

Blackwell Farm

Landscape Management and Maintenance Plan

February 2025

Prepared for:

**The Guinness Partnership, on behalf of
Selsdon Building Contractors Ltd**

www.jbaconsulting.com

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Abbreviations

AIA	Arboricultural Implication Assessment - The assessment of the project on trees.
BS	British Standards, such as BS4428:1989 & BS7370.
JBA	JBA Consulting Ltd.
RPA	Root Protection Area.
LPA	Local Planning Authority.
RLB	Red Line Boundary.
LMMP	Landscape Management & Maintenance Plan

1 Introduction

1.1 Purpose & Scope of The Document

The Landscape Management & Maintenance Plan is considered to include this document and any supporting plans, reports and specifications approved as part of the delivery of works Blackwell Farm Road housing development, commissioned by the Selsdon Building Contractors Ltd (SBCL) to JBA Consulting (JBA).

This includes any documentation containing quantitative and qualitative information about the external areas of the site that will be useful to those responsible for managing and maintaining them. The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape.

This report sets out the management aims and objectives for the site along with the specific maintenance objectives for each landscape component, and the associated establishment works required on an annual and cyclical basis. The annual works are those works that will be required within a year, such as watering, weeding, and cleaning. The occasional works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

2 The Site

2.1 Blackwell Farm

2.1.1 Location

The site sits at the junction of Blackwell Farm Road and Holtye Road in the town of East Grinstead, West Sussex. It is centred on Ordnance Survey Grid Reference TQ 39726 38809.

2.1.2 Site description

The site is a small area of grassland, bound by Blackwell Farm Road to the east and Holtye Road to the south. It is surrounded by residential properties to the north and east, Mount Noddy cemetery to the west and a large public open space to the south, across Holtye Road.

There is vehicular access from Blackwell Farm Road, although it is assumed this is for infrequent, authorised use only as there is no formal road layout. This access will be formalised as part of the design proposals. Due to temporary fencing, the site is currently inaccessible to both pedestrians and vehicles.

It is a relatively flat site, with exception to several large, tussocky mounds, that will be levelled during construction. Existing vegetation lines the site boundaries, with a number of mature broadleaf trees to the east and south, an avenue of conifers to the west and a Cotoneaster hedgerow to the north.

3 Aims and Objectives of Landscape Scheme

3.1.1 Aims

The principal aims of this Landscape Management & Maintenance Plan (LMMP) are to secure a coordinated and high standard of landscape management for the soft landscape areas within the site, to ensure the successful landscape establishment on site and to protect and enhance ecological interests within the surrounding environment. This will include the appropriate maintenance of existing, retained, and proposed landscape components.

3.1.2 Objectives

The main objectives of the LMMP are as follows:

- Integration with the existing landscape character of the area: To protect and conserve the existing trees along site boundaries, and to incorporate appropriate, native species within the newly planted landscape areas, to provide an attractive and robust landscape setting and reinforce local distinctiveness.
- Achieving a high standard of maintenance: To take measures to ensure the successful establishment and growth of new planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. Also, to ensure that landscape components are replaced, augmented and/or improved over time as appropriate.
- Maintaining and enhancing biodiversity: To create new habitat to improve the biodiversity of the site, and to ensure the adoption of management practices that enhance the biodiversity value of the site.
- Maintaining health and safety standards: To uphold the duty of care and ensure that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury to the public; and
- Providing a mechanism of monitoring and review: To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances and the views of key stakeholders.

3.1.3 General Maintenance Duties

- During each maintenance visit, the following general check list of maintenance duties shall be undertaken:
- All weeds around the base of newly planted trees shall be cleared and removed from the site.
- All tree planting locations shall be kept in a weed free condition for a 12- month period (weed growth should be removed by hand. A shorter period may be agreed with the Client if a dense weed suppressing canopy has established and trees deemed to have become strongly established.

