



For Taylor Wimpey Manchester

Standen, Clitheroe

Landscape Management Plan

16 FEBRUARY 2021

1.0 Introduction

1.1 This document has been prepared by TCL in association with the landscape proposals to support the planning application by Taylor Wimpey Manchester for the residential development at Standen, Clitheroe. This document provides a comprehensive 5 year management plan for the external environment for the development including the public open space.

1.2 The overall objectives for the Management Plan are as follows:

- To ensure the successful planting operations, establishment and continued growth through to maturity of the trees, shrubs, and grass for the benefits of the users and wildlife;
- To ensure the continued health and welfare of existing trees and hedgerows across the site;
- To ensure best horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To ensure that methods employed respect and encourage wildlife, wherever possible;
- Defects in the landscape are identified early and addressed promptly.

2.0 The Site

- 2.1 The maintenance contractor is to visit the site and to fully acquaint themselves with local conditions, the nature of the work, the state of the ground, as they will be required to execute work upon it, the programme and manner of work and all other matters affecting the proposed work. No claim for extra work on the grounds of lack of knowledge will later be entertained.
- 2.2 Care is to be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the maintenance contractor's expense.
- 2.3 All work shall be carried out by experienced operatives holding relevant horticultural qualifications, training certificates, or under the supervision on site of such a person. All works detailed in the following management plan shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings.
- 2.4 The responsibility for maintaining and adhering to the standards of work lies with the maintenance contractor and after the 12 months defect liability period the Management Company. These are to be maintained thoroughly. The maintenance contractor / management company shall deal with any problems arising from dropping standards of maintenance raised by residents, the public or Local Authority promptly.
- 2.5 Contact details for the maintenance contractor will be provided to all residents and signage to be located in visible location within the public open spaces indicating emergency contact points for the general public in case of a problem or emergency.

Should the signage be removed or vandalised this is to be replaced/repared promptly by the maintenance contractor.

3.0 The Use of Pesticides & Other Hazardous Substances

3.1 The maintenance contractor's attention is drawn to the following statutes and regulations:

The Food and Environment Protection Act (1986);

The Control of Pesticides Regulations (1986);

The Control of Substances Hazardous to Health Regulations (1988);

The Environment Protection Act (1990);

3.2 It is the maintenance contractor's responsibility to ensure that they are fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials.

3.3 All manufacturers' recommendations relating to application, storage, mixing and other safety precautions must be strictly adhered to, in the interests of health and safety.

3.4 The maintenance contractor will make such notifications as are required under the terms of **The Food and Environment Protection Act (1986)**

Landscape Management Schedule Year 1- Year 1			
Item	Maintenance Requirements	Notes	Frequency
1.0 Amenity Grass	Cutting: Keep grass length between 50 to 100mm, with longer grass areas to be kept to 100mm. Remove all stones, litter, etc., and cut to 30mm. The first cut of amenity grassland areas should be undertaken when the sward reaches 50mm.	Prior to cutting all areas shall be cleared of litter and debris. During each maintenance visit the maintenance contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmer's shall not be used around the base of trees. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits may be required in order to maintain the sward within acceptable growth limits. All cuttings are to be evenly dispersed over the plot. Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip or dispersed over the plot. Where bulbs have been naturalised in grass, the first cut is to be deferred until after their foliage has substantially died down. It is the contractor's responsibility to maintain and control weed growth within the grass swards. This shall normally be achieved by the regular cutting operation and where necessary the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.	As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The maintenance contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where appropriate.
	Re-seeding works to failed or hard worn areas	Newly seeded areas are to be protected during establishment. Failed or hard worn areas are to be re-seeded when weather conditions permit.	

