Land at LVS Hassocks, London Road, Sayers Common, West Sussex

Draft Landscape and Ecological Management Plan (LEMP) – School Site – Ref. 403.065419.00001_SC84

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Making Sustainability Happen

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
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Table of Contents

Drawings

- Landscape Masterplan (Drawing 403.065419.00001_SC76)
- Hard Landscape General Arrangements (Drawings 403.065419.00001_SC77, 403.065419.00001_SC78)
- Soft Landscape Planting Plans (Drawings 403.065419.00001_SC79, 403.065419.00001_SC80, 403.065419.00001_SC81)
- Design and Access Statement Report (403.065419.00001_SC85 – integrated in the ECA DAS Report)

1.0 Introduction

1.1 Purpose of Report

SLR Consulting Ltd (SLR) and Aspect Ecology Ltd have been instructed by Wates Developments Ltd (Wates) and The Licensed Trade Charity to prepare a Landscape and Ecology Management Plan (LEMP) for the **detailed, full planning aspect** of a hybrid planning application for:

Demolition of all existing buildings bar the chapel, to be retained for use within Use Class F and:

i. ***Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and***

ii. *Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.*

As this draft LEMP accompanies the detailed aspect of the planning application, the purpose is to provide a comprehensive report on how the proposed development would be established and maintained.

The outline aspect of the hybrid planning application (the proposed residential area and associated amenities) will be accompanied by its own LEMP and therefore is not referenced within the following document.

1.2 Scope of Report

This draft LEMP sets out the proposed overarching landscape and ecology management objectives and implementation and maintenance procedures for the SEN School Site and includes the following sections:

- Landscape and Ecology Objectives;
- Site Preparation and General Guidelines;
- Implementation and Establishment;
- Aftercare; and
- Summary of Maintenance operations.

This draft LEMP references and is to be read in conjunction with the following drawings and reports:

- Landscape Masterplan (Drawing 403.065419.00001_SC76)
- Hard Landscape General Arrangements (Drawings 403.065419.00001_SC77, 403.065419.00001_SC78)
- Soft Landscape Planting Plans (Drawings 403.065419.00001_SC79, 403.065419.00001_SC80, 403.065419.00001_SC81)
- Design and Access Statement Report (403.065419.00001_SC85)

1.3 Landscape Context

The Full application area of the site comprises of a new school building with associated ancillary outbuildings and amenities.

The site is located on the settlement edge of Sayers Common. On the eastern and southern edges the site will neighbour the future Residential development (outline application) and to the north and west the

existing pastoral fields and vegetation to be retained. Public bridleway 9Hu runs east to west, south of the school site, and public footpath 10Hu is located immediately north of the site.

At a district scale the site is identified within the Mid-Sussex Landscape Character Assessment (November 2005) as being in LCA 4: *"Hickstead Low Weald"*. The landscape and visual appraisal determined that the site and its context strongly align with the LCA's key characteristics; a gently undulating, well-vegetated, largely agricultural landscape but with influences from built form and severed by the A23. The landscape management guidelines for this character area, which are of relevance to the landscape proposals and their maintenance, are as follows;

- *"Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodlands;*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape;*
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road;*
- *Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees;*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and re-plant hedgerows where they have been lost;* and
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness".*

The following policies within the Mid Sussex District Plan 2014-2031 (March 2018) are of relevance to the landscape proposals and their maintenance;

Policy DP26 Character and Design requires that all developments are *"well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside"*, including;

- *"of high quality design and layout and includes appropriate landscaping and greenspace;* and
- *protects open spaces, trees and gardens that contribute to the character of the area".*

Policy DP37 Trees, Woodland and Hedgerows states that *"The District Council would support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.*

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that would achieve this purpose.

Trees, woodland and hedgerows would be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;*
- *prevents damage to root systems and takes account of expected future growth;*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;*
- *has appropriate protection measures throughout the development process;*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change;* and
- *does not sever ecological corridors created by these assets".*

The following policies within the Hurstpierpoint and Sayers Common Parish Council Neighbourhood Plan (March 2015) are also of relevance to the landscape proposals and their maintenance;

Policy C1 Conserving and Enhancing Character requires that all development *"maintains or where possible enhances the quality of the rural and landscape character of the Parish area".*

1.4 Ecology Context

The proposed School Site has been informed by ecological survey and assessment work, the results of which are set out within the submitted ecology information, including the Ecological Appraisal (Aspect Ecology, 2025) and Biodiversity Net Gain Assessment (Aspect Ecology, 2025), whilst a brief summary of the ecological context is summarised below.

The site does not contain, nor is it located adjacent to any identified statutory nature conservation designation. The closest such designation is South Downs National Park, which is located approximately 2.47km to the south-east of the site. The closest non-statutory ecological designation to the site is Mill Lane Designated Road Verge, located approximately 1.21km east of the site.

The ecological habitats within the site itself consists of mainly species-poor modified grassland. The western site boundaries is delineated by a Species-rich native hedgerow with associated ditch and a consistent line of bramble scrub running north to south.

In terms of faunal species, the habitats present were recorded to provide opportunities for use by foraging/commuting and roosting bats, reptiles, Great Crested Newt, and a number of widespread bird species.

1.5 Proposed Development

The Full application area of the site comprises of a new school building (with a partial green roof) with associated ancillary outbuildings and amenities: school café, bin and cycle storage, maintenance storage etc), access road with drop off point, staff car park, SuDS features, open space and green buffers. North of the school building and security fence, there are dedicated outdoor classroom spaces, Horticultural area, play and workout areas, MUGA, informal playing field, Forest school area, ecology features, grassland areas with both formal and mown footpaths and buffer planting alongside the site boundaries.

The permission granted for the proposed school layout would result in the loss of approximately 1.5ha of species-poor modified grassland habitat. The existing boundary vegetation (hedges, scrub) will be retained and enhanced with proposed native scrub, native hedges and new trees, as part of the green infrastructure strategy. Native shrub mixes, grassland and meadows, native trees and hedges, orchards, drainage basins and grassed swales will also be implemented as part of the overall landscape proposals.

1.6 Extent of Proposed Planting, and Landscape and Ecological Features

The proposed development (Drawing SC76) comprises of the following areas of vegetation/ habitat:

- Existing hedgerows with trees and scrub planting around the west, north and south boundaries, to be retained and enhanced;
- Proposed flowering lawn for areas associated with the building, play areas and other amenities;
- Proposed wildflower grassland;
- Proposed damp grassland within the attenuation basins, swales and rain gardens;
- Proposed native scrub planting around the perimeter and the Forest School area;
- Proposed individual trees throughout the site;

- Proposed orchard areas throughout the site;
- Proposed native hedgerows on the eastern boundary with the residential area and alongside security fences;
- Proposed native shrub planting within the car park area and south of the building;
- Proposed ornamental hedgerow and shrub planting around the school building and outdoor classrooms;
- Proposed sensory planting mixes associated with the play and Horticulture area;
- Proposed biodiverse green roof to School building;
- Proposed bat boxes attached to retained trees;
- Proposed bird boxes attached to retained trees;
- Proposed bug hotels
- Proposed wood piles/ Hibernacula.

1.7 Landscape Management Objectives

The management of the site layout (existing and proposed vegetation/ habitats and features) would seek to address the following management objectives in line with the site use, local policy and landscape character assessments:

- Provide well-maintained recreational and educational facilities, with open spaces and play areas that enhance the district's existing educational assets, and are safe, secure and useable spaces that are accessible to all and in line with the SEN School user needs and requirements;
- Protect and enhance the landscape's key characteristics and ensure the proposed development reflects the local landscape's character (LCA4);
- Protect existing trees and enhance levels of tree cover to retain and enhance the district's green infrastructure network and increase resilience to climate change (Policy DP37 and LCA4); and
- Conserve, strengthen and manage existing native hedgerows and hedgerow trees, replant hedgerows where they have been lost, and replant single oaks in hedgerows (LCA4).

1.8 Ecology Management Objectives

In addition, the management objectives in relation to individual ecological habitat types would be to ensure the appropriate habitat condition is achieved in line with BNG criteria, in order to accord with the permitted BNG assessment (Aspect Ecology, 2025) and contribute to the minimum overall net gains of 10% at the site, in combination with the purchase of off-site credits, in line with standard planning requirements. With regard to specific habitats, these can be summarised as follows:

1.8.1 Wildflower Grassland

The objectives of the wildflower grassland management would be to produce a species-rich sward, including maximising species and herb content. In particular the objectives of the management would be to achieve at least 'moderate' condition under Biodiversity Net Gain (BNG) guidance, in line with the permitted information in relation to the relevant areas under the planning permission.

1.8.2 Species Rich Flowering Lawns

The objectives of the flowering lawns would be to provide a species-rich sward in areas dedicated for educational activities, sports, play and general use of the school pupils and staff, contributing to the

Biodiversity Net Gain (BNG) guidance, in line with the permitted information in relation to the relevant areas under the planning permission.

1.8.3 Native Scrub

The objectives of the scrub management would be to produce a varied habitat structure with denser areas of cover and more open vegetation formed by native species. In particular the objectives of the management would be to achieve at least 'moderate' condition (with reference to relevant BNG guidance) in order to ensure consistency with the Biodiversity Net Gain information submitted to inform the planning application.

