	Density per m	Specification
Griselinia littoralis 'Green Hedgemaster'		120-150cm	2	Pot grown, 20L pot
Elaeagnus x ebbingei		120-150cm	2	Pot grown, 20L pot

Planting Mixture (100%)	Ratio				
Shrubs	%	Height cm	Pot size	Density per m2	Specification
Choisya ternata	10	40-60	3L	3	Bushy; 4 breaks
Hebe 'Green Globe'	10	20-30	3L	4	Bushy; 5 breaks
Sarcococca confusa	10	3L	3L	4	Bushy 7 breaks
Skimmia x confusa 'New Green'	10	3L	3L	4	Bushy 3 breaks
Herbaceous		Pot size		Density per m2	
Alchemilla mollis	6	0.5L		7	
Geranium macrorrhizum 'Spessart'	6	0.5L		7	
Thymus serpyllum 'Elfin'	6	0.5L		8	
Thymus vulgaris 'Compactus'	6	0.5L		8	
Tiarella cordifolia 'Mercegrate'	6	2L		5	
Grasses		Pot size		Density per m2	
Briza media	6	2L		6	
Deschampsia 'Goldtau'	6	2L		3	
Festuca gautieri	6	0.5L		9	
Pennisetum thunbergii 'Red Buttons'	6	2L		3	

Existing Woodland to be improved

PLANTING LOCATIONS TO BE ADVISED BY ECOLOGIST

Trees	Qty	Girth cm	Height cm	Root Zone	Specification
Sorbus aucuparia (1 no. per 200 m2)	22	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks
Malus sylvestris (1 no. per 200 m2)	22	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks

Planting/ Seeding Mixture (100%)	Ratio				
Shrubs	%	Height cm	Pot size	Density per m2	Specification
Cornus sanguinea	5	40-60	3L	3	Branched; 4 breaks
Corylus avellana	3	80-100	10L	1	Branched; 4 breaks
Crataegus monogyna	3	175-200	10-15L	1	1+1; Transplant - seed raised; branched; 4 breaks
Ilex aquifolium	3	60-80	3L	1	Leader with laterals
Rhamnus cathartica	3	40-60	2L	2	Leader with laterals; 3 breaks
Sambucus nigra	3	40-60	2L	2	Branched; 3 breaks
Viburnum opulus	3	60-80	10L	1	Branched; 5 breaks
Climbers		Height cm	Pot size	Density per m2	Specification
Lonicera periclymenum	3	60-80	3L	1	Cane; several shoots; 2 breaks
Fruit bushes		Height cm	Pot size	Density per m2	Specification
Ribes rubrum	3	60-80	3L	3	Bush 3/5 shoots
Rubus fruticosus	3	20-30	0.5L	3	
Grasses		Pot size	Density per m2		
Carex pendula	4	2L	3		
Luzula sylvatica	4	2L	4		
Ferns		Pot size	Density per m2		
Asplenium scolopendrium	4	2L	4		
Blechnum spicant	4	2L	4		
Dryopteris affinis	4	2L	2		
Woodland groundcover-seed mix					
Emorsgate EW1 Woodland Mixture	50	4g / m2			

Seeding

Species-Rich Grazing Meadow Mix
Habitat Aid Grazing Meadow Seed Mix — 4g/m2

Pond Edge Mix
Germinal WH09 Wetland and Pond mix — 5g/m2

Wildflower Meadow Mix
Emorsgate EM5 Special Gemeral Purpose Meadow Mixture — 4g/m2

Woodland Ground Flora
Emorsgate EW1 Woodland Mixture — 4g/m2

Hedgerow Mix
Emorsgate EH1 Hedgerow Mix — 4g/m2

Grass Seeding Mix
Germinal WH620 Eco Species-rich Lawn — 10g/m2

Turfing

Hard-wearing fibre-reinforced Amenity Grass
ABG Advanced Turf Rootzone Reinforcement System with Lindum L36 Festival Plus Turf

Ornamental Shrub Planting

Trees	Key	Girth cm	Height cm	Root Zone	Specification
Acer campestre 'Streetwise'	AC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks
Malus domestica 'Cox's Self Fertile'	MC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks
Malus domestica 'Egremont Russet	MD	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Malus domestica 'Sunset'	MD	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Carpinus betulus	CB	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Prunus avium 'Plena'	PA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Prunus domestica 'Reine-Claude-D'Oullins'	PD	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Prunus padus 'Albertii'	PA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Pyrus communis 'Conference'	PC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks
Sorbus aucuparia 'Sheerwater Seedling'	SA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks
Tilia cordata 'Greenspire'	TC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks
Salix alba (willow trees to be regularly pollarded to provide good food)	SA	10-12	300-350	RB	3x; Selected Standard; clear stem 175-200cm; 4 breaks

Hedge	Height cm	Density per m	Specification
Griselinia littoralis 'Green Hedgemaster'	120-150cm	2	Pot grown, 20L pot
Elaeagnus x ebbingei	120-150cm	2	Pot grown, 20L pot

Planting Mixture (100%)	Ratio				
Shrubs	%	Height cm	Pot size	Density per m2	Specification
Choisya ternata	10	40-60	3L	3	Bushy; 4 breaks
Lavandula x angustifolia 'Hidcote'	6	15-30	3L	4	Bushy; 5 breaks
Hebe 'Green Globe'	8	20-30	3L	4	Bushy; 5 breaks
Lonicera nitida 'May Green'	10	30-40	2L	3	Bushy; 3 breaks
Sarcococca confusa	8	3L	3L	4	Bushy 7 breaks
Skimmia x confusa 'New Green'	7	3L	3L	4	Bushy 3 breaks
Herbaceous		Pot size		Density per m2	
Geranium macrorrhizum 'Spessart'	24	0.5L		7	
Grasses		Pot size		Density per m2	
Stipa calamagrostis 'Lemperg'	12	2L		3	

Active / Passive Outdoor Spaces

Trees	Key	Girth cm	Height cm	Root Zone	Specification
Acer campestre 'Streetwise'	AC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks; underground rootball guying system
Acer saccharum	AS	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks; underground rootball guying system
Betula papyrifera	BP	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks; underground rootball guying system
Prunus avium 'Plena'	PA	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks; underground rootball guying system
Tilia cordata 'Greenspire'	TC	14-16	400-450	RB	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks; underground rootball guying system

Note: Trees symbols marked with* = trees with Underground Guying System (refer to NBS spec Q31.5.16 and drawing L-2352-DE-4003, detail section L)

Hedge	Height cm	Density per m	Specification
Griselinia littoralis 'Green Hedgemaster'	120-150cm	2	Pot grown, 20L pot
Elaeagnus x ebbingei	120-150cm	2	Pot grown, 20L pot

Planting Mixture (100%)	Ratio				
Shrubs	%	Height cm	Pot size	Density per m2	Specification
Choisya ternata	5	40-60	3L	3	Bushy; 4 breaks
Sarcococca confusa	10	3L	3L	4	Bushy 7 breaks
Hebe 'Green Globe'	5	20-30	3L	4	Bushy; 5 breaks
Lavandula x angustifolia 'Hidcote'	6	15-20	2L	4	Bushy; 5 breaks
Lonicera nitida 'May Green'	5	30-40	2L	3	Bushy; 3 breaks
Rosmarinus officinalis 'Blue Boy'	5	30-40	3L	3	Bushy; 4 breaks
Skimmia x confusa 'New Green'	10	3L	3L	4	Bushy 3 breaks
Herbaceous		Pot size		Density per m2	
Ajuga reptans 'Catlin's Giant'	10	0.5L		8	
Geranium macrorrhizum 'Spessart'	15	0.5L		7	
Grasses		Pot size		Density per m2	
Briza media	8	2L		6	
Deschampsia 'Goldtau'	8	2L		3	
Pennisetum thunbergii 'Red Buttons'	8	2L		3	
Stipa calamagrostis 'Lemperg'	8	2L		3	

Ivy Green Wall

Planting	Ratio %	Height cm	Pot Size	Specification
Hedera hibernica	100	40-60	2L	0.3m centres; several shoots; 5 breaks; cased