- Watering shall be undertaken as necessary to ensure good establishment and growth of trees and plants.
- Pruning shall be undertaken as necessary to ensure development of correct form and habit.
- All rubbish and arisings from maintenance operations during the visit shall be removed from site and disposed in an appropriate manner.

4 Specific Elements Requiring Management and Maintenance

4.1 Landscape Areas & Components

The landscape areas subject to this Landscape Management Plan include the following components:

- Existing Trees to be Retained
- Proposed Tree Planting
- Proposed Instant Native Hedgerow
- Proposed Amenity Grass Turf
- Proposed Daisy Lawns
- Proposed Wildflower Seed
- Proposed Groundcover Shrub Mix & Specimen Shrubs

The [Schedule of Establishment Works](#) in Appendix B includes a description and specific establishment works for each component along with the annual and occasional management regimes required in order to achieve the Objectives as outlined in chapter 3.

All planting operations shall be carried out in accordance with:

BS:4428: 1989 Code of practice for general landscape operations

BS:3963-1: 1992 Nursery stock specification for trees

BS:3882: 1994 Specification for topsoil

4.2 Existing Trees

4.2.1 Description and Management

Any proposed tree works shall be undertaken in accordance with the approved schedule and plans appended to the Arboricultural Implications Assessment, ref J56.67, completed by Broad Oak Tree Consultants.

4.2.2 Annual Works

Existing trees should be inspected bi-annually to assess the general health and check for broken or diseased branches.

If required, they may also undergo formative pruning to enhance a balanced canopy. Dead branches, selected side branches, duplicated branches and weak forks can be removed by one third.

All work to trees should be undertaken by a suitably qualified arborist.

4.3 Proposed Tree Planting

4.3.1 Description

There are 19 new trees proposed for the site, all native species. They will be planted at a height between 4 and 4.5m, creating instant visual and ecological value on site.

4.3.2 Annual works

4.3.2.1 Maintenance during Establishment

During establishment, check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 1000mm) to aid mowing and prevent damage to the main stem. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.

Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The maintenance operative shall be entirely responsible for varying the frequency of these visits according to climatic conditions and accounting for any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water. The maintenance operative shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

4.3.2.2 Ongoing Maintenance

Checking and removal of tree stakes and ties: Review the need for tree stakes and ties regularly. Remove stakes and ties within 3 years of planting, or sooner if firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If after three years the tree is found to be still weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then reinstate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chaffing against the post in high winds. Remove old posts and ties and arisings and dispose off site.

Tree replacement and enhancement of tree cover: Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size of extra heavy standards (14-16 cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

4.4 Proposed Instant Native Hedgerow

4.4.1 Description

Native hedgerow has been proposed to the boundaries of the front gardens. The hedge will be composed of a mix of native species to further enhance the ecological value on site, and be installed at a height of 60-90cm, creating an instant visual impact.

4.4.2 Annual Works

4.4.2.1 Maintenance during Establishment

Weeding around newly planted hedge: Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Six to eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Weeding frequency should therefore be varied according to the site and density of vegetation cover, i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

General planting maintenance: At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.

Pruning of hedge: Prune back the hedge in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive

suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant.

Watering: For the first year after planting water the hedges during dry periods (being any period without substantial rainfall for 14 days or more). Water all hedges to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The maintenance operative shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources, and costs of obtaining second class water. The maintenance operative shall be responsible for any tree failures or excessive die back from drought stress.

4.4.2.2 Ongoing Maintenance

Replacement and enhancement planting: Cut back any hedges where they have become old, misshapen, leggy or they have lost their vigour. Hedge plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the maintenance operative, up to and not exceeding 5% of the plant stock. Any replacements shall be the same as those specified, previously supplied and approved. Nursery stock shall be open grown whips (60- 80 cm high) or where evergreen species a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch.

4.5 Proposed Amenity Grass Turf

4.5.1 Description

Standard amenity grass turf has been proposed to the front gardens of the properties, to ensure a neat and tidy appearance.