1.8.4 Native Trees

The objectives of the tree management would be to allow new tree planting to develop to maturity wherever possible, avoiding regular pruning to maximise natural canopy development, to maintain vegetation beneath tree canopies and where possible retain features providing natural ecological niches for faunal species, including standing deadwood (subject to health and safety requirements), cavities, Ivy and loose bark.

1.8.5 Orchard

The objectives of the orchard planting would be to develop healthy trees, with pruning methods and techniques to prevent branch rubbing, restrict tree size and maintain a balanced shape, help form a strong network of branches, allow air and light into the tree, induce flower and bud formation and stimulate shoot growth to produce young, healthy wood.

1.8.6 Native Hedgerows

Management of hedgerows would aim to maintain a dense, vegetated corridor throughout the hedgerow length, whilst minimising disturbance and cutting, with the specific objective of achieving the individual condition criteria set out within the BNG assessment in order to achieve at least 'moderate' condition.

1.8.7 Sustainable Drainage System

Management of the drainage features would necessarily be directed by SUDs/drainage requirements, however objectives would include maximising ecological value through maintenance of varied vegetation including native aquatic and marginal species, with the specific objective of achieving the individual condition criteria set out within the BNG assessment in order to achieve at least 'moderate' condition.

1.8.8 Ornamental and Sensory Planting (including amenity grassland and horticultural area)

In order to address the landscaping requirements and reflect the nature of the site and its educational function, open space areas associated with the school building will include areas of ornamental and sensory planting.

Management of these areas would be of a regular, formal nature designed to ensure a tidy, safe and kempt appearance in keeping with their function as amenity, play and educational areas, whilst also ensuring that new planting thrives and develops into quality specimens, which would also provide a variety of benefits to wildlife such as pollinating insects.

Where possible (and subject to specific consideration in order to ensure that the relevant amenity/landscaping requirements are met), these habitats could be subject to ecologically targeted management in the long-term as appropriate, with the aim of maximising biodiversity value across the site.

2.0 Site Preparation and General Guidelines

The following section of this draft LEMP deals with how the site would be prepared and sets out general guidance on herbicides, watering and weeding.

2.1 Site Preparation

2.1.1 Protection of Existing Vegetation During Construction

||It is not anticipated that there would be any tracking of machinery, storage of materials or chemicals within the RPAs of existing trees to be retained. However, protective fencing should be erected prior to the commencement of all works on site, and retained in place throughout construction, in accordance with BS5837. Fencing positions should be located outside of the RPAs of trees to be retained, as shown on the SJA Tree Protection Plan (SJA TPP 23527-041 – Nov 2025).

The tree protection fencing will be erected prior to the commencement of works on site and will remain in place throughout construction in accordance with the BS5827. The fencing will ensure that there will be no tracking of machinery, storage of materials or chemicals within the RPAs of any retained trees. Fencing positions are shown on the SJA Tree Protection Plan (SJA TPP 23527-041a – Dec 2025).

Fencing would comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a on Tree Protection Plan). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b on Tree Protection Plan). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Any excavation work within or adjacent to RPAs would be carried out manually and under on-site supervision of an arboricultural consultant. Similarly, the proposed new footpaths, maintenance tracks and road batters shall be installed above the ground level and under direct supervision of an arboricultural consultant in accordance with SJA's Tree Protection Plan (SJA TPP 23527-041 – Dec 2025). Should any additional construction works be required under canopy spreads or within RPAs of existing trees, the Contractor shall obtain an Arboricultural Method Statement to facilitate works and to provide detailed instructions of appropriate work methods, although it is anticipated that this will be required by planning condition in any event.

2.1.2 Protection of Existing Ecological Features and Habitats During Construction

Site preparation and construction activities shall be undertaken in accordance with the relevant ecological mitigation measures set out within the Ecological Appraisal (Aspect Ecology, 2025) which should be read in conjunction with this report.

In particular, measures would include specific measures and precautions in relation to protection of retained vegetation, use of lighting, general faunal safeguards, timing of vegetation clearance in relation to nesting birds and specific safeguards in regard to roosting bats and Great Crested Newt.

Confirmed bat roosts have been recorded within existing buildings and a tree within the site, such that works will be carried out under a European Protected Species (EPS) development licence, obtained from Natural England.

All temporary and permanent external lighting would be designed to minimise the risk of light spill outside the area it is desired to illuminate; and particular care would be taken to minimise light spill on hedgerows or other linear features that can be used by bats for commuting. This can be achieved using baffles and directional lighting coupled with low-level lighting columns.

All trenches and excavations would be closed overnight to prevent [redacted] and other wildlife from becoming trapped. Where it is not feasible to close excavations overnight, they would be excavated with at least one sloping end or provided with a sturdy plank to provide a means of escape.

Standard control measures would be in place to ensure pollution events, through dust and other emissions from construction works, do not impact retained or adjacent habitats. These measures include the below:

- Chemicals and fuels must be stored in secure containers located away from watercourses or water bodies. Spill kits must be available;
- Implementation of a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff;
- Lighting used for construction must be kept to a minimum and switched-off when not in use;
- Lighting should be positioned so as not to spill onto adjacent land or retained vegetation within the works area; and
- Night works should be avoided where possible to reduce lighting of sensitive habitats and disturbance to protected.

Features such as debris piles will be searched for vulnerable wildlife by an Ecological Clerk of Works (ECoW). Should any vulnerable wildlife be found, they would be relocated to a place of safety.

2.1.3 Ground Preparation and Vegetation Removal

Prior to commencement of any softworks, all areas would need to be suitably cleared and prepared for planting/ seeding. Areas would be cleared of rubbish, debris and unwanted vegetation/ weeds prior to planting.

Vegetation clearance would be undertaken following implementation of any specific requirements for reptiles and Great Crested Newt (i.e. translocation). Ideally vegetation would be cleared outside the bird nesting season (which runs from March to late August inclusive) however, where this is not possible, specific attention would be given to the presence of breeding birds as part of hand searches. Should nesting birds be present, then clearance in these areas would stop until young have fledged, which may extend to the end of August.

A proportion of the material (small to large diameter branch wood) would be retained and positioned along the peripheries of the public open space, forming log piles, where possible. Surplus arisings would be removed from site.

2.1.4 Soil Resource

Before the landscape works take place an earthworks contract would be undertaken to form the levels of the site. Before any cut or fill takes place, it would be necessary to carefully remove and store all existing topsoil and subsoil resources. Once the final landform has been shaped, subsoil and topsoil would be replaced to approved depths and profiles.

The substrate would be inspected and assessed for its suitability for landscaping prior to the commencement of implementation works. All areas of planting and seeding would be assessed for compaction prior to works, and if necessary or practical, de-compaction would be carried out when ground conditions are reasonably dry, with soils loosened, aerated and broken up.

All soil handling operations would follow the guidelines set out in *BS:3882: Specification for topsoil and requirements for use* to make the best use of the available soil resource and minimise compaction as follows:

- All soil units would be separately stripped, stored and replaced;
- All soil units would be handled when dry and friable; and
- Where possible, no heavy wheeled earthmoving vehicles or machines would run over *in-situ*/undisturbed or replaced soils.

Where space is limited during construction, the soils would be placed into temporary storage mounds, according to the following methods:

- The storage areas would be subdivided into each part to receive each soil unit (topsoil or subsoil);
- Materials would be placed on dry firm foundations, which have been stripped of soils and/or soft material, as appropriate;
- Stored in heaps of a maximum 2m height; and
- To minimise soil wetness storage heaps would be shaped to shed water and positioned in the direction of flood water flows.

When stripping of topsoil is required, for example where there would be hard surfacing or extensive vehicle movements, this should be to an average depth of 300mm, although soils would not be removed from below the spread of trees to be retained.

Topsoil should be free draining and adhere to BS 3882:2015. The depth of topsoil spread shall be a minimum of 100mm and not normally exceed 300mm.

Subsoils should be below the topsoil and adhere to BS 8601:2013. For grassland areas, subsoil should be a depth of 450mm, 600mm for hedgerows, shrubs and allotment plots, and 900mm for tree planting, i.e. areas of hedgerows to comprise 300mm topsoil over existing 600mm subsoils.

If soils would need to be imported then these would need to adhere to BS 3882:2015 (topsoil) and BS 8601:2013 (subsoil).

Stones larger than 30mm as well as other debris would be removed.

All soil would be graded to smooth flowing contours to achieve the specified finished levels.

2.2 General Guidelines

2.2.1 Herbicide

Hand weeding, organic methods and other integrated management methods are to be used for removing weeds, particularly in areas frequently used by pupils. A suitable, non-residual, glyphosate-free herbicide may be used in specific cases, to clear damaging weeds where this cannot be achieved by cultivation or other techniques alone.

Herbicides should not be applied within 10m of any watercourse, ditch or waterbody. If deemed necessary, Environment Agency consent would be required (refer to Environment Agency Guidance Notes AqHerb01: Agreement to use herbicides in or near water).