2.0 Wildflower Meadow	Cutting: Keep grass length between 50 to 100mm, with longer grass areas to be kept to 100mm. Remove all stones, litter, etc., and cut to 30mm.	Areas to be established as longer grass edges and meadow areas will be inspected prior to maintenance On both visits all cuttings will be removed from site. Cuts will be carried out using the appropriate machinery; cutting and removal can be acceptably carried out using a forage harvester. Where access restricts the use of large machinery grass will be strimmed and cuttings raked up by hand	The grass areas will be cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.
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3.0 Existing Vegetation	To maintain the health and structure of all retained vegetation on site – specifically existing hedgerow (item 3.1) and existing trees (item 3.2).	All existing trees and hedgerows along site boundary to be retained are to be protected in accordance with BS5837 (2012): Trees in relation to construction.	As per items 3.1 and 3.2.
3.1 Existing Hedgerow	Native Species Hedges should be allowed to grow to nominally 2m. Trim back annual growth as required to maintain this height. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.	Once the objective height is achieved, the hedges should be trimmed 3 times annually in April, June and October to the various objective heights required and depending upon species. Trimming should achieve flat, uniform sides and a flat, level top to the hedges;	3 times annually in April, June and October.
	Gaps should be planted with new native hedgerow species, during the plants dormant period, ideally October to February, giving the opportunity to increase biodiversity of the hedge, or add trees to the hedge line.	Coppicing should be employed as a method of rejuvenation of the hedgerow. Coppicing works well with gapping up and is the best treatment for hedges damaged by over flailing. By cutting hedgerow shrubs and trees back to approximately 15cm above ground level, coppicing will revitalise a hedge by increasing the density and productivity of plants. Care should be taken to avoid cutting below previous coppice point.	As required.
	Remove all litter and debris at each visit, leaving the site clean and tidy. Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant.	Prune hedges back to an even hedge line to encourage thickening twice within the first growing season.	Twice annually

3.2 Existing Trees	Prior to commencement of works all trees are to be inspected for nesting birds and potential for roosting bats by an approved Ecologist. Works should be undertaken outside the birds nesting season (nesting season – late February to end of August).		
	A visual inspection of retained individual trees shall be carried out at every visit.	Any damaged, diseased or dangerous timber shall be reported to the operations manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) England Regulations 2012 if it is considered hazardous to public use of the area.	Every visit
	Mature trees should be inspected to ensure that they are in good health, and are not hazardous to the users of the site. Both the inspection and all works to mature trees should be carried out by a qualified arboriculture personnel to BS 3998:2010 'Tree Works – recommendations'.	Routine pruning should include the following operations: • The removal of dead, diseased and dying branches • The removal of vegetation growing onto footpaths, parking areas, POS, roads, signs, sightlines and any other location where it presents a hazard to the users of the site; • Inspection for and reporting of any incidence of pests and disease • Occasionally, the inspection may result in a recommendation for more specialist pruning of which crown thinning and reduction are likely to be the most commonly needed. • All tree works should be carried out in a safe manner complying with all relevant legislation.	Annually

4.0 Native Shrub	Watering: Watering to field capacity during periods of dry weather during the first growing season. Allow up to two watering visits during any spell of continuous hot weather lasting more than 14 days at a rate of 20 litres per m2.	Ensure successful establishment of all sizes of planting. Ensure species diversity is maintained and enhanced. Ensure maintenance access routes are kept free of overgrown planting, weeds and rubbish, and manage planting in the long term to promote healthy trees and shrubs, thinning when required.	Ten times per annum unless additional visits are required during persistent hot weather.
	All planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. On each visits check and adjust as required tree-ties, replace any missing or damaged rabbit guards. Remove any weed growth at base of plant either by hand weeding or spot treatment with an approved translocated herbicide. If treating near to the balancing pond check that any herbicide is suitable for use near water.	Ensure successful establishment of all sizes of planting. Ensure species diversity is maintained and enhanced. Ensure maintenance access routes are kept free of overgrown planting, weeds and rubbish, and manage planting in the long term to promote healthy trees and shrubs, thinning when required. Litter is to be removed from beds, with dead plants replaced in the next available planting season. Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.	Annual inspection.
	Cutting: Planting to be trimmed to ensure thickening of branch structure and improve density. Trim native structure planting between October and February inclusive to avoid the bird nesting season. The optimum time is January to March to allow fruit to remain for birds as long as possible.	The requirement for selective thinning will be assessed every three years and undertaken as necessary to ensure that: overcrowding is reduced with increasing species maturity.	Annually.