4.5.2 Annual Works

4.5.2.1 Maintenance during Establishment

Watering: turf should be watered as soon as it is laid. In the days following, the corners can be lifted slightly to ensure water has percolated through to the underlying soil. Until fully established, it should be watered regularly to ensure it is receiving sufficient water.

Watering should be undertaken in the morning or evening to avoid water loss through

evaporation, and there should be extra consideration for watering during sustained periods of dry weather.

Mowing: when grass has reached 50mm height, cut back to 25mm. Scarify with a lawn scarifier. If turf is dislodged, it should be replaced and allowed time to establish before mowing.

4.5.2.2 Ongoing Maintenance

Mowing and edging: Amenity grass areas shall be mown to 25mm to maintain a neat and tidy appearance. Mowing frequency and height shall be adjusted to the function and use of each area and shall be carried out every 2 weeks during the growing season (March to October). No more than third of the grass blade length should be cut at any one time. If the grass becomes too long, gradually reduce its height. Mowing a lawn from 75mm to 25mm in one cut will result in a weak, sparse, pale lawn.

Top dressing can be applied once a year, in November, following aeration and scarification. This should be applied as per the suppliers' recommendations.

If turf is to be replaced, do this at the end of the growing season.

General lawn care: Hand weed pernicious, ruderal, and aggressive or invasive weeds in order to maintain the visual amenity of the area. Remove any leaves or debris.

4.6 Proposed Daisy Lawns

4.6.1 Description

'Daisy Lawns' are proposed to the private back gardens in the development, instead of standard turf, to further enhance the ecological value of the site. The seed mix (EL1 by Emorsgate) contains slow growing grasses with a selection of wildflowers that respond well to regular short mowing. All management information below has been provided by Emorsgate.

4.6.2 Annual Works

4.6.2.1 Maintenance during Establishment

The wildflower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing.

Mow newly sown flowering lawns regularly (every 7 -10 days during growing season of March - October) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds. Dig out any residual perennial weeds such as docks.

4.6.2.2 Ongoing Maintenance

Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

4.7 Proposed Wildflower Seed

4.7.1 Description

Swathes of wildflower meadow have been proposed for communal areas around the site. The seed mix (EM3 by Emorsgate) contains a wide range of flower species and has been selected for its tolerance to a range of environmental conditions. All management information below has been provided by Emorsgate.

4.7.2 Annual Works

4.7.2.1 Maintenance during Establishment

The seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will die before the year is out. Resist cutting the annual weeds until mid to late summer. Then cut, remove and compost in early August. For the establishment of the wildflower meadow, it is important to ensure that soil fertility is reduced. Rake up the arisings immediately or, in hot dry weather, they can be left in situ for a maximum of 2 days to set seed before raking.

This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

4.7.2.2 Ongoing Maintenance

In the second and subsequent years, EM3 sowings should be managed in line with traditional meadow management based around a main summer hay cut in combination with autumn mowing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.

Mow or graze the re-growth through to late autumn/winter to c 50mm and again before the start of spring

The timing of all cutting operations should take into consideration any protected species that may be present. There may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure that no protected species are present.

Wildflower sward that is species poor should be enhanced; and be replaced if it fails. In areas of low fertility, closely trim or mow the existing sward and remove all cuttings in August. Rake or scarify to disturb the ground and overseed with a suitable mix of wildflowers selected to the microclimatic and soil conditions and repeatedly tread over the area. After sowing, mow the meadow to a height of 60mm in height to allow light and air to the emerging seedlings for a full growing season. In areas where soil fertility is too high, or the sward has failed the area will require re-cultivating and re-seeding. Remove dead material and re-cultivate the topsoil to a depth of 100mm.

Small areas may be reseeded following the autumn cut by spreading the cut arisings onto the bare soil to set seed. For more wholesale degradation, cultivate the affected area until a fine, level tilth is achieved, removing stones greater than 20mm diameter. Do not fertilise or herbicide. Evenly seed with an appropriate seed mix selected to the microclimatic and soil conditions at the specified rate. Carefully rake in thoroughly to ensure that the seed is a few millimetres below the surface and roll using a very light roller or a cylinder mower, ensuring the surface is even and level. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

4.8 Proposed Groundcover Shrub Mix & Specimen Shrubs

4.8.1 Description

A groundcover mix with emergent, specimen shrubs has been proposed for the planting areas around site. The planting should be low maintenance following the initial establishment period, and is comprised of solely native species.