If weeds are to be controlled by the application of herbicides this would need to be carried out by a certified competent person, according to manufacturer's instructions (for example, NPTC Certificate of Competence for use of Pesticides). If herbicides are to be used prior to planting and seeding, then at least 2 weeks should be allowed before planting and seeding operations commence

2.2.2 Watering

Where possible, planting would take place during the cooler months to prevent the need for regular watering from the outset.

The need for watering would be assessed prior to the commencement of works. If considered necessary, the full depth of soil would be watered during planting operations and all areas thoroughly watered immediately after operations, without damaging or displacing plants.

It is anticipated that new planting may be watered, particularly in drier periods in the first year, subject to contractual agreements with the client and landscape contractor. Thereafter, plants would be assessed on an annual basis to establish the need for watering and rainwater collected in underground tanks will be used for irrigation where feasible.

2.2.3 General Management of Weeds

As required under the provisions of the Weeds Act 1959, all injurious weeds (such as spear thistle, creeping or field thistle, curled dock, broad-leaved dock and common ragwort) would be controlled, so that they do not spread.

Section 14 of the Wildlife and Countryside Act 1981 prohibits the establishment of particular non-native invasive species listed in Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (variation 6th April 2010). Any particularly invasive non-native plants which if found to be present would also need to be eradicated (for complete list refer to Schedule 9 Part 2 of the Wildlife and Countryside Act 1981). These include:

- Giant hogweed (*Heracleum mantegazzanium*) - poses a public health hazard because its sap would cause a skin rash in the presence of sunlight;
- Japanese knotweed (*Fallopia japonica var japonica*) - forms dense thickets displacing native plants;
- Himalayan balsam (*Impatiens glandulifera*) - spreads by seeds explosively propelled from ripened pods;
- Australian swamp stonecrop (*Crassula helmsii*) - quickly out-competes all native vegetation and maintains dominance through very rapid growth and uptake of almost all available nutrients;
- Parrot's feather (*Myriophyllum aquaticum*) – propagates by growth from small fragments that are easily spread when the brittle stems break; and
- Floating pennywort (*Hydrocotyle ranunculoides*) – forms dense interwoven mats that quickly cover the water surface.

All areas shall be monitored for these plant species on at least a twice-yearly basis, during the growing season. Where these plants are identified appropriate measures, specific to the plant species shall be taken to control and/or eradicate them, such as described by the Environment Agency leaflet Guidance for the control of invasive plants in or near fresh water. The Environment Agency identifies the following basic methods of controlling invasive plants:

- Mechanical – cultivation, hoeing, pulling, cutting, raking, dredging or other machinery to uproot or cut plants;
- Chemical – herbicides to kill plants;
- Natural – specific pests and diseases to weaken the target plant; and
- Environmental – alteration to the environment to make it less suitable for plant growth.

A waste license is required to remove Japanese knotweed to a waste disposal facility, and all waste materials, including weeds, are subject to the Duty of Care and must only be transferred to, and carried by, registered waste carriers.

3.0 Implementation and Establishment

The following section of this draft LEMP deals with how the various vegetation/ habitat types would be implemented and established on site.

3.1 Proposed Grassland Establishment

Seed should be of local provenance where possible and freshly purchased for each growing season.

Good preparation is essential to success, so the aim would be to control weeds and produce a good quality seed bed before sowing. This could be carried out by first removing the weeds using repeated cultivation or herbicide and then plough or dig to bury the surface vegetation.

The required mix (see sections below) would then be sown in the spring or early autumn (dependent on construction programme) onto bare ground after harrowing/raking the surface and should not be sown on compacted ground.

Preparing a seed bed on clay can be difficult as it is prone to compaction and poor drainage so well-timed preparation is important to successful establishment. As clay is unworkable when very wet or very dry, autumn sowings may not be possible. It is sometimes better to dig or plough the soil in the autumn, allow winter frosts to break down the clods, and prepare a seedbed in the spring using a harrow or rake to produce a medium tilth.

Bulking up the seed with an inert carrier such as sand can make distribution easier. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution, divide the seed into two or more parts and sow in overlapping sections.

After sowing lightly, rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roll to give good soil/seed contact. The newly seeded areas should be fenced off using pegs and tapes until the grass is well established.

Below are indicative mixes for the grassland areas, please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

3.1.1 Proposed Amenity Grassland

The amenity grassland areas, grass verges, areas adjacent to the school building and activity areas will be sown with a flowering lawn mix such as Emorsgate Seeds EL1: Flowering Lawn Mixture or similar approved at a rate of 4 g/m2.

Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

EL1 contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing. This combination produces an attractive turf which is resilient to wear, and provides ecological value.

Table 1 – Emorsgate Seeds Mix EL1 Flowering Lawn Mixture

%	Latin name	Common name
Wildflowers		
1	*Achillea millefolium*	Yarrow
1	*Anthyllis vulneraria*	Kidney Vetch
0.4	*Betonica officinalis*	Betony
1.5	*Centaurea nigra*	Common Knapweed

0.4	*Galium album*	Hedge Bedstraw
1.5	*Galium verum*	Lady's Bedstraw
0.4	*Knautia arvensis*	Field Scabious
0.5	*Leontodon hispidus*	Rough Hawkbit
1	*Leucanthemum vulgare*	Oxeye Daisy
1	*Medicago lupulina*	Black Medick
0.4	*Plantago lanceolata*	Ribwort Plantain
2	*Plantago media*	Hoary Plantain
2	*Primula veris*	Cowslip
0.4	*Prunella vulgaris*	Selfheal
0.4	*Ranunculus acris*	Meadow Buttercup
1.6	*Ranunculus bulbosus*	Bulbous Buttercup
4	*Trifolium repens*	White Clover (ag)
20		
Grasses		
8	*Agrostis capillaris*	Common Bent
28	*Cynosurus cristatus*	Crested Dogstail
24	*Festuca rubra*	Red-fescue
4	*Phleum bertolonii*	Smaller Cat's-tail
16	Poa pratensis	Smooth-stalked Meadow-grass
80		

3.1.2 Proposed Wildflower Grassland

Areas of open space would be seeded with a wildflower grassland mix such as Emorsgate Seeds Mix EM1: Basic General Purpose Meadow Mixture or similar approved at a rate of 4g/m2.

Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

This is a simple meadow mixture suitable for a wide range of soil types. The wildflowers are robust and showy, and the grasses are fine and slow growing.

Table 2 – Emorsgate Seeds Mix EM1 Basic General Purpose Meadow Mixture

%	Latin name	Common name
Wildflowers		
5	*Centaurea nigra*	Common Knapweed
1.5	*Daucus carota*	Wild Carrot
4	*Galium verum*	Lady's Bedstraw
0.5	*Leucanthemum vulgare*	Oxeye Daisy
2	*Malva moschata*	Musk Mallow
2	*Poterium sanguisorba - (Sanguisorba minor)*	Salad Burnet
1.5	*Prunella vulgaris*	Selfheal

%	Latin name	Common name
1.5	*Ranunculus acris*	Meadow Buttercup
2	*Silene dioica*	Red Campion
20		
Grasses		
8	*Agrostis capillaris*	Common Bent
40	*Cynosurus cristatus*	Crested Dogstail
28	*Festuca rubra*	Slender-creeping Red-fescue
4	*Phleum bertolonii*	Smaller Cat's-tail
80		

3.1.3 Proposed Damp Grassland

The attenuation basin, swales and rain gardens without permanent water would be seeded with a mix that endures both damp and dry conditions, such as Emorsgate Seeds Mix EM8: Meadow Mixture for Wetlands or similar approved at a rate of 4 g/m2.

Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

This mix contains wildflowers and grasses based on the vegetation of traditional floodplain and water meadows.

Sowings on ground prone to winter flooding are safest either in late summer or in spring (once the land has drained) as this allows the plants to grow and mature before flooding.