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REVISIONS
P01 JH/02/25 CH
FIRST ISSUE
P02 13/05/25 CH
UPDATED TO ALIGN WITH CURRENT LAYOUT
P03 31/07/25 PSL CH
- SPRINKLER TANK / PUMPHOUSE ARRANGEMENT REVISED
- STEPS TO NORTHERN WOODLAND AREA RELOCATED
- RE-RETAINING WALL LINE TO TO CURRENT DESIGN
- ADDITIONAL RETAINING WALL ADDED TO ALIGN WITH EARTHWORKS DESIGN
- BOUNDARY/LAND USES AREA TO
- NARROW PLANTING BED OMITTED NORTH OF STEPS (BUILDABILITY)
- LEVELS DROPPED AROUND & TO NORTH OF POLY TUNNEL TO FACILITATE STEP-FREE ACCESS TO FOREST SCHOOL AREA
STAGE 4 ISSUE
C01 30/10/25 VW CH
- LAYA TO FOLLOW WILL LAYOUT CHANGES
TO LV SWITCHROOM, REINFORCED EARTH LOOP
(SEE IN DRIVEWAY) MARKING FOR MORE INFORMATION)
- NEW WOODLAND/ASHPOT FLORA MIX ADDED.
- GRASS SEED LOCATION
C02 14/11/25 VW CH
- PATCHES UPDATED
- 4/Y GREEN WALL ADDED TO PLANTING STRATEGY TABLE
- 8/ CHANGING POINT MOVED NEXT TO ACCESSIBLE BAYS,
CHANGES TO THE PLANTING AREA DUE TO MOVE OF EV CHARGING POINT ALONG THE SITE TRIP
C03 20/01/26 VW CH
TREE LOCATION ADJUSTED TO AVOID DRAINAGE
- 4/Y GREEN WALL ADDED TO PLANTING STRATEGY TABLE
C04 15/02/26 PSL CH
PLANTING BED ADJUSTED TO SUIT BLOCK PLAN EQUIPMENT CHANGE
C05 09/03/26 PSL CH
SEMI-NATIVE DRY BANK MIX ADDED FOR SOUTHERN BOUNDARY ENHANCEMENT
C06 20/03/26 PSL CH
FOREST SCHOOL PATHWAY RE-UPDATED
FINAL CONSTRUCTION ISSUE

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PROJECT
JOSEPH NORTON SEMH SCHOOL
DEIGHTON ROAD, HD2 1JP

TITLE
PLANTING STRATEGY

SCALE	@ A0	DATE
1:250		29/10/26
DLA REF		DRAWN REVIEWED
2024-057		CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **98000**

DOCUMENT PURPOSE STATUS REVISION
FINAL CONSTRUCTION **C06**
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0 2 4 6 8 10 12 14 16 18 20

This drawing replaces Colour-UDL drawing
L-2352-PP-5000-Planting Schedule Rev05



KEY

Site Boundary

AREA NOT REQUIRING SEPARATION MEMBRANE

Tree planting pits in shrub beds: Size: 1.2 x 1.2 m	600 mm subsoil* + 300 mm deep topsoil
Tree planting pits in grass areas and/or area of earthworks cut. Oversized due to lack of topsoil in surrounding profile : Sized: 2.5 x 2.5 m (or equivalent area)	600 mm subsoil* + 300 mm deep topsoil
Orchard Trees - tree pit. Oversized due to lack of topsoil in surrounding profile : Sized: 2.5 x 2.5 m (or equivalent area)	450mm subsoil + 300mm topsoil + 150mm proprietary soil mix for reinforced grass
Shrub planting beds:	300 mm subsoil* + 300 mm deep topsoil
Grass seeding beds:	300 mm subsoil* + 150 mm deep topsoil
Wildflower/ Wood & Wetland seeding beds:	300 mm subsoil* + 150 mm deep low nutrient topsoil
Planting areas utilising undisturbed existing soils	
Woodland ground flora bed:	150mm subsoil + 150mm topsoil (low nutrient)

EXTENT OF AREA REQUIRING SEPARATION MEMBRANE - BELOW LANDSCAPE SOILS (N.B. ALL SOIL PROFILES TOTAL 600MM DEEP APART FROM TREE PITS)

Typical soft landscape soil profile for planting beds and farm livestock:	300 mm subsoil + 300 mm deep topsoil (multipurpose)
Landscape soil profile for wildflower/ wetland seeding:	450 mm subsoil + 150 mm deep topsoil (low nutrients)
Reinforced turf beds:	450 mm subsoil + 150 mm deep topsoil (proprietary soil mix)
Raised planters:	150 mm subsoil + 450 mm deep topsoil (peat free)

Root Barrier.
Refer to NBS specification Ss_45_40_40/670 **Root barrier installation**, Pr_25_57_65_60 **Plastics sheets**
(Locations subject to final utilities coordination)

Impermeable Root Barrier/ Membrane to Attenuation Tank
Specialist's specification

Coir erosion control matting.
Product: Greenfix Geocoir™ 700 Erosion Control Mesh.
Installation: Fixed to manufacturers instructions utilising Greenfix FP300 - 300mm J Shaped Steel Fixing Pins. 3no. pins per m2 recommended

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REVISIONS

P01 24/02/25 CH
FIRST ISSUE
P02 13/03/25 CH
ROOT BARRIERS LOCATIONS ADDED, PRODUCT SPEC CHANGED
P03 04/04/25 CH
STAGE 4 ISSUE
MULTIPLE MINOR REVISIONS TO ALIGN WITH GA AND PLANTING UPDATES, REFER TO DRAWINGS 9001& 98000 FOR DETAIL OF CHANGES
P04 21/08/25 WW CH
ROOT BARRIER UPDATED IN LINE WITH CURRENT ATTENUATION TANK PROPOSALS
GROUND PREPARATION UPDATED IN LINE WITH CURRENT REINFORCED SLOPE PROPOSALS
UNDISTURBED SOILS ADDED TO THE KEY
C01 25/09/25 WW CH
NEW WOODLAND GROUND FLORA SOIL PROFILE ADDED NORTH OF RC RETAINING WALL
UPDATED TO ALIGN WITH ADJUSTED FENCE LINE WEST OF MUGA
CONSTRUCTION ISSUE
C02 05/11/25 WW CH
UPDATED TO ALIGN WITH REMEDIATION STRATEGY.
EV CHARGING POINT MOVED NEXT TO ACCESSIBLE BAYS, CHANGES TO THE PLANTING AREA DUE TO MOVE OF EV CHARGING POINT ALONG THIS STRIP.
C03 03/12/25 WW CH
WOODLAND GROUND FLORA BED HATCH AMENDED
C04 19/01/26 WW CH
RELOCATION AND ADDITION OF NEW ROOT BARRIER PROTECTION FOLLOWING ENGINEER'S NEW DRAINAGE LAYOUT NEXT TO SEATING SPACE NEAR SMALL MUGA AND PICNIC TABLES NEXT TO ACCESSIBLE PARKING BAYS.
C05 15/06/26 PSL CH
PLAN UPDATED TO ALIGN WITH AGREED FOREST SCHOOL PATH BED ADJUSTED NEXT TO BLOCK 2 PLAY FEATURE
C06 07/10/26 PSL CH
COIR EORSION CONTROL MATTING ADDED 1:2 GRADIENT SOUTHERN BOUNDARY SLOPE
C07 30/10/26 CH SJ
ZONE 2 FENCING/STORAGE UPDATED TO ALLOW DOOR READER ACCESS.
FINAL CONSTRUCTION ISSUE

GROUND PREPARATION

Topsoil.
'Topsoil' is deemed to include both imported and existing reclaimed material.

Unless otherwise specified all 'topsoil' for planting, turfing or seeding shall comply with the following criteria.

- comply 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%

Amelioration of non-compliant imported or reclaimed topsoil is acceptable subject to approval of a Soil analysis report provided by the Contractor and prepared by a suitably accredited soil scientist. If landscape design drawings are available at the time writing, the report recommendations shall be specific to the type of planting proposed.

All topsoil shall be retested following amelioration to ensure compliance prior to planting. The contractor shall programme his works appropriately to comply with this requirement.