5.0 Newly Planted Hedgerow	Watering: New planting may need watering to field capacity during periods of dry weather during the first growing season.		Watering should be carried out as necessary, particularly from April to October for the first 3 years following planting. A provision of at least 12 watering's per year should be included.
	Hedgerows are to be maintained in a weed free condition. Ornamental species hedgerows (aided by bark mulch) should be maintained as follows: Following planting, all ornamental hedges are to be mulched with a 50mm depth of standard mulch; Annual trim until objective height is achieved; thin back laterals in first 2-3 years to shape. Shape to oblique angle (wider base than top), particularly in formative second year, allowing the apical shoot to grow to the desired height before trimming back.	To prevent weed growth, fertiliser application should be avoided unless there are localised areas of poor growth. Hand weed throughout where necessary. The depth of mulch should be maintained at a minimum of 50mm until the hedgerows are well established; Mulch layer may need to be topped up every year. Once the objective height is achieved, the hedges should be trimmed annually in October (to avoid the nesting season) to the various objective heights required. Trimming should achieve flat, uniform sides and a flat, level top to the hedges; Carpinus betulus maintained at 1200mm all other ornamental hedges at 900mm.	Annual trim in October
	Native Species Hedges should be allowed to grow to nominally 2m. Once projecting growth is established and sufficiently dense, trim back to a minimum distance of 50cm from fences/walls. Adjust trimming distance as required to achieve dense hedge growth as viewed from non-planted side of fence/wall. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.		Trim back annual growth as required to maintain this height.

6.0 Newly Planted Trees	All staked trees shall be inspected on each maintenance visit with any trees which have died or have suffered physical damage such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated.	Replacement tree planting will be undertaken in the next planting season as per the contract documentation. Any trees which have died as a result of the maintenance contractors operations or omissions shall be replaced by the maintenance contractor at his own expense during the next planting season.	As required.
	Watering: In the first 3 years newly planted trees are still establishing. Trees should be watered once per week, or as necessary, in dry weather during the growing season, April to October. Apply approximately 50-75 litres/ sq m per tree per week. Once they have become well established, most trees only need to be watered during spells of drought.	Watering to field capacity to be undertaken regularly during the summer months and as required in the first five years following planting, to achieve successful plant establishment.	As required, typically every two weeks during hot summer months.
	Mulched areas around trees shall be maintained weed free, with top up mulch at a depth of 50mm as required.	In autumn an organic fertiliser / material such as well rotted manure or compost is to be applied as mulch. Spread the material in layers 5-8cm deep around the tree keeping a clear area immediately around the trunk. Where trees are located in areas of grass or planting, they are likely to be subject to competition from the grass sward, adjacent plants and from weeds respectively. A circle of mulch 75mm deep and a minimum radius of 500mm should be maintained around each tree.	Annually

	All staked trees shall be inspected on each maintenance visit, and any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot, or removed. Re-firm plants loosened by frost heave, wind rock or vandalism by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.	Spiral guards to be removed after two years to facilitate further growth and management. Tree Guards: Inspect and adjust, re-fix or replace loose or defective guards to original specification and to prevent chafing. Remove guards and ties after two years. Tree Shelters: Adjust/re-fix/replace loose/defective shelters to original specification to prevent chafing.	As required.
	All new trees will benefit from feeding during the first 2-3 years after planting. Once established they will only require feeding once every 5-10years. Trees grown for their foliage will benefit from a fertiliser rich in nitrogen.		
	Undertake formative pruning to avoid future structural problems, to remedy disease and vandalism problems, and to achieve good form.	Do not prune whips or feathered trees. Do not prune during the late winter/early spring sap flow period. Crown prune young trees up to 4m high by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood. Remove annually any excess growth encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings. Prune outside of the bird nesting season.	As required – subject to time of planting.