4.8.2 Annual Works

4.8.2.1 Maintenance during Establishment

General planting maintenance: At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture.

Watering: Planting areas to be watered regularly between April and October for the first 12 months, to ensure establishment and continued thriving. Once established the plants should not need any water beyond natural precipitation apart from in unusually prolonged hot, dry conditions.

Weeding: Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Six to eight visits are required per growing season. Visits should occur

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Landscape Management Plan and Establishment Works Schedule

approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Weeding frequency should therefore be varied according to the site and density of vegetation cover, i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

Pruning of groundcover mix: Remove dead plant material at end of growing season, check all shrubs and remove all dead foliage, wood and broken or damaged branches and stems. Remove dead flower heads, fallen leaves and debris to encourage healthy growth. Cutting back of grasses should be done before the new growth appears in spring. Grasses should be cut back to form a neat dome shape. Other grasses should be combed through to remove dead material. Ensure path edges are kept free from plant growth to maintain a neat, planted edge. Cut back and remove dead material after winter

Pruning of specimen shrubs: prune back the plants in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back any quick and leggy growing plants much harder than other species but prune back by no more than 30% in any one-year.

Pruning of regrowth: For the first two years prune back the specimen shrubs to shape and shorten straggly new growth between October to March, to encourage thick and full growth, in accordance with sound horticultural practices. Prune back fast growing plants much harder than other species but by no more than 30% of the regrowth in any one-year.

4.8.3 Ongoing Maintenance

Replacement and enhancement planting: Cut back any shrubs where they have become old, misshapen, leggy or they have lost their vigour. Specimens that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the maintenance operative, up to and not exceeding 5% of the plant stock. Replacements shall be the same as those specified, previously supplied and approved. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch.

5 Implementation, Monitoring and Review

5.1 Implementation

The maintenance operative will coordinate all management of the site in accordance with this Landscape Management Plan and the accompanying establishment works schedules. Specialist Contractors may be used as needed to complete specialist operations and/or occasional works. The maintenance operative may also from time-to-time appoint consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety executives.

All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

5.2 Establishment and Handover

For 12 months following completion (or as otherwise agreed), the maintenance operative will visit the site on a fortnightly basis between May 1st to September 30th and on a monthly basis throughout the remaining winter months, or more frequently as necessary, to carry out and complete the operations described in this Management Plan.

At the end of the establishment period, the Contractor and Client's maintenance officer shall carry out a joint inspection of the Site. The Site shall be to the following standard:

- New planting scrub beds and tree bases to be weed-free;
- All litter and debris removed from site;
- Any vandalised plants removed and replaced;
- Any Defects are corrected.

Appendix A Schedule of Establishment Works

PROPOSED TREE PLANTING	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years	
			J	F	M	A	M	J	J	A	S	O	N	D	2 – 5	
Removal of dead, dying or diseased trees	To ensure success of scheme and safety		1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1	
Repair/replace/reinstate all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success		1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1	
Hand weed in 1m radius around the base of each tree	To minimise competition from surrounding weed / grass growth					1			1						Every year as Year 1	
Watering	To ensure that trees remain in a healthy, attractive and safe condition						As required depending on weather conditions mainly through May to August. Water daily during dry spells.								As required based on weather conditions. Water daily during dry spells (especially important during years 1 - 3)	
Crown lifting of specimen trees as they mature	To provide clear sight lines beneath canopy, and protect trees from vandalism					1			1						Once trees have been clear stemmed to a height of approx. 2m, no further removal of limbs is required unless deemed necessary by qualified arborist	