All testing to be in accordance with BS3882:2015 Annex E

Subsoil.
All subsoil, either imported or reclaimed from site, used to backfill within soft landscape areas shall comply with BS8601:2013 Grade: Multipurpose. However the following additional constraints apply;

- pH Value: 5.5-7.5
- free drainage,
- no contamination

Compost.
All compost to be used for landscape applications to comply with the following criteria;

- PAS 100 general requirements
- pH value: 6.0-8.0
- Quality compost protocol certified
- Grade:
  - Soil improvement / top dressing = 0-20mm
  - Mulch = 0-45mm

Analysis certificates shall be valid within the expiry date noted on the certificate.

Samples and analysis certificates .
5kg samples and certified analysis of the following materials are to be submitted for approval prior to delivery to site;
- imported topsoil, subsoil and compost.

All certificates/reports shall be dated within 1 month of delivery to site or within the stated expiry date if stated on the certificate.

The Landscape Architect may request additional testing of any imported material at any point within the contact period if its is reasonable to suspect non-compliance with the certification provided

Drainage
* The contractor shall ensure the soft landscape areas and tree pits are free draining prior to backfilling / planting operations. Infiltration trials should be carried out at formation level at the earliest opportunity and remedial drainage works agreed if required *

Cultivation and grading
All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessements/method statements.

No cultivation of soil to be undertaken within RPA of retained trees and hedgerows.

All subsoils to be decompacted. Loosen to a minimum depth of 450mm from excavated bed level. Import subsoil were required to ensure 800mm min depth of suitable growing medium in areas of new soft landscape.

Planting beds
All topsoil to be locally graded down to 75mm below adjoining edges.

Root Barriers
Allow for installation of rootbarrier type - Permeable, Copper impregnated. Installed between back of any service corridor and soft landscape zone containing trees within 3m. Installed to manufacturers specifications to depth 300mm below deepest adjacent service.

Weed control
All soft landscape areas to be maintained as weed free for the duration of the contract period.

Where use of existing topsoil is proposed the Contractor shall submit a weed control method statement for approval and allow sufficient time within the programme for weed bank cleaning prior to stripping/cultivation/planting.

This drawing replaces Colour-UDL drawing L-2352-GAP-1310-Planting Soil Depth Plan_Rev02

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PROJECT
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TITLE
LANDSCAPE SOILS PLAN

SCALE		DATE
1:500	@A1	10/02/25

DLA REF	DRAWN	REVIEWED
2024-057	CH	SJ

DOCUMENT NUMBER
JNA DLA 00 00 D L **98001**

DOCUMENT PURPOSE	STATUS	REVISION
FINAL CONSTRUCTION		**C07**

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REVISIONS
P01 24/02/25 CH
FIRST ISSUE
P02 08/04/25 PSL CH
- SPRINKLER TANK / PUMPHOUSE ARRANGEMENT REVISED
- STEPS TO NORTHERN WOODLAND AREA RELOCATED
- RE-INSTATEMENT OF ALL UPDATED TO CURRENT DESIGN
- SW CONNECTS PLANTING UPDATED TO ALIGN WITH EARTHWORKS DESIGN
- SHORT LENGTH OF HEDGE ADDED TO SOUTH SW TO NORTHERN MUGA
- NARROW PLANTING BED CUTTED NORTH OF STEPS (BUILDABILITY)
STAGE 4 ISSUE
P03 15/06/25 CH
Ornamental planting guidance note added
Aspiring Cox self-fertile changed to 'James Grieve'
C01 06/11/25 WW CH
- UPDATED FOLLOWING LAYOUT CHANGES (I.E SWITCH ROOM AND REINFORCEMENT EARTH) (REFER TO ENGINEER'S DRAWINGS FOR MORE DETAILS).
- NEW WOODLAND GROUND FLORA ADDED.
CONSTRUCTION ISSUE
C02 19/11/25 WW CH
PLANTING UPDATED TO ALIGN WITH REVISED KCP LOCATIONS AND MINOR REALIGNMENT OF ACCESS ROAD FOR BUILDING WORKS
C03 15/06/26 PSL CH
PLANTING BED SHAPE UPDATED ADJACENT BLOCK 2 PLAY FEATURE TO ALLOW FOR LANDSCAPE SAFETY SURFACE AREA
C04 29/10/26 PSL CH
DRY BANK MIX ADDED
FINAL CONSTRUCTION ISSUE

KEY - PLANTING MIXES

ORNAMENTAL SHRUB PLANTING

ACTIVE / PASSIVE OUTDOOR SPACES

NATIVE SHRUB AND WOODLAND PLANTING

SEMI NATIVE DRY BANK MIX

CLASS GARDENS

WOODLAND GROUND FLORA

EXISTING WOODLAND TO BE IMPROVED

HEDGEROWS

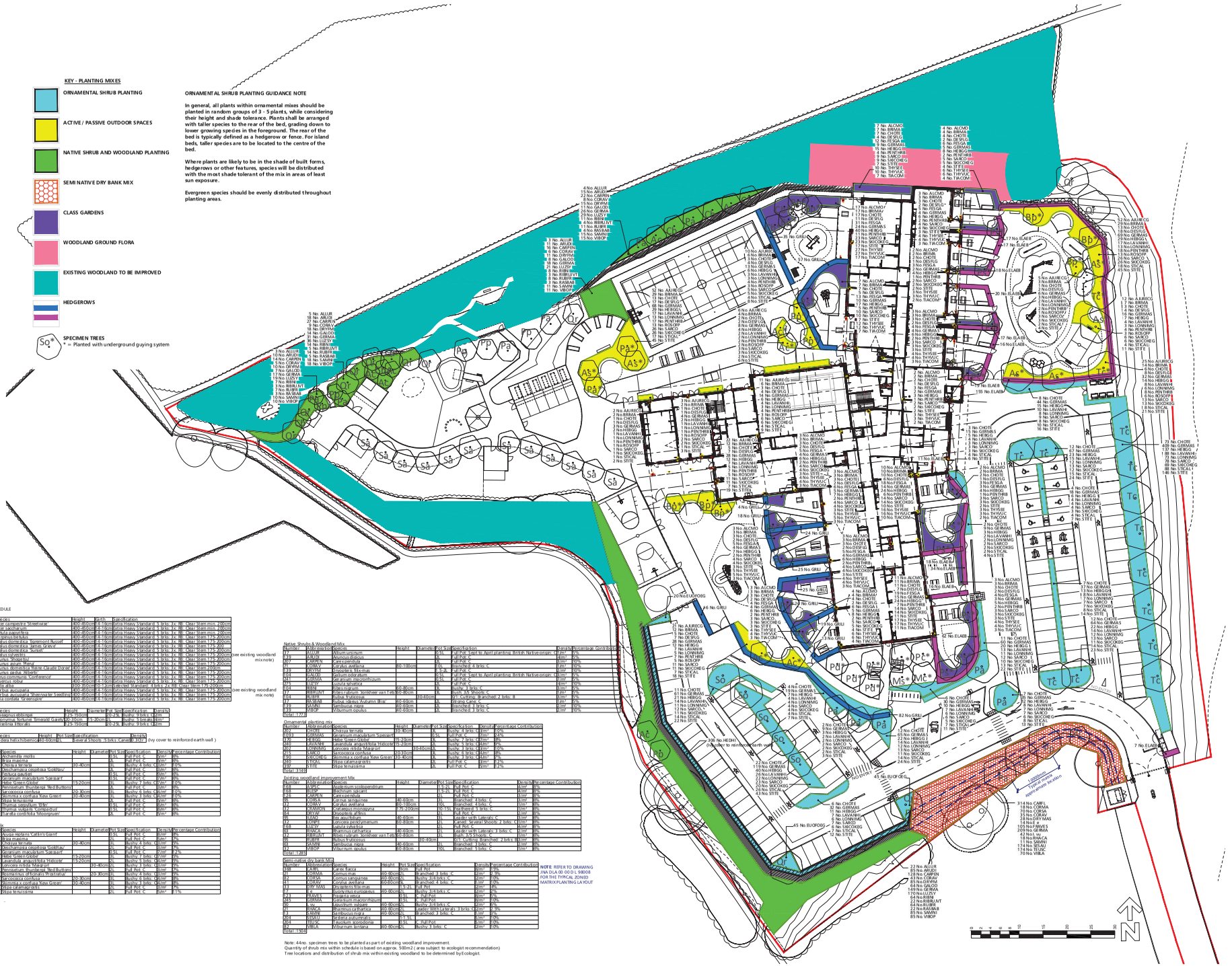
SPECIMEN TREES
* = Planted with underground guying system

ORNAMENTAL SHRUB PLANTING GUIDANCE NOTE

In general, all plants within ornamental mixes should be planted in random groups of 3 - 5 plants, while considering their height and shade tolerance. Plants shall be arranged with taller species to the rear of the bed, grading down to lower growing species in the foreground. The rear of the bed is typically defined as a hedgerow or fence. For island beds, taller species are to be located to the centre of the bed.