Table 3 – Emorsgate Seeds EM8 Meadow Mixture for Wetlands

%	Latin name	Common name
Wildflowers		
0.7	*Achillea Millefolium*	Yarrow
0.6	*Agrimonia eupatoria*	Agrimony
0.1	*Angelica sylvestris*	Wild Angelica
0.2	*Betonica officinalis*	Betony
3.2	*Centaurea nigra*	Common Knapweed
1.4	*Filipendula ularia*	Meadowsweet
0.4	*Galium album*	Hedge Bedstraw
2.0	*Galium verum*	Lady's Bedstraw
0.8	*Lathyrus pratensis*	Meadow Vetchling
0.6	*Leontodon hispidus*	Rough Hawkbit
1.2	*Leucanthemum vulgare*	Oxeye Daisy (Moon Daisy)
0.6	*Lotus corniculatus*	Birdsfoot Trefoil
0.1	*Lotus pedunculatus*	Greater Birdsfoot Trefoil
1.0	*Medicago lupulina*	Black Medick
2.0	*Plantago lancelata*	Ribwort Plantain
0.4	*Primula veris*	Cowslip
0.8	*Prunella vulgaris*	Ragged Robin

%	Latin name	Common name
1.2	*Ranunculus acris*	Meadow Buttercup
0.8	*Rhinanthus minor*	Yellow Rattle
0.6	*Rumex acetosa*	Common Sorrel
0.3	*Sanguisorba officinalis*	Great Burnet
0.5	*Silene flos-cuculi*	Ragged Robin
0.2	*Taraxacum officinale*	Dandelion
0.3	*Vicia cracca*	Tufted Vetch
20		
Grasses		
4	*Agrostis capillaris*	Common Bent
4	*Anthoxanthum odoratum*	Sweet Vernal-grass (w)
0.8	*Carex divulsa subsp. divulsa*	Grey Sedge (w)
33.60	*Cynosurus cristatus*	Crested Dogstail
1.6	*Deschampsia cespitosa*	Tufted Hair-grass (w)
20	*Festuca rubra*	Red-fescue
3.2	*Hordeum secalinum*	Meadow Barley (w)
5.6	*Phleum bertolonii*	Smaller Cat's-tail (w)
5.6	*Poa trivialis*	Rough-stalked Meadow-grass
1.6	*Schedonorus arundinaceus*	Tall Fescue
80		

3.2 Proposed Tree, Shrub and Hedgerow Establishment

It is envisaged that individual trees would be standards, 200 cm clear stem, rootball. It is recommended that native woodland, shrub and hedgerow plants would be transplants, seedlings, bareroot or container grown and 40-60cm tall. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

All plants would be well-grown nursery stock and sourced as local as possible, with effort made to source stock of native genetic origin. All plant handling and planting operations would comply with relevant clauses of CPSE 'Handling and Establishing of Landscape Plants' (obtainable from the Horticultural Trades Association).

All small, bareroot plants would be notch planted whilst all larger stock, container stock or rootballs would be pit planted.

For the notch planting, a notch would be cut with a spade or mattock and, whilst holding it open, the transplant slipped in, roots spread, and making sure the root collar is level with the soil surface. Then the split tread closed and checked that the shrub/tree is firmly planted. Backfill would consist of previously excavated material and if deemed necessary, sanitized and stabilised, friable compost also (non–peat compost) as well as fertiliser.

For pit planting, the pit would be 1.5 times the size of the rootball/ container or as necessary to accommodate their root systems. The soil would be replaced as it is removed e.g. topsoil above subsoil. All pits would be excavated on the same day of planting and trees double or triple staked with expandable, horizontal ties.

As per the notch planting, when pit planting the top of the root collar must be level with the surrounding soil surface and the ground around the plant would be firmed in by treading, taking care to avoid scuffing

or damage. When completed, the ground below the tree would be either at ground level or slightly domed to prevent waterlogging. On no account would any roots be left exposed or bent. The soil around all plants would then be suitably firmed and watered.

It is also recommended that those trees located adjacent to hardstanding would also be installed with an urban irrigation and aeration system, and root deflecting ribs if required (fitted to manufacturer's guidance). Those trees close to parking bays may also be fitted with tree guard protection.

All proposed woodland, shrub and hedgerow plants would be protected by either 0.6m high translucent plastic spiral guards supported by a softwood timber stake or planting areas fenced off into compartments using internal rabbit fencing, if appropriate.

Planting would take place in November – March, avoiding frosty conditions.

A 75mm deep layer of Bromide free bark mulch would be spread across all planted areas, to assist with weed control (1m diameter around the base of all individual trees).

3.2.1 Proposed Native Scrub Planting

Areas of native scrub planting are proposed alongside the boundaries, to enhance existing vegetation and new native hedgerows. Localised areas of scrub planting are also proposed within the north area of the school grounds, to provide opportunities for a Forest school area. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Planting mixes would include native species characteristic of the local area, which further benefit the ecological value of the site.

Table 4 – Proposed Native Scrub Mix

%	Latin name	Common name
20	*Cornus sanguinea*	Common Dogwood
20	*Corylus avellane*	Common Hazel
15	*Euonymus europaeus*	Spindle
15	*Rosa canina*	Common Beech
15	*Salix caprea*	Common Holly
15	*Viburnum opulus*	Guelder Rose

3.2.2 Proposed Individual Trees

Open space trees would include native species such as Oak, Beech, Hornbeam, Rowan, Cherry, Silver Birch and Field Maple, in particular around the site perimeter, reinforcing wildlife corridors. Trees alongside the loop road and parking would comprise of smaller, compact species, with an upright crown form, while the trees associated with spaces around the school building, entrance, gardens and play will have more ornamental features. This selection of trees has been chosen to provide coherence between the character of various school areas, to enhance the aesthetic and visual qualities of the proposals, provide seasonal interest and educational contribution, but also in the interests of biodiversity to provide a variety of nesting and foraging habitats. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Table 5 – Proposed Individual Trees

Latin name	Common name
Open Space Trees	
Acer campestre	Field Maple
Betula pendula	Silver Birch
Carpinus betulus	Common Hornbeam
Fagus sylvatica	Common Beech
Prunus avium	Wild Cherry
Quercus robur	English Oak
Sorbus aria	Whitebeam
Sorbus aucuparia	Rowan
Car Park & Link Road Trees	
Acer campestre 'Elegant'	Field Maple 'Elegant'
Acer campestre 'Elsrijk'	Field Maple 'Elsrijk'
Betula pendula	Birch
Carpinus betulus 'Frans Fontaine'	Hornbeam 'Frans Fontaine'
Malus baccata 'Street Parade'	Siberian Crab Apple 'Street Parade'
Malus trilobata	Lebanese Wild Apple
Sorbus aucuparia	Rowan
Sorbus aucuparia 'Sheerwater Seedling'	Rowan 'Sheerwater Seedling'

3.2.3 Proposed Orchard Trees

New small pockets of orchards are proposed around the site, to introduce an additional habitat, seasonal interest, sensory and educational play. Varieties of local provenance have been included. The orchards would be managed to maximise biodiversity value as well as to provide fruit production for the school as suitable. As indicated on the proposal drawings, the orchards would be under-sown with a wildflower meadow mix suitable for the area (refer to Section 3.1.2) and the existing vegetation nearby to the orchards would also provide shelter for the establishing trees and help to attract pollinators. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Latin name	Common name
Orchard Trees	
Malus domestica 'Alfriston'	Apple *'Alfriston'*
Malus domestica 'Coronation'	Apple *'Coronation'*
Malus domestica 'Forge'	Apple *'Forge'*
Prunus avium 'Stella'	Cherry 'Stella'
Prunus avium 'Sunburst'	Cherry 'Sunburst'
Prunus cerasus 'Morello'	Cherry 'Morello'
Pyrus communis 'Concorde'	Pear 'Concorde'

3.2.4 Proposed Mixed Native Hedgerows

New hedgerows would comprise locally native species such as Hawthorn, Field Maple, Holly and Blackthorn which are characteristic of the hedgerows of the local landscape. The choice of species would also help to provide suitable foraging habitat for birds, suitable nesting habitat and shelter for small mammals, amphibians and reptiles, as well as encourage pollinators to assist with the successful establishment of the orchard. The hedgerows would also contribute to creating green corridors around the site, such as along the bridleway, which link to existing and retained hedgerows, and to other habitats beyond the site. Other hedgerows such as at the site entrance would help contain landscape and visual effects and provide a green and attractive entranceway.

Hedgerows would form double staggered rows, 5 plants per linear metre, with rows c. 30cm apart, and for hedgerow trees, gaps would be left every ca. 20 m to plant single small bare-rooted standards of native tree species. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Table 6 – Proposed Multi species Native Hedgerow

%	Latin name	Common name
10	*Cornus sanguinea*	Common Dogwood
15	*Corylus avellana*	Common Hazel
20	*Crataegus monogyna*	Common Hawthorn
10	*Euonymus europaeus*	Spindle
10	*Ilex aquifolium*	Common Holly
15	*Prunus spinosa*	Blackthorn
10	*Rosa canina*	Dog Rose
10	*Viburnum opulus*	Guelder Rose

3.2.5 Reinforced Mixed Native Hedgerows

Existing hedgerows within and on the boundaries of the site comprise a mix of native species such as hawthorn, beech, field maple and blackthorn. Gaps or sparse sections of these existing hedgerows would be infilled or reinforced with a native hedgerow mix and hedgerow trees, such as those shown in Table 6 above; reflecting locally recognised species. Where possible, this planting would also be in double staggered rows, 5 per linear metre. However, this planting would need to take into consideration the existing vegetation and therefore densities and distances between rows may need to vary.

Prior to planting, existing hedgerows would be cut to the desired heights and shape (refer to section 4.3.1). It may also be necessary to carry out hedgerow laying if existing hedgerows have become gappy at their bases prior to installation of new planting.