PROPOSED NATIVE HEDGEROW	Objectives	Actions	Time of Year (by month) and Frequency of													Time of Year and Frequency of Action Years
			J	F	M	A	M	J	J	A	S	O	N	D	2-5	
Cutting	To ensure that plants remain in a healthy, attractive and safe condition. To enhance the value of created habitat	Cut hedgerow in late winter every second year once agricultural hedges reach required form to maximise seed and berry crop. Hedges to be maintained at a height of no less than 2m and a minimum width of 2m with a mixture of heights and widths over the site. This will not be undertaken on roadsides where the hedgerow will be more intensively managed for health and safety reasons														Hedges will not be cut during the bird breeding season (1 March - 31 July).
Inspect gaps	To remain functioning	Remove any objects blocking the gaps such as litter, waste and branches	1	1								1	1	1	1	Action to be carried up to Year 2. Year 3 reduced to bi-monthly checks and Year 4-5 reduced to an annual check.
Removal of dead, dying or diseased plants	To ensure success of scheme and safety	Watering during dry conditions (during first year subsequent planting only be required in exceptional circumstances)	1	1								1	1	1	1	Action to be carried up to Year 2. Year 3 reduced to bi-monthly checks and Year 4-5 reduced to an annual check.
Gapping up existing hedgerow	Provide diverse habitat	Seeding of herbaceous cover beneath and adjacent to hedgerow species. Level/ specification of new seeding works to be agreed and provided by project ecologist, monitor success of species within individual areas and re seed bare areas with suitable seed mixes. Protect new seeding with netting and bird scarers as required to ensure successful establishment														To be reviewed at end of year 5
Litter removal and vandalism checks	To maintain high standard of appearance	Remove all litter from all hedge rows and replace any damaged plants on a like for like basis, following a review of protection of these features to prevent future vandalism	1	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1
Repair/replace/reinstall all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success	To provide living planting with the greatest opportunity for success	1	1	1	1	1	1	1	1	1	1	1	1	1	Action to be carried out up to Year 2. Year 3 reduced to bi-monthly checks and Year 4-5 reduced to an annual check.
Spray off 1m radius around the base of each plant/tree	To minimise competition from surrounding weed/grass growth	The presence of pernicious weeds such as broadleaved dock, common nettle, creeping thistle, ragwort and bramble will be assessed as part of this. Should the presence of these species be recorded, they will be removed through the use of appropriate herbicides (if more than 10m from the nearest water body) using spot treatments or hand-pulling.					1			1						Once planting is established (approx. 3 years onwards) spraying off no longer required.

PROPOSED AMENITY GRASS	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5
			J	F	M	A	M	J	J	A	S	O	N	D	
Grass cutting to between 25-30mm	To maintain high standard of appearance, and ensure designated grass areas are always suitable for use	Cutting weekly during growing season to maintain neat amenity grass surface, with 1000mm radius left uncut around the base of each tree to protect tree trunk from damage. The grass is cut in alternate directions at each cut.			2	2	2	2	2	2	2	1			Every year as Year 1
Edging	To maintain high standards of appearance. Grass to be cut neatly around all new or existing signs, bollards, structures, walls, fences, and the like during each operation.	To be undertaken by hand using appropriate hand tools only where all amenity mown grass areas meet hard surface edges.			1	1	1	1	1	1	1	1			Every year as Year 1
Sweeping	To minimize competition from surrounding weed / grass growth	To be undertaken by hand using brush on all public highway areas			1	1	1	1	1	1	1	1			Every year as Year 1
Scarification	To maintain high standards of appearance				1										
Watering	To maintain high standards of appearance and ensure grass can establish				Water regularly, as required after laying. Increase frequency during sustained periods of hot weather.										As required. Increase frequency during sustained periods of hot weather
Application of Top Dressing	To maintain high standards of appearance												1		