Where plants are likely to be in the shade of built forms, hedgerows or other features, species will be distributed with the most shade tolerant of the mix in areas of least sun exposure.

Evergreen species should be evenly distributed throughout planting areas.



MASTER PLANTING SCHEDULE

Trees

Number	Abbreviation	Species	Height	Girth	Specification
74	As	Acer campestre 'Streetwise'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem min 700cm
9	Ap	Acer saccharum	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem min 700cm
8	Bp	Betula papyrifera	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem min 700cm
9	Cb	Carpinus betulus	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem min 175-200cm
19	Ma	Malus domestica 'Kermerrit Russet'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem min 175-200cm
19	Mg	Malus domestica 'James Grieve'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200
26	Ms	Malus domestica 'Sunset'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
22	Ms	Malus sylvestris	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm (see existing woodland mix note)
58	Pp	Prunus 'Amber Red'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
64	Pa	Prunus avium 'Plena'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
58	Pt	Prunus 'Hillier Time Glass' (Tai Haku)	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
7	Sa	Sorbus 'Joseph Rock'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
12	Sc	Sorbus commixta 'Confluence'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
20	Sv	Sorbus vilmorinii	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
12	Tc	Tilia cordata	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
12	Tp	Tilia platyphyllos	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
12	Sa	Sorbus aucuparia	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm (see existing woodland mix note)
84	So	Sorbus aucuparia 'Sheerwater Seedling'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm
84	Ti	Tilia cordata 'Greenspire'	400-450cm	14-16cm	Extra Heavy Standard: 3 Stks; 1x RB; Clear Stem 175-200cm

Hedgerows

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density
1110	CARPIN	Carpinus betulus 'Fastigiata'	175-200cm	5-8cm	20L	Bushy; 3 Stks; C	1/m²
1110	QUERUB	Quercus petraea 'Mespilifolia'	175-200cm	5-8cm	20L	Bushy; 3 Stks; C	1/m²
1141	TAXBAC	Taxus baccata	125-150cm		20-25L	Bushy; 3 Stks; C	1/m²

Climbing

Number	Abbreviation	Species	Height	Pot Size	Specification	Density
106	HEDHE	Hedera helix hibernica	40-60cm	2L	3 Overall Shoots; 3 Stks; C Canes	2-3/m² (ivy cover to reinforced earth wall)

Early Spring to May

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density	Percentage Contribution
60	MELMO	Melianthus major			3L	Full Pot: C	1/m²	6%
60	BRIMA	Brimeura amethystina			1L	Full Pot: C	4/m²	6%
60	CHOTE	Choisya ternata 'Sundance'	30-40cm		3L	Full Pot: C	1/m²	6%
96	DESLG	Deschampsia cespitosa 'Goldtau'			1L	Full Pot: C	4/m²	9%
192	ERYGA	Eryngium agavifolium			3/3L	Full Pot: C	1/m²	9%
123	GERMAS	Geranium maculatum 'Spetsam'			3/3L	Full Pot: C	1/m²	9%
186	HEBGG	Hebe 'Green Globe'	15-20cm		3L	Bushy; 2 Stks; C	1/m²	10%
96	PENTHIB	Pennisetum thunbergii 'Red Buttons'			1L	Full Pot: C	1/m²	9%
116	SKIJKO	Skimmia japonica 'Kew Green'	30-40cm		1L	Bushy; 3 Stks; C	4/m²	10%
116	SKIJKG	Skimmia x confusa 'Kew Green'	30-40cm		1L	Bushy; 3 Stks; C	4/m²	10%
96	STIBR	Stipa brachytricha			1L	Full Pot: C	4/m²	9%
127	THYSE	Thymus serpyllum 'Elfin'			0.5L	Full Pot: C	8/m²	6%
127	THYVUC	Thymus vulgaris 'Compactus'			0.5L	Full Pot: C	8/m²	6%
60	TRIDA	Trifolium dasyphyllum			1L	Full Pot: C	4/m²	6%

Total: 1317

Active - passive spaces Mix

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density	Percentage Contribution
271	AILMEG	Ajuga reptans 'Catlin's Giant'			0.5L	Full Pot: C	8/m²	8%
124	BRIMA	Brimeura amethystina			1L	Full Pot: C	4/m²	7%
96	CHOTE	Choisya ternata	30-40cm		3L	Bushy; 4 Stks; C	1/m²	9%
96	DESLG	Deschampsia cespitosa 'Goldtau'			1L	Full Pot: C	4/m²	9%
138	GERMAS	Geranium maculatum 'Spetsam'			3/3L	Full Pot: C	1/m²	2%
186	HEBGG	Hebe 'Green Globe'	15-20cm		3L	Bushy; 2 Stks; C	1/m²	10%
91	LAVANW	Lavandula angustifolia 'Hidcote'	15-20cm		3L	Bushy; 3 Stks; C	1/m²	6%
96	OPHMON	Ophiopogon planiscapus 'Nigrescens'			1L	Full Pot: C	4/m²	9%
96	SKIJKG	Skimmia x confusa 'Kew Green'	30-40cm		1L	Bushy; 3 Stks; C	4/m²	9%
96	STIBR	Stipa brachytricha			1L	Full Pot: C	4/m²	9%
91	STITE	Stipa tenuissima			1L	Full Pot: C	8/m²	11%

Total: 1383

Native Shrubs & Woodland Mix

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density	Percentage Contribution
39	ALLUR	Allium ursinum			0.5L	Full Pot - Spot to Spot planting. British Native-origin: C	8/m²	6%
39	ARUDI	Arum dioscorus			2L	Full Pot: C	4/m²	6%
207	CARPIN	Carex pendula			1L	Full Pot: C	4/m²	10%
75	CORAV	Corylus avellana	80-100cm		10L	Branched: 4 Stks: C	1/m²	10%
39	ERYPA	Eryngium x tripartitum			3-5L	Full Pot: C	1/m²	6%
104	GALOD	Galium odoratum			0.5L	Full Pot - Spot to Spot planting. British Native-origin: C	8/m²	6%
41	GERMA	Geranium macrorrhizum			0.5L	Full Pot: C	8/m²	6%
273	LUZSY	Luzula sylvatica			2L	Full Pot: C	4/m²	10%
101	RIBUV	Ribes uva-crispa	60-80cm		2L	Bushy; 3 Stks; C	1/m²	10%
17	RIBRUVT	Ribes rubrum 'Jonkheer van Tets'	60-80cm		2L	Bush; 3/5 Shoots: C	1/m²	6%
104	RUBFR	Rubus fruticosus		10-40cm	2L	Grf / Cutting: Branched 2 Stks: B	1/m²	10%
17	RASBAR	Ribes rubrum 'Autumn Bliss'	60-80cm		2L	Strong Cane: C	1/m²	6%
41	SAMNI	Sambucus nigra	60-80cm		2L	Branched: 3 Stks: C	1/m²	6%
17	VIBOP	Viburnum opulus	60-80cm		2L	Branched: 3 Stks: C	1/m²	10%