3.2.6 Proposed Native Shrubs

Native shrub planting is proposed within the landscape buffers around the periphery of the site to reinforce the green infrastructure network and help contain landscape and visual effects. These areas of native shrub planting would comprise a mix of native species characteristic of the local landscape. Some of these species are also utilised throughout the native scrub areas and hedgerows, providing a continuity and coherence to the scheme. These shrubs would be notch planted at 1-2m centres, in single species groups of 3 or 5. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Table 7 – Proposed Native Shrub

%	Latin name	Common name
15	*Corylus avellana*	Common Hazel
15	*Cornus sanguinea*	Dogwood
15	*Crataegus monogyna*	Common Hawthorn
15	*Ilex aquifolium*	Common Holly
10	*Ligustrum vulgare*	Common Privet
10	*Polystichum setiferum*	Soft shield fern
10	*Sambucus nigra*	Dog Rose
10	*Viburnum opulus*	Guelder Rose

3.2.7 Proposed Ornamental Shrubs

Ornamental planting comprising of shrubs, grasses and herbaceous plants are proposed in spaces surrounding the school building – entrances, outdoor classrooms and play areas, to create attractive, distinctive, varied setting for school activities and help to soften built form, while providing amenity and educational value through planting. Species have been selected to offer year-round interest whilst also providing foraging opportunities for pollinators and educational opportunities.

A range of mixes would be proposed to suit areas associated with the building, play and horticultural areas. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Table 9 – Proposed Ornamental and Herbaceous Shrub Planting Mix 1

Latin name	Common name
Asplenium scolopendrium	Hart's-tongue Fern
Aster 'Little Carlow'	Aster 'Little Carlow'
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed grass 'Karl Foerster'
Carex oshimensis 'Evergold'	Japanese sedge 'Evergold'
Carex testacea	Orange New Zealand Sedge
Deschampsia cespitosa 'Goldtau'	Tufted hair grass 'Goldtau'
Echinacea purpurea	Purple Coneflower
Lavandula angustifolia 'Hidcote'	Lavender ‘Hidcote’
Lavandula x intermedia 'Alba'	Lavender 'Alba'
Rudbeckia fulgida deamii	Deam's Coneflower
Salvia nemorosa 'Caradonna'	Balkan clary 'Caradonna'
Sedum 'Purple Emperor'	Orpine 'Purple Emperor'
Stachys byzantina	Lamb's Ear
Stipa tenuissima 'Pony Tails'	Mexican Feather Grass
Tiarella cordifolia	Foam flower
Verbena bonariensis	Purple top

Table 10 – Proposed Ornamental and Herbaceous Shrub Planting Mix 2

Latin name	Common name
Anthemis punctata cupaniana	Sicilian chamomile
Arbutus unedo	Strawberry tree
Asplenium scolopendrium	Hart's-tongue Fern
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed grass 'Karl Foerster'
Ceanothus x delileanus 'Gloire de Versailles'	Californian lilac 'Gloire de Versailles'
Cosmos atrosanguineus 'Chocamocha'	Chocolate Cosmos ‘Chocamocha’
Deschampsia cespitosa 'Goldtau'	Tufted hair grass 'Goldtau'
Dryopteris filix-mas 'Barnesii'	Male fern 'Barnesii'
Echinacea 'Rainbow Marcella'	Purple Coneflower ‘Rainbow Marcella’
Hamamelis x intermedia 'Pallida'	Witch Hazel 'Pallida'
Heuchera 'Fireworks'	Alum Root 'Fireworks'
Lavandula x intermedia 'Alba'	Lavender 'Alba'
Monarda 'Cambridge Scarlet'	Bergamot 'Cambridge Scarlet'
Nepeta 'Six Hills Giant'	Catmint 'Six Hills Giant'
Pennisetum orientale	Oriental Fountain Grass
Rosmarinus officinalis 'Miss Jessopp's Upright'	Rosemary 'Miss Jessopp's Upright'
Salvia elegans 'Tangerine Sage'	Tangerine Sage
Stachys byzantina 'Silver Carpet'	Lamb's ear 'Silver Carpet'
Stipa tenuissima 'Pony Tails'	Mexican feather grass
Thymus vulgaris	Common Thyme

3.2.8 Proposed Ornamental Hedgerows

Ornamental hedgerows are proposed to delineate outdoor classrooms and play spaces. The ornamental hedgerow once established would be maintained in a low (c. 500mm) clipped form which would retain necessary site lines, whilst provide all year-round interest across the site and a softening of built form. Please refer to Detailed Planting Plans: 403.065419.00001_SC79, 403.065419.00001_SC80 and 403.065419.00001_SC81 for details and locations.

Table 11 - Proposed Ornamental Hedgerow

Latin name	Common name
Photinia x fraseri ‘Little Red Robin’	Christmas berry ‘Red Robin’

3.3 Proposed Hard Surfaces and Furniture

The site layout also includes areas of paving and hard landscape features. Please refer to Hard Landscape Plans: 403.065419.00001_SC77, 403.065419.00001_SC78 for details and locations. The external school areas would include the following hard surfaces and landscape features;

- Resin bound gravel to main circular footpath to allow for year-round use;
- Concrete block paving to external areas
- Timber decking to play areas

- Safety surfacing to play areas, such as rubber mulch, wetpour and rubber matting, to supplier recommendations
- Benches (timber recommended) such as 'Classic Hardwood Bench' from External Works;
- Bins (timber recommended) such as 'LBS Hardwood Square Bin' from External Works;
- Play and fitness equipment (timber recommended) within the play areas, fitness trail and teenage facilities.

All hard surfaces and landscape features would be constructed in accordance with the appropriate British Standards and manufacturer's guidance. It is recommended that all street furniture would be bolted into the hard surfaces, rather than cast into concrete, so that these features can be temporarily moved if required.

3.4 Proposed Artificial Wildlife Installations

In order to provide immediate opportunities for faunal species in addition to those to come forward as part of the extensive habitat proposals, a number of faunal specific measures are to be incorporated into the scheme. These would include:

- Bat boxes on retained trees (e.g. Schwegler 2F and 1FF bat boxes or similar approved);
- Bird boxes on retained trees (e.g. Schwegler 1B/2GR/1N, or similar approved);
- Bee bricks and insect boxes; and
- Wood piles/ Hibernacula.

Please refer to Hard Landscape Plans: 403.065419.00001_SC77, 403.065419.00001_SC78 for details and locations.

Where trees are to be felled or hedgerows removed as part of the development proposals, cuttings would be set aside and used to create the habitat piles that would be distributed along the periphery of the public open space. This would provide a range of opportunities for reptile, amphibian and invertebrate species.

4.0 Aftercare

This section of the LEMP covers how all landscape and ecological elements of the site layout would be managed to achieve the longer-term objectives set out in section 1.7.

4.1 Management Responsibilities

4.1.1 Overview

A management agent would be appointed by the client and would be responsible for coordinating and monitoring the works of an appointed management company, ensuring the works are in accordance with the final LEMP, best practise, relevant legislation, British Standards, Regulations and Codes of Practice.

The name and contact details of the management company would be incorporated into the site information and signage as appropriate, so that school staff, users and visitors are able to contact the management team if required.

A maintenance sum would be calculated in accordance with contractor quotes to ensure the financing of the long-term management of the landscape across the site.

4.1.2 Personnel

This draft LEMP provides an initial overview of activities for 5 years following implementation of the landscape scheme (or individual phase, if relevant). The various tasks contained within the final LEMP should be reviewed and revised as deemed necessary every 5 years as the site establishes and the requirements for certain activities change. All areas of the site would be closely monitored throughout a 5-year aftercare period from the completion of any implementation works by a suitably competent professional, so that the most appropriate management regime can be defined on an area-by-area basis. This process would identify where the existing management regime requires modification to meet management objectives, both annually and in the long-term.

It is suggested that the following are appointed to ensure the successful implementation of the site layout and its long-term management:

- **Ecological Clerk of Works (ECoW)** - would be present at the start of specific ecology-related activities to ensure the delivery of each activity is in accordance with the approved documents and giving 'Tool Box Talks', and towards the completion of the activity in order to certify the quality of the work. It would be necessary for the ECoW to be present at other times in the interim period, although this would be defined by the complexity of the activity and the potential for disturbance to ecological features. In addition, Biodiversity Net Gain monitoring would be undertaken by the ECoW or other suitably qualified ecologist in line with the details set out below. The ECoW may also select specialist contractors to assist in specific habitat works;
- **Principal Contractor Biodiversity Champion** – They would receive training by the ECoW through a series of toolbox talks and tutorial sessions and would be provided with site inspection forms to encourage the recording of the necessary level of information during fortnightly site inspections during the creation of habitats. This would allow any hazards/defects to be identified and rectified;
- **Arboriculturalist** - to undertake an annual tree inspection of the existing trees and proposed trees as they mature, and propose and supervise any remedial work; and
- **Landscape Architect** – to work with the ECoW to inspect the implementation and management of the landscape scheme to ensure the habitat creation aims and objectives are met, and the correct species and densities of planting are implemented as well as routine management

procedures. It is also recommended that an independent inspector be contacted to undertake frequent inspections of the area, street furniture and play equipment.

All materials, workmanship, quality and operations would be in accordance with all relevant British Standards, Codes of Practice and legislation.

There is an opportunity for involvement of local residents, visitors, volunteers and school children and parents with habitat creation, management and monitoring of the site in the public open space areas to foster a sense of community ownership, and for educational purposes. This may also affect the management requirements over time.