	Tree Ties should be inspected and adjusted at least once per year in April, prior to an increase in the tree girth. This should then be done again in October, after growth has occurred. Damaged ties and stakes should be replaced and when the trees have established and are firm enough to support themselves, the ties should be removed, and the stakes cut down to ground level. This should be after 3 years. Underground guying adjusted only if there is an issue.		
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7.0 Play Area	Visual inspection to assess the basic condition of play areas, features and surrounds including safety surfaces and surrounds, highlighting issues arising from vandalism, breakages and cleanliness. A detailed operational Inspection to identify minor wear and tear. This shall include the inspection of posts, footings, fixings, joints, and wood work for damage or any other defect. Defects must be recorded and arrangements for repair made within seven days with the item supplier or other suitable and approved contractor. Make good wood work with a matching treatment and colour applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and COSHH Regulations. Ensure all equipment is safe to use.	Ensure play equipment is functioning as intended and there are no loose fittings or fixtures. If the defect to either play features or surrounds is anything more than superficial (e.g. damage to decoration), then temporary chestnut pale fencing shall be erected and fixed firmly in place around the area and a temporary sign erected warning that the area is unsafe to use. Temporary protection measures shall be removed as soon as the item is made good.	Monthly.
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8.0 Wet/dry Grassland	The areas of wet/dry grassland will be inspected prior to maintenance, remove litter and debris prior to cutting.	The spread of any self-seeded non-native and invasive plants should be monitored during normal maintenance visits; the emergence of such species may require greater frequency of cutting or dredging operations or in specific cases aggressive control techniques. In such cases seek specialist advice. Herbicide applications to remove plants along the bank may be used in certain situations, consult relevant guidance.	As required.
	Cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.	On both visits all cuttings will be removed from site. Cuts will be carried out using the appropriate machinery; cutting and removal can be acceptably carried out using a forage harvester. Where access restricts the use of large machinery grass will be strimmed and cuttings raked up by hand.	The grass areas will be cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.
9.0 Hard surfaces	The site should be inspected regularly and any litter removed. Any graffiti or vandalism should be removed/rectified as soon as possible, since if it is left unattended the problem tends to escalate.	All problems with hard elements should be attended to as a matter of urgency. Routine maintenance of the hard elements and surfaces should be carried out in accordance with a programme, since this allows budgeting for the work.	
	Some weed control will be required on hard surfaces, particularly those which are not sealed (such as areas of paving). Weed control should be carried out if the surfaces are hazardous for pedestrians or unsightly, but residual herbicides should not be used.	Elements including all boundary treatments, fences, railings, hard surfaces, street furniture and lighting should all be inspected regularly for defects, damage, trip hazards and vandalism in accordance with manufacturer's recommendations. Repairs and replacements should be carried as a matter of urgency to maintain site safety.	
	Drainage channels should be kept clear of silt and other debris throughout the year.		

10.0 Dog bins	Empty bin of waste.	Area around bins to be tidied if required.	Every two weeks.
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Landscape Management Schedule 2- Year 2 Onwards			
Item	Maintenance Requirements	Notes	Frequency
1.0 Amenity Grass	Cutting: Keep grass length between 50 to 100mm, with longer grass areas to be kept to 100mm. Remove all stones, litter, etc., and cut to 30mm. Grass to be left in a neat and even finish without surface rutting, compaction or damage to grass. Edges to be left neat and well defined. Neatly trim or strim grass where it abuts fences, walls and around other objects, but no closer than 1m from tree trunks and plant stems. Treat with a suitable selective herbicide as necessary to remove non-grass species.	Prior to cutting all areas shall be cleared of litter and debris. During each maintenance visit the maintenance contractor shall cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmer's shall not be used around the base of trees. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. All operations shall be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers and when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits may be required in order to maintain the sward within acceptable growth limits. All cuttings are to be evenly dispersed over the plot. Following cutting, all grass clippings and other debris shall be swept from adjacent hard standing areas and removed from site to an authorised tip or dispersed over the plot. Where bulbs have been naturalised in grass, the first cut is to be deferred until after their foliage has substantially died down. It is the contractor's responsibility to maintain and control weed growth within the grass swards. This shall normally be achieved by the regular cutting operation and where necessary the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.	As a general guide cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is avoided. The height of cut shall be 30mm. The maintenance contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where appropriate.
	Re-seeding works to failed or hard worn areas	Newly seeded areas are to be protected during establishment. Failed or hard worn areas are to be re-seeded when weather conditions permit.	Annually