Total: 1773

Ornamental planting mix

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density	Percentage Contribution
302	CHOTE	Choisya ternata	30-40cm		3L	Bushy; 4 Stks; C	1/m²	10%
1003	GERMAS	Geranium maculatum 'Spetsam'			3/3L	Full Pot: C	1/m²	10%
170	HEBGG	Hebe 'Green Globe'	15-20cm		3L	Bushy; 2 Stks; C	1/m²	8%
207	LAVANBE	Lavandula angustifolia 'Hidcote'	15-20cm		3L	Bushy; 3 Stks; C	1/m²	6%
204	LONPEMA	Lonicera pileata 'Maigrun'		40-60cm	2L	Bushy; 3 Stks; C	1/m²	10%
204	LONPYR	Lonicera periclymenum	150-200cm		10L	Bushy; 3 Stks; C	1/m²	10%
186	LONXBEG	Lonicera x beggeri 'Kew Green'	150-200cm		10L	Bushy; 3 Stks; C	1/m²	10%
340	STICA	Stipa calamagrostis			1L	Full Pot: C	4/m²	2%
340	STITE	Stipa tenuissima			1L	Full Pot: C	4/m²	2%

Total: 3149

Existing woodland improvement Mix

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification	Density	Percentage Contribution
168	DRYSC	Dryopteris scolopendrium			1.5-2L	Full Pot: C	8/m²	8%
168	EQUAR	Equisetum arvense			1.5-2L	Full Pot: C	8/m²	8%
228	CARPEN	Carex pendula			1L	Full Pot: C	4/m²	8%
12	CORAV	Corylus avellana	40-60cm		10L	Branched: 4 Stks: C	1/m²	8%
12	CRAMON	Crataegus monogyna	80-100cm		10L	Branched: 4 Stks: C	1/m²	8%
12	CARMON	Carpinus monogyna	1.75-2.00m		10-15L	Feathered: 3 Stks: C	1/m²	8%
84	ILEAQ	Ilex aquifolium	40-60cm		2L	Leader with Laterals: C	4/m²	8%
72	ILEAQ	Ilex aquifolium	60-80cm		2L	Leader with Laterals: C	1/m²	8%
72	LONPE	Lonicera periclymenum	100-150cm		2L	Grf / Cutting: Branched: 2 Stks: C	1/m²	8%
168	LUZSY	Luzula sylvatica			1L	Full Pot: C	4/m²	8%
48	RHACA	Rhamnus catharticus	40-60cm		2L	Leader with Laterals: 3 Stks: C	1/m²	8%
12	RIBRUVT	Ribes rubrum 'Jonkheer van Tets'	60-80cm		2L	Bush; 3/5 Shoots: C	1/m²	8%
84	RUBFR	Rubus fruticosus		10-40cm	2L	Grf / Cutting: Branched: 2 Stks: B	1/m²	8%
60	SAMNI	Sambucus nigra	60-80cm		2L	Branched: 3 Stks: C	1/m²	8%
12	VIBOP	Viburnum opulus	60-80cm		2L	Branched: 3 Stks: C	1/m²	8%

Total: 1283

Semi-native dry bank Mix

Number	Abbreviation	Species	Height	Pot Size	Specification	Density	Percentage Contribution
198	ILEAQ	Ilex aquifolium		20cm	Full Pot	1/m²	6%
41	CORMAS	Cornus mas	60-80cm	2L	Branched: 3 Stks: C	1/m²	9%
41	CORSAN	Cornus sanguinea	60-80cm	2L	Bushy; 3/4 Stks: C	1/m²	10%
41	CORAV	Corylus avellana	60-80cm	2L	Branched: 4 Stks: C	1/m²	10%
171	ERY AMG	Eryngium x tripartitum		1.5-2L	Full Pot	1/m²	6%
17	Le	Euonymus europaeus	60-80cm	2L	Bushy; 3/4 Stks: C	1/m²	6%
223	FRAVES	Fraxinus excelsior		3/3L	C - Full Pot	1/m²	6%
245	GERMA	Geranium macrorrhizum		0.5L	C - Full Pot	8/m²	10%
92	Ju	Juglans regia	450-600cm	2L	Bushy; 3/3 Stks; C	1/m²	6%
71	RHACA	Rhamnus catharticus	40-60cm	2L	Leader With Laterals; 3 Stks; C	1/m²	9%
41	SAMNI	Sambucus nigra	60-80cm	2L	Branched; 3 Stks; C	1/m²	6%
204	SEDAU	Sedum autumnale		0.5/3L	C - Full Pot	8/m²	10%
204	SEDTEL	Sedum x 'Matrona'		3/3L	C - Full Pot	1/m²	10%
92	VIBLA	Viburnum lantana	450-600cm	2L	Bushy; 3 Stks: C	1/m²	10%

Total: 1304

NOTE: REFER TO DRAWING JNA DLA 00 00 0 L 98008 FOR THE TYPICAL ZONED MATRIX PLANTING LAYOUT

Note: 44no. specimen trees to be planted as part of existing woodland improvement.
Quantity of shrub mix within schedule is based on approx. 500m2 (area subject to ecologist recommendation)
Tree locations and distribution of shrub mix within existing woodland to be determined by Ecologist.

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PROJECT
JOSEPH NORTON SEMH SCHOOL
DEIGHTON ROAD, HD2 1JP

TITLE
DETAILED PLANTING PLAN

SCALE 1:250 @ A0
DATE 29/10/26
DLA REF 2024-057
DRAWN CH REVIEWED
DOCUMENT NUMBER JNA DLA 00 00 D L 98002
DOCUMENT PURPOSE FINAL CONSTRUCTION
STATUS REVISION C04
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Hard landscape schedule

- Textured Concrete Slab Paving with stone aggregates, colour: cream, 400x400x65mm (vehicular). NBS ref: Pr_25_93_60_16 Concrete flags
- Textured Concrete Slab Paving with stone aggregates, colour: cream, 400x400x50mm (pedestrian) NBS ref: Pr_25_93_60_16 Concrete flags
- Standard Concrete Block Paving 200x100x50mm colour: natural NBS ref: Pr_25_93_60_17 Concrete paving blocks Type B
- Permeable Concrete Block Paving 200x100x80mm colours: natural NBS ref: Pr_25_93_60_17 Concrete paving blocks Type A
- Standard Concrete Pimple Paving 400x400x50mm colour: Natural NBS ref: Pr_25_93_60_16 Concrete flags Type B
- Corduroy / Blister — Standard Tactile Slab Paving 400x400x50mm charcoal NBS ref: Pr_25_93_60_23 Concrete tactile flags
- Vehicular Asphalt Standard colour
- Porous Coloured Asphalt Surface, colours: buff and light blue NBS ref: Pr_35_31_05_65 Porous asphalt concrete (PAC) surface courses
- Polymeric Type 4 Sports Surface, porous, colour: light blue
- Trafficked porous asphalt Standard colour
- Pedestrian porous asphalt Standard colour
- Gravel fill
- Wet Pour Safety Surface colour: light blue NBS ref: Pr_35_31_05_64 Polyurethane-bound ethylene propylene diene monomer (EPDM) rubber crumb surfacings
- Woodchip Footpath, 150 mm thick layer NBS ref: Pr_45_31_63_64 Playground bark
- Play Sand Pit, 500 mm sand depth NBS ref: Ss_25_11_90_96 Wood log wall systems
- Concrete base to livestock shelters / container / sprinkler tank / refuse store
- Pre cast concrete stepping stones

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REVISIONS

P01 27/02/25 PSL CH
FIRST ISSUE - FOR INFORMATION

P02 13/03/25 PSL CH
GRAVEL AREA NORTH OF MUGA INDICATED
CLASS GARDEN SOUTH OF MAIN ENTRANCE REVISED

P03 31/03/25 PSL CH
SPRINKLER TANK / PUMPHOUSE ARRANGEMENT REVISED
STEPS TO NORTHERN WOODLAND AREA RELOCATED
STAGE 4 ISSUE

C01 09/09/25 WW CH
ISSUE FOR CONSTRUCTION

C02 19/11/25 WW CH
EV CHARGING POINT MOVED NEXT TO ACCESSIBLE BAYS,
CONCRETE BLOCK PAVING REARRANGED ALONG THIS STRIP.

C03 06/02/26 PSL CH
LIVESTOCK SHELTER CONCRETE BASES REVISED.
SPRINKLER TANK BASE MATERIAL REVISED TO CONCRETE.