4.1.3 Reporting and Monitoring

It is recommended that a checklist and detailed record of management operations are maintained by the operator when the aftercare period commences. It is also recommended that details of each year's aftercare, including works carried out and proposed works for the next year are compiled as an annual report which can be shared with the Local Planning Authority (LPA) if required.

It is general practice that visual inspections during years 1 to 5 of aftercare are carried out twice a year (at the start and end of the growing season in March and September/October) by the appointed landscape contractor. Along with reviewing the success and growth of vegetation/ habitats, these visits also provide opportunities to evaluate the management regime/operations for the forthcoming year and amend where necessary. Additional visual inspections may need to be carried out following unpredictable events such as extreme weather, which may require additional, specific actions. In years 6 to 15 maintenance operations would be further adapted to reflect the increasing maturity of planting and habitats. If deemed appropriate, visual inspections would be reduced to one per year (September/October) to review planting needs and adapt the landscape maintenance schedule accordingly.

To assess the effectiveness of habitat creation, establishment and the 'condition' of habitats post-development (including in order to ensure the relevant target BNG conditions are achieved in line with the permitted information), specific ecological monitoring surveys are proposed. Surveys would be undertaken by the ECoW or other suitably qualified ecologist during the appropriate season in order to review the progress of management activities and record any changes (including specific condition assessment survey in line with BNG guidelines). This would include a review of the monitoring targets for BNG requirements including any recommended changes to be incorporated into the management plan and associated implementation. The specific monitoring years would be agreed as part of the BNG information submitted post-consent, likely in years 2, 5, 10, 20 and 30.

Following each monitoring period, a monitoring report would be prepared, including for any necessary remedial measures or management 'tweaks'. Monitoring targets and requirements for each habitat are detailed in Section 4.3.

4.2 General Management Considerations

All areas of proposed and existing planting should take account of the below General Management Considerations, and Table 13 which provides guidance on the timings of these General Management Considerations. In addition to these tasks many of the proposed vegetation types/ habitats, as well as existing, would require more specific management operations to ensure their longer-term establishment, as discussed in Section 4.3 and shown in Table 14.

- Pruning may take place at certain times, as required, to remove dead or dying and diseased wood to promote healthy growth and natural shape. All pruning should be carried out in accordance with good horticultural practices. All tree works are to be carried out by an approved member of the Arboricultural Association. Cuttings from pruning would be utilised in habitat piles or for educational uses within the school site (horticultural area or forest school) if appropriate or off-cuts would be chipped/shred and spread around the base of each plant provided that ground

flora and associated habitats are not disturbed. Any surplus or unwanted cuttings would be removed off site;

- All management operations requiring vegetation removal, including pruning, should have regard to the bird nesting season (running from March to late August) and any potential disturbance to bird habitats should be avoided during this time and/or ecological supervision provided;
- Replacements of any dead, dying or diseased plants (to allow for 95% coverage) would be undertaken using like-for-like species/mixes, unless otherwise agreed with the local authority. Should substantial losses reoccur then it may be necessary to undertake investigations into site conditions and agree alternative species or proposals with the LPA to ensure that the proposed landscape continues to fulfil the landscape and ecology objectives in sections 1.7 and 1.8. Replacement planting should be carried out between November and March inclusive, avoiding the winter frosts. Replacement seeding should be carried out in spring or autumn;
- In all planted/ seeded areas, weed control including ring weeding and hand pulling of seedlings and monitoring for invasive non-native species should be carried out annually. A minimum of three maintenance visits for weed control should be carried out in spring, summer and autumn. More visits should be carried out if required to keep the individual planting areas free of weeds;
- Under the provisions of the Weeds Act 1959, it is the responsibility of all occupiers of land to control injurious weeds, so that they do not spread. Noxious and/or non-native invasive species would be controlled, removed and disposed of in accordance with best practice and the appropriate guidelines, e.g. for Japanese Knotweed; This is to be closely coordinated with the school requirements and needs and the health and safety of pupils and staff.
- An assessment of watering need should be carried out during dry periods, with particular note paid in the early years during establishment and to planting areas that could be more susceptible to dry conditions;
- Annual checks on plant health and vigour shall inform the requirement for fertiliser and frequency of application. In areas of wildflower grassland, use of fertiliser should be avoided in order to promote a floristically diverse sward;
- Shelters, stakes and ties for new trees, hedgerows and shrubs should be checked and replaced /adjusted /removed as required in spring/ autumn, and mulch topped up as required to retain a 75mm layer;
- Shelters would also be kept free from weeds, by hand weeding or where necessary by careful checking and folding out of any growth for spraying; and
- Monitoring of grassland should be undertaken during the initial establishment period in order to ensure target results are achieved. Any observations noted should be considered in order to update prescribed longer-term management operations as appropriate. Additional care to be given to areas that might experience a high wear of grassed area, in particular in areas of play, sports and other school activities.

Table 13- Timings of Main Annual Management Operations

Timings	Standard Operations, to be carried out as required
WINTER	• Complete record of previous year's operations • Thinning/ felling operations within woodland areas to maintain desired structure following arboricultural advice. Removal of scrub such as bramble where identified to be dominating planting. Formation of habitat piles. • Native hedgerow trimming on rotation (once established) • Replacement planting – avoiding winter frosts (if required) • Checking of tree shelters and plant guards, stakes and ties and replace if necessary and remove where no longer required • Litter collection
SPRING	• Visual inspection of vegetation and habitats • Replacement seeding (if required) • Weed control • Readjustments and firming of planting areas, including shelters and ties • 1st grass cut of wildflower grassland to be undertaken in April (if required) • Assessment of fertiliser requirements • Litter collection
SUMMER	• Weed control • Grass cut of amenity grassland in public areas • Main annual cut of wildflower grassland to occur between August to September. • Assess irrigation/ watering requirements • Assessment of fertiliser requirements • Litter collection
AUTUMN	• Visual inspection of vegetation and habitats • Collection of leaf litter • Cut of wet grassland on rotation • Weed control • Review of woodland thinning requirements (under arb supervision) • Replacement planting – avoiding winter frosts (if required) • Litter collection

4.3 Specific Management/ Monitoring considerations

The following additional considerations are provided for specific planting areas (existing to be retained and proposed) for 0-5 years (N.B. The final LEMP would be reviewed and revised as the site matures and management needs change):

4.3.1 Existing Vegetation/ Habitats

Existing Trees

- Following construction, all trees would be monitored and managed in an appropriate manner by an arboriculturist. This will include the commissioning of a qualified arboriculturist to undertake an annual inspection of the health and structural condition of all trees and to produce a schedule of any remedial or arboricultural management works required or recommended in accordance with British Standard 3998 'Tree Work - Recommendations'. Particular attention would be given to the risk of trees causing harm to persons or property, to the physiological and structural condition of individual trees (including the recording and monitoring of diseases or decay) and

to the ongoing management of trees, understorey and soils to improve arboricultural quality and longevity.

- Emergency tree work may need to be carried out on occasion. Where time allows, advice from an arboriculturist, and if required permission from the LPA, shall be sought. To ensure swift action, contact details of the management company shall be available on site. Additional site inspections following extreme weather events shall also be carried out.
- For fruiting trees, if deemed appropriate, fallen fruit would be left in situ as a source of food for wildlife.

Existing Mixed Native Hedgerows

- Existing, species rich hedgerows would be cut to c.2.5m in an 'A-Shape' no more than once annually, and ideally on a 2 – 3 year rotational basis, with no more than 50% cut per annum (ensuring continued habitat for nesting birds and varied structure). Any cuts shall typically be undertaken in late winter, if possible, in order to avoid any potential impacts on nesting birds and retain valuable food sources for birds. Cuts would also be carefully carried out to ensure no damage or removal of hedgerow trees as these are invaluable for landscape and visual mitigation and ecological value.
- Intermittently, these hedgerows would also be maintained so they do not overhang any paths using a reciprocating blade cutter, not a flail. During the bird nesting season, if cutting is to be more than a very light trim then a suitably qualified ecologist should be consulted to ensure no disturbance to birds.
- Where possible, ground flora would be allowed to develop beneath the hedgerows / unmown margins of c. 2m to enhance their function as a wildlife corridor. These areas of grassland would be strimmed once every three years on rotation (1/3 of vegetation strimmed at any one time).

4.3.2 Proposed Grassland

- Growth and establishment of grasslands may be slow initially. Weed growth is easily controlled by topping or mowing in the first growing season.
- In the second and subsequent years grass sowing can be managed in a number of ways which, in association with soil fertility, would determine the character of the grassland, as detailed below.
- All grass areas would be reviewed annually for wear and tear. Any damaged areas would be made good by oversowing of a grass seed mix (to suit type of grassland) in March/April or September/October.
- Prior to cutting, all debris/ litter in grassed areas is to be removed, including earth clods and stones larger than 25mm in diameter. Leaves would be raked off grass in autumn.
- During Year 5, the requirement of a potential second scarification and re-seeding programme would be assessed in light of the success of the initial enhancement programme. Should it be determined that further measures are required in order to reach target condition, the exact methodology and seed-mix would be determined after evaluation.
- Where necessary, hand weeding may be undertaken in early April in order to control initial weed growth and prevent domination by colonising ruderal species. All arisings would be removed from site. Selective or translocated herbicides (e.g. Glyphosate) should not be used within the school site.