2.0 Wildflower Meadow	Cutting: Keep grass length between 50 to 100mm, with longer grass areas to be kept to 100mm. Remove all stones, litter, etc., and cut to 30mm. Remove clover and all unwanted invasive, vigorous weeds (such as thistles and nettles, as well as all injurious weed species listed in the Weeds Act 1959 and Countryside Act 1981), including roots, by hand or by spot treatment with appropriate weed killer.	Areas to be established as longer grass edges and meadow areas will be inspected prior to maintenance On both visits all cuttings will be removed from site. Cuts will be carried out using the appropriate machinery; cutting and removal can be acceptably carried out using a forage harvester. Where access restricts the use of large machinery grass will be strimmed and cuttings raked up by hand. Selective lawn killers should not be used.	The grass areas will be cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.
3.0 Existing Vegetation	To maintain the health and structure of all retained vegetation on site – specifically existing hedgerow (item 3.1) and existing trees (item 3.2).	All existing trees and hedgerows along site boundary to be retained are to be protected in accordance with BS5837 (2012): Trees in relation to construction.	As per items 3.1 and 3.2.

3.1 Existing Hedgerow	Native Species Hedges should be allowed to grow to nominally 2m. Trim back annual growth as required to maintain this height. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.	Once the objective height is achieved, the hedges should be trimmed 3 times annually in April, June and October to the various objective heights required and depending upon species. Trimming should achieve flat, uniform sides and a flat, level top to the hedges;	3 times annually in April, June and October.
	Gaps should be planted with new native hedgerow species, during the plants dormant period, ideally October to February, giving the opportunity to increase biodiversity of the hedge, or add trees to the hedge line.	Coppicing should be employed as a method of rejuvenation of the hedgerow. Coppicing works well with gapping up and is the best treatment for hedges damaged by over flailing. By cutting hedgerow shrubs and trees back to approximately 15cm above ground level, coppicing will revitalise a hedge by increasing the density and productivity of plants. Care should be taken to avoid cutting below previous coppice point.	As required.
	Remove all litter and debris at each visit, leaving the site clean and tidy. Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant.	Prune hedges back to an even hedge line to encourage thickening twice within the first growing season.	Twice annually
3.2 Existing Trees	A visual inspection of retained individual trees shall be carried out at every visit.	Any damaged, diseased or dangerous timber shall be reported to the operations manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) England Regulations 2012 if it is considered hazardous to public use of the area.	Every visit
	Mature trees should be inspected to ensure that they are in good health, and are not hazardous to the users of the site. Both the inspection and all works to mature trees should be carried out by a qualified arboriculture personnel to BS 3998:2010 'Tree Works – recommendations'.	Routine pruning should include the following operations: • The removal of dead, diseased and dying branches • The removal of vegetation growing onto footpaths, parking areas, POS, roads, signs, sightlines and any other location where it presents a hazard to the users of the site; • Inspection for and reporting of any incidence of pests and disease • Occasionally, the inspection may result in a recommendation for more specialist pruning of which crown thinning and reduction are likely to be the most commonly needed. • All tree works should be carried out in a safe manner complying with all relevant legislation.	Annually