C04 02/03/26 PSL CH
CONCRETE BASE TO REFUSE STORE

C05 05/03/26 WW CH
INCREASED WIDTH TO COVERED PIG PEN CONCRETE SLAB

C06 17/03/26 PSL CH
SPRINKLER TANK BASE ARRANGEMENT REVISED

C07 12/06/26 CH SJ
Reclaimed Rectagon revised to BLCQX 2
Forest school arrangement updated

C08 03/07/26 PSL CH
SITE ENTRANCE GATE ARRANGEMENT REVISED

C09 07/07/26 PSL CH
SITE ENTRANCE GATE ARRANGEMENT REVISED

C10 09/07/26 PSL CH
PIMPLE FLAG COLOUR UPDATED TO NATURAL.
STANDARD CONCRETE BLOCK PAVING THICKNESS UPDATED TO 80MM DUE 60MM PRODUCT BEING DISCONTINUED

C11 24/08/26 PSL CH
FARM ACCESS SPECIFICATION REVISED TO POROUS ASPHALT AS CLIENT REQUEST

C12 30/10/26 PSL CH
FOREST SCHOOL PATH ALIGNMENT UPDATED
FINAL CONSTRUCTION ISSUE

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PROJECT
JOSEPH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
HARD LANDSCAPE GA PLAN

SCALE		DATE
N.T.S	@A1	17/02/25

DLA REF	DRAWN	REVIEWED
2024-057	PSL	CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **99001**

DOCUMENT PURPOSE	STATUS	REVISION
FINAL CONSTRUCTION		**C12**

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Kerb and edge restraint schedule

- 125 x 255 Standard Concrete Road Kerb - HB2
- 125 x 150 Standard Concrete Flush Kerb - BN
- 50 x 150 Standard Concrete Pin Kerb - flat top
  Note: All PCC edging with a radius of less than 10 m should be segmented into units of 300 mm length, to be perceived as a smooth curve
- 50 x 450 Concrete Flag on Edge - flat top
- Timber Palisade Trim to Sand Pit, Ø100mm x 1000mm
- 125 x 150 Concrete Flush Kerb - CS
- Standard Drop Kerb - HB2 to BN2
- Timber Log Edging to Woodbark Footpath
- Timber Edging
- Timber Log Steps to Woodbark Footpath
- 75mm Steel Edging Radii less 1.5m radius to be factory formed

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REVISIONS

P01	27/02/25	PSL	CH
FIRST ISSUE - FOR INFORMATION			
P02	13/03/25	PSL	CH
GRAVEL AREA NORTH OF MUGA REVISED CLASS GARDEN SOUTH OF MAIN ENTRANCE REVISED			
P03	31/03/25	PSL	CH
50 x 250 PCC EDGING ADDED (ADJACENT POLYTUNNEL - EAST) SPRINKLER TANK / PUMPHOUSE ARRANGEMENT REVISED STEPS TO NORTHERN WOODLAND AREA RELOCATED STAGE 4 ISSUE			
P04	06/06/25	PSL	CH
SEGMENTED PCC EDGING NOTE ADDED AS COLOUR COMMENT			
C01	10/09/25	WW	CH
ISSUE FOR CONSTRUCTION ADDITIONAL CONCRETE PIN KERBS ADDED TO SOUTH OF MUGA			
C02	17/10/25	WW	CH
CONCRETE PIN KERB UPDATED TO SOUTH OF MUGA			
C03	19/11/25	WW	CH
EV CHARGING POINT MOVED NEXT TO ACCESSIBLE BAYS. ADDITION AND RELOCATION OF PIN KERBS ALONG THIS STRIP.			
C04	05/02/26	WW	CH
STANDARD 250mm CONCRETE PIN KERB CHANGED TO CONCRETE FLAG ON EDGE.			
C05	06/02/26	PSL	CH
PCC EDGING REMOVED TO PERIMETER OF LIVESTOCK SHELTER CONCRETE BASES			
C06	02/03/26	PSL	CH
PCC EDGING REMOVED TO PERIMETER OF REFUSE STORE			
C07	17/03/26	PSL	CH
PCC EDGING REMOVED TO PERIMETER OF SPRINKLER TANK BASE			
C08	15/05/26	PSL	CH
EDGING UPDATES - AROUND DOUBLE OCTAGON PLAY FEATURE, SWITCH ROOM AND FOREST SCHOOL			
C09	03/07/26	PSL	CH
SITE ENTRANCE GATE ARRANGEMENT REVISED			
C10	03/07/26	PSL	CH
SITE ENTRANCE GATE ARRANGEMENT REVISED			
C11	30/10/26	PSL	CH
FOREST SCHOOL PATH UPDATED FINAL CONSTRUCTION ISSUE			

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PROJECT
JOSPEH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
KERB AND EDGE RESTRAINT GA PLAN

SCALE		DATE
N.T.S	@A1	27/02/25

DLA REF	DRAWN	REVIEWED
2024-057	PSL	CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **99002**

DOCUMENT PURPOSE	STATUS REVISION
FINAL CONSTRUCTION	**C11**

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Asphalt circulation

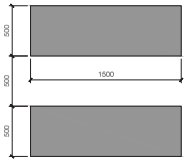
CS flush channel

Permeable block paved bays

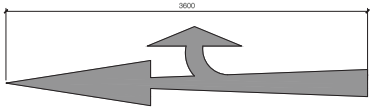
(A) Car park delineation
- Charcoal blocks laid in natural block bays

(B) Safe access walkway delineation
- 100mm solid white thermoplastic

(C) Uncontrolled pedestrian crossing
- white thermoplastic



(D) Centre line markings
- 2m long 4m gap 100mm wide white thermoplastic as TSM diag 1008



(E) Direction arrow markings
- 3.6m long white thermoplastic as TSM diag 1038
- E1 'straight on arrow'
- E2 'straight on with right turn' arrow
- E3 'straight on with left turn' arrow

(F) 'no entry' edge of carriageway markings
- 150mm solid white thermoplastic
- 600mm high white thermoplastic text 'NO ENTRY'

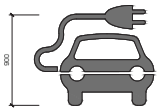
(G) Drop-off edge of carriageway markings
- 600mm high white thermoplastic text 'DROP OFF'



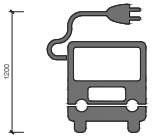
(H) Safe access walkway 'walking man' symbol
- 900mm high white thermoplastic



(I) Parking bay 'disabled' symbol
- 900mm high yellow thermoplastic



(J) Electric car charging bay symbol
- 900mm high white thermoplastic



(K) Electric mini-bus charging bay symbol
- 1200mm high white thermoplastic

(L) 'Stop' line to exit lane on approach to gates
- 200mm solid white thermoplastic
- 600mm high white thermoplastic text 'STOP'

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REVISIONS

P01	01/03/25	PSL	CH
FIRST ISSUE - FOR INFORMATION			
P02	19/03/25	PSL	CH
STAGE 4 ISSUE			
C01	10/09/25	WW	CH
ISSUE FOR CONSTRUCTION			
C02	03/07/26	PSL	CH
'STOP' LINE AND MARKINGS ADDED NEAR SITE ENTRANCE			
C03	30/10/26	PSL	CH
FINAL CONSTRUCTION ISSUE			