Proposed Amenity Grassland

- Once seedling grasses have established in all amenity grassland areas (typically 3 – 4 weeks in good growing conditions), the ground should be lightly firmed and the soil levelled around the grass roots. A few days later the grass should be ready for its first cut.
- Grass should be cut with the mower set on a high setting (50mm +), aiming to trim the sown grass back by about one-third of its height and cut back any weeds. The grass can then be mown as regularly as required throughout the growing season (generally March – October), to a height of around 50-60mm which the aim that flowers such as clover and buttercup remain.

Proposed Wildflower Grassland

- Newly sown wildflower grassland areas can be mown regularly throughout the first year of establishment to a height of 50-60mm, removing cuttings if dense. This would control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers.
- Following the first year of establishment, wildflower grass areas would receive one cut in April and another in late summer (late August/early September), to approximately 75-100mm. The sowing is to be managed to allow the grasses to grow tall, flower and seed from May through to July/August. When the grass is cut back in late summer the cuttings should be left for 7-10 days to ensure all seeds have shed before arisings being collected and removed to a compost heap. Uncut margins should also be left each year on alternate rotation to retain some shelter and habitat for insects, birds, amphibians and mammals. Autumn mowing could then be undertaken for the remaining areas as deemed appropriate and all arisings removed to a compost heap.
- Mown paths and a 1m margin at the edges of the grassland adjacent to paths would be kept shorter, mown more frequently to a height of 50mm (as per the amenity grassland).

Proposed Damp Grassland

- Damp grassland within the attenuation basins, swales and rain gardens would generally receive one cut in late summer (late August/ early September), after the wildflowers have set and shed seed, to a height of approximately 75-100mm. All arisings would be left for 7-10 days to ensure all seeds have shed before being collected and removed to a compost heap.

4.3.3 Proposed Tree, Shrub and Hedgerow

- Fertiliser requirements would be assessed on an annual basis throughout the aftercare period. Plants may receive slow-release fertiliser, applied to the base of each plant, according to manufacturer's instructions, at the start of the growing season (March – June).

Proposed Native Scrub Planting

- Formative pruning would be undertaken to remove any dead, dying or diseased wood and suckers, to promote healthy growth and ensure balanced crown shape.
- All scrub planting areas (out with 10m of the waterbodies) would be maintained free of vegetative competition (i.e. weeds) by hand weeding.
- Some bramble growth is to be encouraged to provide valuable scrub cover for wildlife but any substantial increase in bramble cover, particularly in areas directly accessed by pupils and school staff, would be checked and managed.

Proposed Individual Trees

- Formative pruning would be undertaken to remove any dead, dying or diseased wood and suckers, to promote healthy growth, ensure balanced crown shape and ensure tree canopies are back from roads and paths.
- When mature (anticipated year 15 onwards), management is likely to include steps such as crown lifting, pollarding and coppicing and would be managed as per the existing trees (refer to section 4.3.1).
- All individual trees planted with urban irrigation and aeration systems would be checked regularly, particularly during drier periods, to ensure that the system is working properly and the tree is of good health and vigour. All checks should be in accordance with the manufacturer's specification.

Proposed Orchard Trees

- It is envisaged that management of the fruit trees would be relatively minimal to maximise their value to biodiversity whenever possible.
- If deemed appropriate, fallen fruit would be left in situ as a source of food for wildlife.
- Along with the general management considerations, fruit trees would be pruned and shaped during winter to prevent branch rubbing and retain a balanced shape, air and light to the tree, and induce flower and fruit bud formation as well as shoot growth.
- When mature (anticipated year 15 onwards), management is likely to include steps such as pollarding, coppicing and pruning and would be managed as per the existing orchard trees (refer to section 4.3.1).
- It may be necessary for the timing/ frequency of activities to be adapted according to the particular requirements of the fruit trees in later years – there may, for example be increased requirements for pruning as trees mature.

Proposed Mixed Native Hedgerows

- In addition to annual tasks in relation to weed control, fertiliser application and watering, as stated in section 4.2 above, proposed hedgerows would also be cut so that they retain a healthy form, aligning with the management of existing hedgerows (refer to section 4.3.1).

Proposed Native Shrubs

- In addition to annual tasks in relation to weed control, fertiliser application and watering, as stated in section 4.2 above, the shrubs would also be pruned once established so that they retain a healthy form, encourage vigorous growth, and ensure they do not overhang any paths. This would be done in accordance with good horticultural practices and at the appropriate time of year. Dead heading after flowering may also be required.

Proposed Ornamental Shrubs

- Once established plants would be pruned as required to support vigorous growth and form, but to also prevent obscuring of paths and sight lines.
- Where plants grow outside their bounds, they would be pruned in accordance with good horticultural practices and at the appropriate time of year. Dead heading after flowering may also be required.
- Straggly stems, over-vigorous shoots, suckers and dead misshapen or broken branches shall be removed by pruning back.

Proposed Ornamental Hedgerow

- In addition to general management considerations, the ornamental hedgerow will be tightly clipped back twice annually (once in July (or when the species has finished flowering) and once in November) to form a box shape of c. 0.5m high. This will retain a formal habit and ensure they do not impinge on the pathways, clearly define the interface between public and private spaces, soften facades as well as support natural surveillance across the streetscape and surrounding public open spaces.

4.3.4 Proposed Drainage Features (inc. Attenuation Basins, Swales, Rain Gardens and Permeable Paving)

For information on the maintenance of all Sustainable Drainage Features, please refer to the *"Sustainable Drainage System (SuDS) Management Strategy"* report by by RSK Land and Development Engineering Ltd, Ref. 890780-R1.

4.3.5 Proposed Hard Surfaces and Furniture

All hard surfaces, furniture and landscape features would be maintained in accordance with the supplier/ manufacturer's specifications. However, the following general maintenance operations would be undertaken:

- Footpaths would be checked every 6 months for wear and tear. Any areas of settlement or damage would be made good in accordance with current UK safety standards;
- Footpaths would be kept free of litter, weeds, grass cuttings, and general debris. All weed growth would be sprayed every 6 months;
- Weeds and moss on hard surfaces and along kerbs would be prevented from becoming established by being removed manually. Jet cleaning would not be carried out to prevent undermining paving sub-base materials; and
- All hard surfaces are to be kept free of leaves and debris using a leaf blower or a suitable maintenance process, taking into account school requirements for noise levels.
- Permeable surfaces to be maintained as per the *"Sustainable Drainage System (SuDS) Management Strategy"* report by by RSK Land and Development Engineering Ltd, Ref. 890780-R1.

Furniture

- Furniture would be inspected regularly to ensure there is no vandalism or missing features, and no health and safety issues. Missing or broken items would be replaced. Any necessary repairs are to be carried out in accordance with UK safety standards;
- Regular visits would be undertaken to empty litter bins;

Play and Fitness Equipment

- Regular inspections of play and fitness features would be undertaken, by a competent (trained) person in strict accordance with the manufacturer's/supplier's instructions. The routine inspection would include:
    - visually checking the play and fitness equipment for any obvious faults or hazards that can be a danger to users or bystanders (parents or carers); and

- ensuring that the surface and surrounding areas are free from debris, which could cause injury or be a hazard to health or the environment; for example, litter or fouling.

- Routine inspections would be followed by the necessary remedial work, e.g., lubrication of fixings, touching up paint work and repairing safety surfacing and other components and removing any litter.

4.3.6 Proposed Artificial Wildlife Installations

- Annual condition checks of bat and bird boxes would be undertaken (free hanging boxes only) by the ECoW or Landscape Maintenance Contractor and damaged or fallen boxes would be replaced as necessary from Year 1.
- Replace or reposition bat and bird boxes if required under the supervision of the EcoW
- Trees with bat potential are selected for retention wherever possible. Should removal or other works be required for reasons such as health and safety, trees would be subject to appropriate surveys by the ECoW or a suitably experienced ecologist (and to be licenced where required).
- Bug hotels or insect boxes installed within the school grounds shall be inspected regularly, in the same manner as play equipment, in particular where they are located within areas directly accessible by the pupils. Any loose elements, obvious faults or hazards that can be a danger to users should be addressed immediately.
- Created habitat piles would be monitored and replaced every five years, if required, as original woody material rots down. The size/shape of each wood/brash pile should not exceed 1m x 1m x 0.6m high, and piles should be tidy and secure.

Monitoring of Priority Habitats

To assess the effectiveness of habitat creation, establishment and the condition of habitats post-development (including in line with BNG requirements), specific ecological monitoring surveys are proposed. Reporting would be appropriate to document evidence of this monitoring and responsive management and would include details of any improvements to the management prescriptions as required.

Regular monitoring of habitats would be undertaken by the ECoW or a suitably qualified ecologist which would include a review of management prescriptions in order to ensure that the required BNG habitat conditions have been achieved, with remedial measures proposed in the event that target conditions have not been met. The specific monitoring years would be agreed as part of the BNG information submitted post-consent, likely in years 2, 5, 10, 20 and 30.