4.0 Native Shrub	All planting will need to be protected from stock, rabbits and deer for approximately 3-4 years. On each visits check and adjust as required tree-ties, replace any missing or damaged rabbit guards. Remove any weed growth at base of plant either by hand weeding or spot treatment with an approved translocated herbicide. If treating near to the balancing pond check that any herbicide is suitable for use near water.	Ensure successful establishment of all sizes of planting. Ensure species diversity is maintained and enhanced. Ensure maintenance access routes are kept free of overgrown planting, weeds and rubbish, and manage planting in the long term to promote healthy trees and shrubs, thinning when required. Litter is to be removed from beds, with dead plants replaced in the next available planting season. Control pests and diseases by monitoring regularly and treating affected areas swiftly as required.	Annual inspection.
	Cutting: Planting to be trimmed to ensure thickening of branch structure and improve density. Trim native structure planting between October and February inclusive to avoid the bird nesting season. The optimum time is January to March to allow fruit to remain for birds as long as possible.	The requirement for selective thinning will be assessed every three years and undertaken as necessary to ensure that: overcrowding is reduced with increasing species maturity.	Annually.
5.0 Newly Planted Hedgerow	Watering: New planting may need watering to field capacity during periods of dry weather during the first growing season.		Watering should be carried out as necessary, particularly from April to October for the first 3 years following planting. A provision of at least 12 watering's per year should be included.

	Hedgerows are to be maintained in a weed free condition. Ornamental species hedgerows (aided by bark mulch) should be maintained as follows: Following planting, all ornamental hedges are to be mulched with a 50mm depth of standard mulch; Annual trim until objective height is achieved; thin back laterals in first 2-3 years to shape. Shape to oblique angle (wider base than top), particularly in formative second year, allowing the apical shoot to grow to the desired height before trimming back.	To prevent weed growth, fertiliser application should be avoided unless there are localised areas of poor growth. Hand weed throughout where necessary. The depth of mulch should be maintained at a minimum of 50mm until the hedgerows are well established; Mulch layer may need to be topped up every year. Once the objective height is achieved, the hedges should be trimmed annually in October (to avoid the nesting season) to the various objective heights required. Trimming should achieve flat, uniform sides and a flat, level top to the hedges;	Annual trim in October
	Native Species Hedges should be allowed to grow to nominally 2m. Once projecting growth is established and sufficiently dense, trim back to a minimum distance of 50cm from fences/walls. Adjust trimming distance as required to achieve dense hedge growth as viewed from non-planted side of fence/wall. Where space permits trim opposite side of hedge to match in order to maintain balanced growth.		Trim back annual growth as required to maintain this height.

6.0 Newly Planted Trees	All staked trees shall be inspected on each maintenance visit with any trees which have died or have suffered physical damage such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated.	Replacement tree planting will be undertaken in the next planting season as per the contract documentation. Any trees which have died as a result of the maintenance contractors operations or omissions shall be replaced by the maintenance contractor at his own expense during the next planting season.	As required.
	Watering: In the first 3 years newly planted trees are still establishing. Trees should be watered once per week, or as necessary, in dry weather during the growing season, April to October. Apply approximately 50-75 litres/ sq m per tree per week. Once they have become well established, most trees only need to be watered during spells of drought.	Watering to field capacity to be undertaken regularly during the summer months and as required in the first five years following planting, to achieve successful plant establishment.	As required, typically every two weeks during hot summer months.
	Mulched areas around trees shall be maintained weed free, with top up mulch at a depth of 50mm as required.	In autumn an organic fertiliser / material such as well rotted manure or compost is to be applied as mulch. Spread the material in layers 5-8cm deep around the tree keeping a clear area immediately around the trunk. Where trees are located in areas of grass or planting, they are likely to be subject to competition from the grass sward, adjacent plants and from weeds respectively. A circle of mulch 75mm deep and a minimum radius of 500mm should be maintained around each tree.	Annually