PROPOSED DAISY LAWNS	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5
			J	F	M	A	M	J	J	A	S	O	N	D	
Mowing newly sown lawns to a height of 40-60mm	To maintain high standard of appearance, and ensure designated grass areas are always suitable for use	Develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds.			2	2	2	2	2	2	2	2			Mow regularly to 25-40mm Mowing can be relaxed from late June. Cut after 4-8 weeks when the sward gets untidy.
Clearing Arisings	To maintain high standards of appearance.	Heavy quantities of cuttings should be collected and removed from site.			In line with mowing regime.										Every year as Year 1
Weeding	To minimize competition from surrounding weed / grass growth	Dig out any residual perennial weeds such as docks.			Inspect meadows for weeds when mowing and weed as required.										Every year as Year 1
Watering	To maintain high standards of appearance and ensure meadow can establish	Water regularly after sowing, to ensure seeds germinate. Increase frequency during sustained periods of hot weather.													As required. Increase frequency during sustained periods of hot weather

PROPOSED WILDFLOWER	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2 – 5
			J	F	M	A	M	J	J	A	S	O	N	D	
Mowing	To maintain high standards of appearance and ensure meadow can establish	When grass is 75mm high cut back to 25mm. Following the first cut in August, the meadow can be kept to c.50mm height by mowing through to the end of March.								1	1	1	1	1	Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again before the start of spring if needed.
Weeding	To maintain high standards of appearance and ensure meadow can establish	Cut weeds back in mid to late summer. Remove and compost.								1					Every year as required.
Clearing Arisings	To ensure soil fertility is reduced.	Rake up the arisings immediately or, in hot dry weather, they can be left in situ for a maximum of 2 days to set seed before raking.			In line with mowing regime.										Every year as Year 1
Watering	To maintain high standards of appearance and ensure meadow can establish	Water regularly after sowing, to ensure seeds germinate. Increase frequency during sustained periods of hot weather.													As required. Increase frequency during sustained periods of hot weather

SHRUBS & PLANTING	Objectives	Actions	Time of Year (by month) and Frequency of Action (per month) for Year 1												Time of Year and Frequency of Action Years 2–5	
			J	F	M	A	M	J	J	A	S	O	N	D		
General maintenance	To maintain high standards of appearance and establishment of planting	Firm in and straighten loose plants.	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1	
Mulching	To reduce competition from weeds and retain soil moisture.	Inspect planting beds monthly and top up bark mulch levels where necessary, using the same or similar product to that previously supplied.	1	1	1	1	1	1	1	1	1	1	1	1	Every year as Year 1	
Removal of dead, dying, or diseased plants. Replacement with same or and approved substitution if unavailable	To maintain high standards of appearance	Inspect regularly and remove as required.			1	1	1	1	1	1	1	1			Every year as Year 1	
Weeding	To maintain high standards of appearance and ensure planting can establish.	Remove weeds by hand and remove from site. Weeding frequency should therefore be varied according to the site and density of vegetation cover, i.e. as required to achieve a weed free scheme.			1	1	1	1	1	1	1	1			Every year as required.	
Pruning of groundcover mix	To maintain high standards of appearance	Remove dead plant material at end of growing season, check all shrubs and remove all dead foliage, wood and broken or damaged branches and stems. Remove dead flower heads, fallen leaves and debris to encourage healthy growth. Grasses should be cut back to form a neat dome shape. Other grasses should be combed through to remove dead material. Ensure path edges are kept free from plant growth to maintain a neat, planted edge. Cut back and remove dead material after winter										1	1	1	As year 1 and cut back any shrubs where they have become old, misshapen, leggy or they have lost their vigour. Specimens that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified.	
Pruning of specimen shrubs	To maintain high standards of appearance	Prune back the plants in the at the end of the growing season, in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back any quick and leggy growing plants much harder than other species but prune										1	1	1	As year 1 and cut back any shrubs where they have become old, misshapen, leggy or they have lost their vigour. Specimens that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified.	

		back by no more than 30% in any one-year.															
Watering	To maintain high standards of appearance and ensure planting can establish	Water regularly after planting, to ensure plants establish. Increase frequency during sustained periods of hot weather.															As required. Increase frequency during sustained periods of hot weather

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