The aim of ongoing management of each habitat within the Site would be to achieve and maintain their targeted condition and the overall objectives and targets set out in section 1.8. From an ecological perspective, achieving the desired targets should be a priority for the following habitats due to the significance of their contribution to overall biodiversity value within the Site: woodlands, hedgerows, wildflower grassland, native scrub, trees and sustainable drainage system.

The following targets for the key habitat types have been set out following a biodiversity metric approach and based on realistic aspirations for habitats within the Site:

- The newly created **scrub planting** would be maintained in at least moderate condition based on BNG criteria.
- Newly created **hedgerows** would be maintained to achieve at least moderate condition.
- Management of newly created **wildflower grassland** and **native scrub** habitats would seek to maintain these habitats in at least moderate condition based on BNG criteria.

- Existing native trees would be subject to minimal management to maintain existing good condition (where applicable), whilst new tree planting would be managed to achieve at least poor condition.
- **Sustainable drainage system** features would be designed to incorporate pollinator-friendly plants and would be managed to maintain habitats in at least moderate condition based on BNG criteria.

5.0 Summary of Maintenance Operations

Table 14 below presents a summary of main annual management operations and timings in accordance with those tasks mentioned for each vegetation type in Section 4.2 and 4.3. It is proposed that a checklist and detailed record of management operations are maintained yearly by the appointed landscape maintenance contractor.

Table 14 - Annual Management Operations

Action	J	F	M	A	M	J	J	A	S	O	N	D
Year 1 – 5 Annual Inspections (March and September/ October)			✓						✓	✓		
Year 6 + Annual Inspections (September/ October).									✓	✓		
Any additional visits required following unpredictable events, such as extreme weather.	As required.											
Proposed Amenity Grassland												
When required (often up to fortnightly during mid-summer), cut of amenity grass to a height of 50-60mm.			✓	✓	✓	✓	✓	✓	✓	✓		
Removal of fallen leaves.										✓	✓	✓
Hand weeding to control unwanted plant growth.	As required.											
Review annually for wear and tear, and over sow where worn/ failed.			✓	✓					✓	✓		
Application of slow-release fertiliser (if required).			✓									
Regular inspection for watering during establishment.	Monthly											
Year 5, secondary scarification and re-seeding if deemed necessary.			✓	✓								
Proposed Wildflower Grassland												
Year 1, fortnightly cut of wildflower grassland to a height of 50-60mm.				✓	✓	✓	✓	✓	✓			

Action	J	F	M	A	M	J	J	A	S	O	N	D
Once established, cut up to 2 times per year to 75-100mm in April (remove arisings) and late August/September after flowering (leave seed to set, and then remove arisings). Autumn mowing could then be undertaken as deemed appropriate.				✓					✓	✓	✓	
Litter collection prior to cutting.				✓					✓	✓	✓	
Hand weeding to control unwanted plant growth.	As required.											
Mown paths and edges adjacent to hardstanding (1m in width) shall be cut regularly to approximately 50-60mm.				✓	✓	✓	✓	✓	✓			
Review annually for wear and tear, and over sow where worn/ failed.			✓	✓					✓	✓		
Year 5, secondary scarification and re-seeding if deemed necessary.			✓	✓								
Proposed Damp Grassland												
Once established, cut once a year in late summer (August/September) after flowering and flowers have shed and set seed, to a height of approximately 75-100mm. Remove arisings.									✓	✓		
Litter collection prior to cutting.				✓					✓	✓		
Hand weeding to control unwanted plant growth.	As required but ideally focused in Autumn.											
Review annually for wear and tear, and over sow where worn/ failed in Autumn.			✓	✓					✓	✓		
Existing and Proposed Trees, including Orchard Trees												
Annual safety and condition inspection by arboriculturist.										✓		
Following inspection, removal of dead, dying or diseased plants where it cannot be retained in situ. Requires consultation with ECoW and/ or arboriculturist.	✓	✓	✓							✓	✓	✓
Replacement of dead, missing, dying or defective plants.	✓	✓	✓							✓	✓	✓

Action	J	F	M	A	M	J	J	A	S	O	N	D
Check and re-adjust spiral guards, stakes and ties (if too loose, tight or chaffing). Replace if damaged or missing and remove if no longer required.										✓		
Formative pruning and trimming back from roads or paths.	✓	✓								✓	✓	✓
Application of slow-release fertiliser (if required).			✓	✓	✓							
Within woodlands, base of trees to be kept free from weeds by hand weeding and where necessary use of the application of herbicide to a 1m diameter around the base of each plant.				✓	✓	✓	✓	✓	✓			
Around individual trees, including orchards, base of trees to be kept free from weeds using a combination of a 75mm layer of bark mulch and hand weeding, and where necessary the application of herbicide.				✓	✓	✓	✓	✓	✓			
Hand weeding within spiral guards as needed.				✓	✓	✓	✓	✓	✓			
For orchard trees, if possible, leave fallen fruit as a food source for wildlife.									✓	✓	✓	
Regular inspection for watering during establishment. During inspection, inspect the irrigation systems for trees within hard landscapes.	Monthly											
Once established, tree works such as crown reduction, pollarding, coppicing and pruning of trees. Requires consultation with ECoW and arboriculturist.	✓	✓								✓	✓	✓
Existing and Proposed Native Hedgerows												
All mixed native hedgerows, cut to c.2.5m in an ‘A-Shape’ no more than once annually, and ideally on a 2 – 3 year rotational basis, with 50% cut per annum.	✓	✓										
Regularly trim back plants adjacent to paths and roads to avoid obscuring sightlines and areas of hardstanding.	✓			✓			✓			✓		
Strim back ground flora on a 3-year rotation.									✓			

Action	J	F	M	A	M	J	J	A	S	O	N	D
Weeding around new plants and within spiral guards, and top up mulch layer to 75mm.				✓	✓	✓	✓	✓	✓			
Check and re-adjust spiral guards, stakes and ties (if too loose, tight or chaffing). Replace if damaged or missing and remove if no longer required.									✓			
Application of slow-release fertiliser (if required).			✓	✓	✓							
Regular inspection for watering during establishment.	Monthly											
Replacement of dead or defective new planting.	✓	✓	✓							✓	✓	✓
Removal of self-sown and unwanted plants.				✓	✓	✓	✓	✓	✓			
Proposed Native Shrubs												
Regularly trim back plants adjacent to paths to avoid obscuring sightlines.	✓			✓			✓			✓		
Pruning to remove any dead, dying or diseased wood and suckers and to keep plant within boundaries and of tidy appearance.			✓	✓					✓	✓		
Replacement of dead or defective new planting.	✓	✓	✓							✓	✓	✓
Weeding around new plants and within spiral guards, remove self-seeded plants, remove litter and top up mulch layer to 75mm.				✓	✓	✓	✓	✓	✓			
Check and re-adjust spiral guards, stakes and ties (if too loose, tight or chaffing). Replace if damaged or missing and remove if no longer required.									✓			
Application of slow-release fertiliser (if required).			✓	✓	✓							
Regular inspection for watering during establishment.	Monthly											
Proposed Ornamental Shrubs												
Remove self-seeded plants and prune back plants at the appropriate time of year for individual species to ensure they appear tidy and don't obscure paths or sightlines.	As required											

Action	J	F	M	A	M	J	J	A	S	O	N	D
Weeding around new plants, remove self-seeded plants, remove litter and top up mulch layer to 75mm.				✓	✓	✓	✓	✓	✓			
Application of slow-release fertiliser (if required).			✓	✓	✓							
Regular inspection for watering during establishment.	Monthly											
Adjustments to ensure plants remain upright.			✓									
Replacement of dead, damaged and diseased planting.	As stock is available and under suitable conditions											
Proposed Ornamental Hedgerows												
Weeding around new plants, remove self-seeded plants, remove litter and top up mulch layer to 75mm.				✓	✓	✓	✓	✓	✓			
Application of slow-release fertiliser (if required).			✓	✓	✓							
Adjustments to ensure plants remain upright.			✓									
Replacement of dead or defective new planting.	As stock is available and under suitable conditions											
Once established, cut in height (to c. 0.5m) and sides to be cut back to a tidy appearance.							✓				✓	
Hard Landscape Areas												
Wear and tear inspection.			✓						✓			
Hard landscape areas maintained free of litter, weeds, grass cuttings, leaves, moss and general debris.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Furniture												
Check safety and condition of furniture and follow up with any remedial work.	Regularly, but at least twice a month or to school requirements											
Arrange RoSPA inspections on a regular basis during the plan period.	As required											
Empty Litter bins	Regularly, as required											

Action	J	F	M	A	M	J	J	A	S	O	N	D
Clear site of rubbish and deleterious furniture / associated materials.	As required											
Check benches and bins and replace missing or damaged items.	As required, but at least 4 times per year											
Play and Fitness Equipment												
Check safety and condition of equipment.	Regularly, but at least twice a month or as per school requirements											
Arrange RoSPA inspections on a regular basis during the plan period.	As required.											
Artificial Wildlife Installations												
Inspection to check condition and replace as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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