	All staked trees shall be inspected on each maintenance visit, and any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot, or removed. Re-firm plants loosened by frost heave, wind rock or vandalism by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.	Spiral guards to be removed after two years to facilitate further growth and management. Tree Guards: Inspect and adjust, re-fix or replace loose or defective guards to original specification and to prevent chafing. Remove guards and ties after two years. Tree Shelters: Adjust/re-fix/replace loose/defective shelters to original specification to prevent chafing.	As required.
	All new trees will benefit from feeding during the first 2-3 years after planting. Once established they will only require feeding once every 5-10years. Trees grown for their foliage will benefit from a fertiliser rich in nitrogen. Undertake formative pruning to avoid future structural problems, to remedy disease and vandalism problems, and to achieve good form.	Do not prune whips or feathered trees. Do not prune during the late winter/early spring sap flow period. Crown prune young trees up to 4m high by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood. Remove annually any excess growth encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings. Prune outside of the bird nesting season.	As required – subject to time of planting

	Tree Ties should be inspected and adjusted at least once per year in April, prior to an increase in the tree girth. This should then be done again in October, after growth has occurred. Damaged ties and stakes should be replaced and when the trees have established and are firm enough to support themselves, the ties should be removed, and the stakes cut down to ground level. This should be after 3 years. Underground guying adjusted only if there is an issue.	Spiral guards to be removed after two years to facilitate further growth and management.	As required.
7.0 Play Area	Visual inspection to assess the basic condition of play areas, features and surrounds including safety surfaces and surrounds, highlighting issues arising from vandalism, breakages and cleanliness. A detailed operational Inspection to identify minor wear and tear. This shall include the inspection of posts, footings, fixings, joints, and wood work for damage or any other defect. Ensure all equipment is safe to use.	Ensure play equipment is functioning as intended and there are no loose fittings or fixtures. If the defect to either play features or surrounds is anything more than superficial (e.g. damage to decoration), then temporary chestnut pale fencing shall be erected and fixed firmly in place around the area and a temporary sign erected warning that the area is unsafe to use. Temporary protection measures shall be removed as soon as the item is made good. Defects must be recorded and arrangements for repair made within seven days with the item supplier or other suitable and approved contractor. Make good wood work with a matching treatment and colour applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and COSHH Regulations.	Monthly.

8.0 Wet/dry Grassland	The areas of wet/dry grassland will be inspected prior to maintenance, remove litter and debris prior to cutting.	The spread of any self-seeded non-native and invasive plants should be monitored during normal maintenance visits; the emergence of such species may require greater frequency of cutting or dredging operations or in specific cases aggressive control techniques. In such cases seek specialist advice. Herbicide applications to remove plants along the bank may be used in certain situations, consult relevant guidance.	As required.
	Cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.	On both visits all cuttings will be removed from site. Cuts will be carried out using the appropriate machinery; cutting and removal can be acceptably carried out using a forage harvester. Where access restricts the use of large machinery grass will be strimmed and cuttings raked up by hand.	The grass areas will be cut twice annually, once in March, after the majority of flowering species have set seed, to a height of 100mm. The second cut will take place in the autumn to reduce competition from grasses, to a height of 100mm.
9.0 Hard surfaces	The site should be inspected regularly and any litter removed. Any graffiti or vandalism should be removed/rectified as soon as possible, since if it is left unattended the problem tends to escalate.	All problems with hard elements should be attended to as a matter of urgency. Routine maintenance of the hard elements and surfaces should be carried out in accordance with a programme, since this allows budgeting for the work.	
	Some weed control will be required on hard surfaces, particularly those which are not sealed (such as areas of paving). Weed control should be carried out if the surfaces are hazardous for pedestrians or unsightly, but residual herbicides should not be used.	Elements including all boundary treatments, fences, railings, hard surfaces, street furniture and lighting should all be inspected regularly for defects, damage, trip hazards and vandalism in accordance with manufacturer's recommendations. Repairs and replacements should be carried as a matter of urgency to maintain site safety.	
	Drainage channels should be kept clear of silt and other debris throughout the year.		

**10.0 Dog
bins**

Empty bins of waste.

Area around bin to be tidied if required.

Every two weeks.