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PROJECT

JOSPEH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE

ROAD AND CAR PARK MARKINGS

SCALE		DATE
NTS	@A1	28/02/25

DLA REF	DRAWN	REVIEWED
2024-057	CH	SJ

DOCUMENT NUMBER

JNA DLA 00 00 D L **99005**

DOCUMENT PURPOSE	STATUS	REVISION
FINAL CONSTRUCTION		**C03**

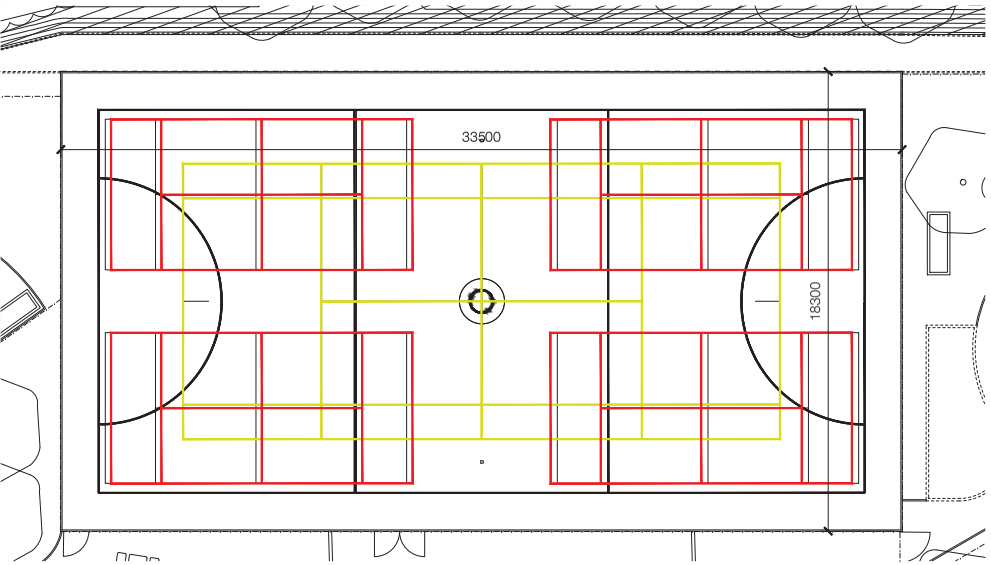
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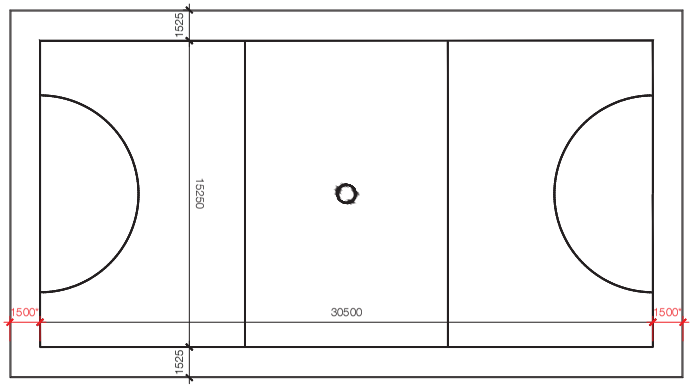
DO NOT SCALE, REFER TO FIGURED DIMENSIONS ONLY

REVISIONS

P01	10/03/25	PSL	CH
FIRST ISSUE - FOR INFORMATION			
P02	19/03/25	PSL	CH
STAGE 4 ISSUE			
C01	10/09/25	WW	CH
ISSUE FOR CONSTRUCTION			
C02	30/10/26	PSL	CH
FINAL CONSTRUCTION ISSUE			

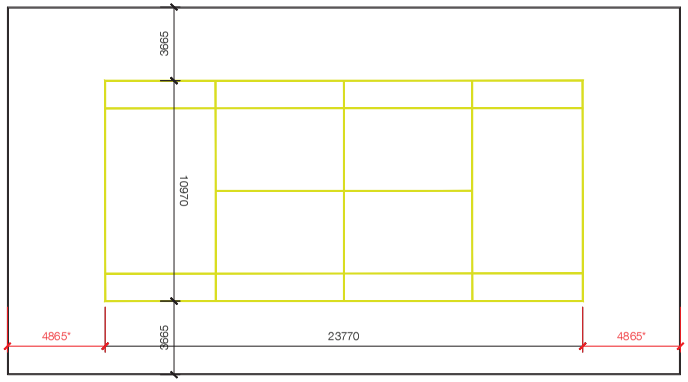


33.5 m x 18.3 m MUGA

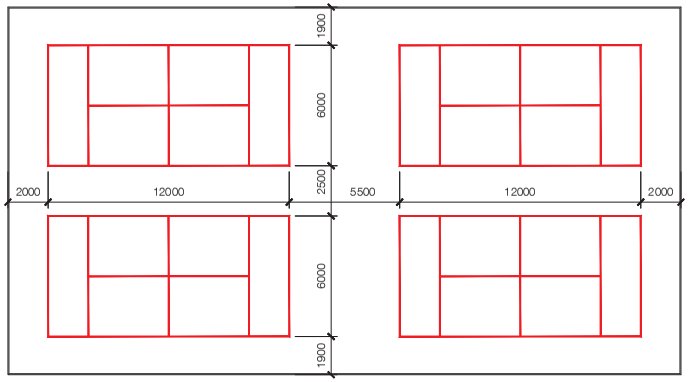


Primary Sport
SE dimensionally compliant 50mm wide Netball court markings in white and suitable guide markings for 5-A-Side on Type 4 Polymeric surface
(*Note netball end R/O not SE compliant as this should be = 2.0 m min)

min)



Secondary Sport 1
SE dimensionally compliant 50mm wide Tennis court markings in yellow on Type 4 Polymeric surface
(*Note tennis court end R/O not SE compliant as this should be = 5.49 m



Secondary Sport 2
SE dimensionally compliant 50mm wide Mini-Tennis (Red) court markings in red on Type 4 Polymeric surface

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PROJECT
JOSPEH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
MUGA MARKINGS

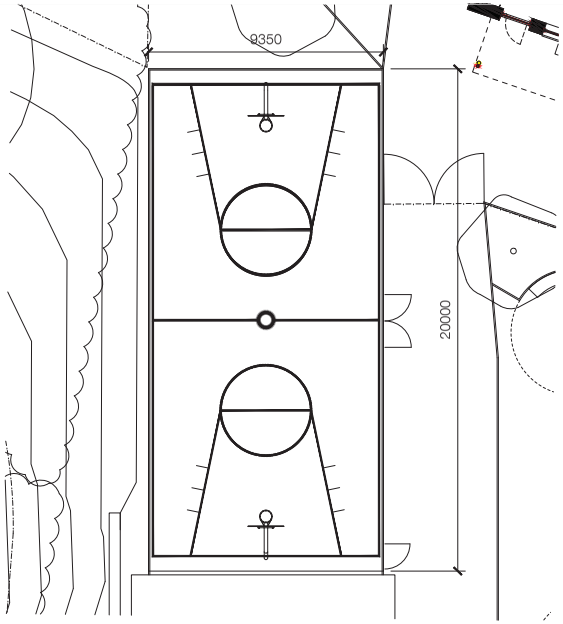
SCALE		DATE
N.T.S	@A1	10/03/25

DLA REF	DRAWN	REVIEWED
2024-057	PSL	CH

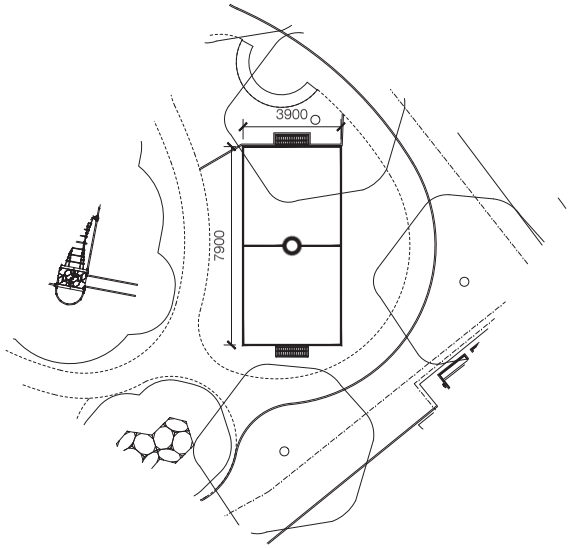
DOCUMENT NUMBER
JNA DLA 00 00 D L **99007**

DOCUMENT PURPOSE	STATUS	REVISION
FOR CONSTRUCTION		**C02**

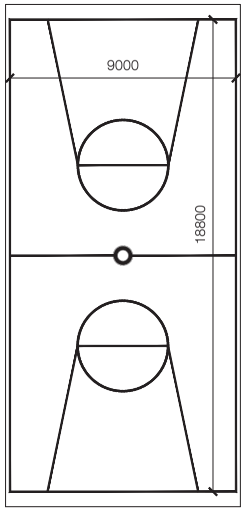
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20 m x 9.35 m Small MUGA



Football Corner
50mm wide court markings in white
on porous coloured asphalt surface



Primary Sport
Non compliant Sport England 50mm
wide Basketball court markings in white
on Type 4 Polymeric surface

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REVISIONS

P01	10/03/25	PSL	CH
FIRST ISSUE - FOR INFORMATION			
P02	19/03/25	PSL	CH
STAGE 4 ISSUE			
C01	10/09/25	WW	CH
ISSUE FOR CONSTRUCTION			
C02	30/10/26	PSL	CH
FINAL CONSTRUCTION ISSUE			

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PROJECT
JOSPEH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
SMALL MUGA AND FOOTBALL CORNER MARKINGS

SCALE		DATE
N.T.S	@A1	10/03/25

DLA REF	DRAWN	REVIEWED
2024-057	PSL	CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **99008**

DOCUMENT PURPOSE	STATUS	REVISION
FOR CONSTRUCTION		**C02**

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Polytunnel
Chicken Coop
Chicken Run
Planting
Planting
Planting



0 2 4 6 8 10 15 20 25 30

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REVISIONS

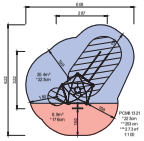
P01	11/08/25	WW	CH
FIRST ISSUE - FOR INFORMATION			
C01	04/11/25	WW	CH
ISSUE FOR CONSTRUCTION			
C02	15/06/26	PSL	CH
RECLAIMED RECTANGLE REPLACED BY KOMPAN BLOCK 2			
C03	26/06/26	PSL	CH
SAFETY SURFACING DEPTHS RATIONALISED TO 40 BUILDABILITY			
C04	30/10/26	PSL	CH
FINAL CONSTRUCTION ISSUE			

Legend 1:200

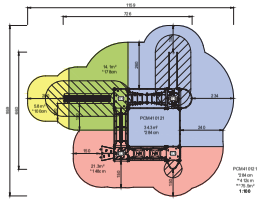
Wet Pour Safety Surface
colour: light blue

Note:
All depths based on Kompan safety surface.
Surface depths may vary subject to final choice of safety surface product if impact absorption properties differ.

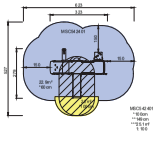
PROPOSED PLAY EQUIPMENT WITH DIFFERENT FALL HEIGHT ZONES:
(Coloured hatches denotes different fall height zones)



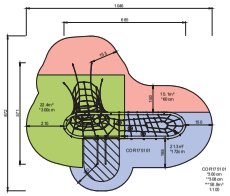
26. Kompan - Penta Climber



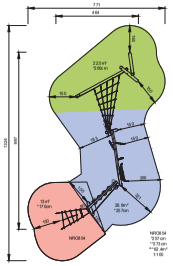
26. Kompan - Four Towers, Roofs & PE Slide



5. Kompan - Toddler Castle with 2 Towers, Bridge & Plastic Slide



34. Kompan - Butterfly Physical



27. Kompan - Agility Trail 9

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PROJECT
JOSEPH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
SAFETY SURFACE WETPOUR DEPTH PLAN

SCALE		DATE
1:200	@ A0	11/08/25

DLA REF	DRAWN	REVIEWED
2024-057	PSL	CH

DOCUMENT NUMBER
JNA DLA 00 00 D L **99011**

DOCUMENT PURPOSE	STATUS	REVISION
FINAL CONSTRUCTION		**C04**

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Appendix C – Residual Landscape Management Hazards Drawing



RESIDUAL LANDSCAPE & MAINTENANCE HAZARDS SCHEDULE

GENERAL RESIDUAL HAZARDS NOTE:

THE HAZARDS IDENTIFIED ON THIS DRAWING RELATE TO SIGNIFICANT RESIDUAL SITE/DESIGN CONDITIONS RELEVANT TO FUTURE LANDSCAPE MANAGEMENT AND MAINTENANCE. THE DRAWING IS NOT EXHAUSTIVE AND DOES NOT REPLACE THE REQUIREMENT FOR CONTRACTORS AND MAINTENANCE PERSONNEL TO ASSESS THE SITE CONDITIONS AS FOUND, THE RISKS ARISING FROM THE PARTICULAR MAINTENANCE ACTIVITY, AND TO PREPARE SUITABLE TASK-SPECIFIC RISK ASSESSMENTS AND METHOD STATEMENTS BEFORE UNDERTAKING WORK.

REF	DESCRIPTION
01	**Steep and reinforced slopes / batters** Risk of slips, trips and falls when maintaining steep or reinforced slopes and vegetated batters. Wet ground, loose material and dense vegetation may increase the risk. Maintenance shall be undertaken using suitable access methods and equipment; operatives shall not climb or traverse slopes where this cannot be done safely. Avoid damaging exposed reinforcement or vegetation required for erosion control.
02	**Handrails, guardrails and fall-protection interfaces** Maintenance may require working immediately adjacent to edges protected by handrails or guarding. Guarding shall not be removed unless the affected area is isolated and alternative fall protection is provided. Any defect affecting fall protection shall be made safe immediately.
03	**Retaining walls and changes in level** Risk of falls from or adjacent to retaining walls and abrupt changes in level during landscape maintenance. Maintain awareness of unprotected edges and changes in ground level, particularly when using machinery, carrying equipment or working immediately adjacent to retaining structures. Do not access retaining structures unless a safe means of access and working has been established.
04	**Woodland terrain** Uneven ground, exposed roots, fallen branches, low vegetation and locally restricted access may present slip, trip and access hazards within woodland areas. Additional risks may arise following storms or during tree work. Inspect access conditions before maintenance and use appropriate equipment and working methods for the terrain.
05	**Pond / working adjacent to water** Risk of falling into water when inspecting or maintaining the pond, pond margins, planting and dipping platform Access may be slippery or unstable, particularly during wet weather. Maintenance activities adjacent to or within the pond shall be planned with appropriate controls for working near water. Avoid lone working where the nature of the task presents an increased risk and use suitable access and rescue arrangements where required. Restrict access where defects to decking, fixings or guarding are identified and use appropriate controls for work immediately over or adjacent to water.
06	**Elevated play and sports equipment** Risk of falls when inspecting, maintaining or repairing elevated play, sensory or sports equipment. Access above normal standing height shall be undertaken using suitable work-at-height equipment and by competent persons. Equipment shall not be climbed or used as an improvised means of access for maintenance.
07	**High fencing, enclosures and canopies** Risk associated with maintenance and repair of high security fencing, MUGA & sprinkler tank fencing, building canopies and cycle shelter. Work at upper levels may require specialist access equipment. Do not climb fencing to undertake inspection or repair; isolate the adjacent area where falling tools, components or materials could affect pupils or other users.
08	**Powered / access-controlled gates** Risk of crushing, trapping or impact from powered and access-controlled gates and associated moving components. Inspection, adjustment and repair shall be undertaken by competent personnel in accordance with the manufacturer's requirements. Isolate electrical/powered systems before intrusive maintenance where appropriate and maintain safe access to emergency-release systems.
09	**Interface with vehicular circulation** Risk of collision with moving vehicles where landscape maintenance takes place adjacent to access roads, car parks, service areas or vehicular gates. Maintenance activities shall be planned to minimise interaction with vehicle movements and, where necessary, use segregation, temporary barriers, warning measures or work outside periods of peak vehicle activity.
10	**Restricted maintenance access** Some landscape elements have restricted or constrained maintenance access due to slopes, boundaries, structures or planting. Confirm a safe means of access before undertaking work and avoid improvised access arrangements or use of unsuitable machinery
11	**Educational farm / livestock enclosures** Risk of injury from livestock, including unpredictable movement, biting, kicking, charging or crushing, together with hygiene risks associated with manure, contaminated ground and animal-contact areas. Maintenance within or immediately adjacent to occupied animal enclosures shall be coordinated with school/farm staff. Animals shall be appropriately secured or relocated where necessary before maintenance commences. Gates and fencing shall remain secure throughout the works and suitable hygiene precautions shall be observed

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REVISIONS

C01	10/10/26	PL	CH

FINAL CONSTRUCTION ISSUE

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PROJECT
JOSPEH NORTON SEMH SCHOOL
DEIGHTON ROAD HD2 1JP

TITLE
Residual Landscape & Maintenance Hazards Plan

SCALE		DATE
N.T.S	@A1	7/10/26

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