



LANDSCAPE MANAGEMENT PLAN

Mansion Gardens, Burgess
Hill

Prepared on behalf of

BELLWAY HOMES SOUTHERN COUNTIES

Ref: 3173-APA-ZZ-XX-MP-L-4300

Date: December 2025



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LANDSCAPE MANAGEMENT PLAN

PROJECT TITLE

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LANDSCAPE MANAGEMENT PLAN

1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

- 1.1. This Landscape Management Plan has been prepared by landscape consultants Allen Pyke Associates for the residential development at Mansion Gardens, Burgess Hill. The site is located to the North of the Burgess Hill. The development consists of 30no. residential plots. Properties comprise of a range of housing with associated private gardens varying in size, detached, semi-detached and terraced. There is associated parking and incidental open space throughout the scheme. A significant feature of the development are the retained trees across the site and existing pond to the South of the proposed development.
- 1.2. The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.
- 1.3. All references to planting treatments are based on the planning submission drawings:
 - 3173-APA-ZZ-00-PP-L-2001 – Planting Proposal
 - 3173-APA-ZZ-00-LA-L-1001 – Informal play to central open space General Arrangement
 - 3173-APA-ZZ-XX-DT-L-3001 – Typical detail: Tree pit in soft landscape
 - 3173-APA-ZZ-XX-DT-L-3002 – Typical detail: Tree pit between parking bays
- 1.4. All front and rear gardens of individual properties will be conveyed to house purchasers/tenants. These purchasers/tenants will then be responsible for maintaining their own property in a neat and tidy condition.
- 1.5. Until private areas are conveyed, or the Management Companies take over, Bellway Homes Southern Counties will be responsible for maintaining all the above areas and will be responsible for replacement of defective stock in accordance with the planning conditions.

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2. MANAGEMENT OBJECTIVES

- 2.1. The site shall be managed as a high-quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new built development. Housing Association properties will be subject to separate management regimes within their curtilage.
- 2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.
- 2.3. Bellway South London, the Management Company and the Purchasers/Tenants shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.
- 2.4. Best Health & Safety practices shall always be used.
- 2.5. To monitor standards and make amendments where required, it is expected that Bellway South London, and subsequently, the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

3. MAINTENANCE VISITS

- 3.1. There shall be a minimum of 20 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment. Visits shall be twice monthly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

4. GENERAL

- 4.1. All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.
- 4.2. Bellway Homes Southern Counties or the Management Companies shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

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- 4.3. Bellway South London, the Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.
- 4.4. Bellway Homes Southern Counties and the Management Companies shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good damage however caused.
- 4.5. All work shall be carried out while soil and weather conditions are suitable.
- 4.6. Weeds, clippings, leaves, rubbish and other arisings shall be removed from site at the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.
- 4.7. Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.
- 4.8. Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 4.9. Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 4.10. All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.11. Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

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4.12. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.

4.13. Edge valleys in beds shall be maintained and grass edges shall be cut at each maintenance visit.

5. LITTER COLLECTION

5.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.

5.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

5.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site.

6. EXISTING TREES

Specific objectives:

- To retain the existing trees as a landscape feature within the wider landscape character area.
- To maintain and enhance habitats of existing wildlife populations.
- To create a green buffer around the new development.

Maintenance Operations:

6.1. The existing trees provides a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.

6.2. Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.

6.3. Fallen trees provide a valuable habitat for woodland insects and small mammals and should not be removed or broken up unless necessary for safety reasons.

6.4. Canopy ivy should be selectivity thinned out to permit light to reach ground level. Areas of thinning should take place in rotation.

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- 6.5. Limited coppicing should to be carried out to the existing woodland edges, subject to detailed assessment of trees, to create a varied woodland edge character and encourage the growth of woodland edge, understorey field level species. An assessment must be carried out by a suitably experienced and licensed bat worker to identify trees with the best potential (or existing) bat roosts prior to any works being undertaken.
- 6.6. All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.
- 6.7. Oak processionary moth (*Thaumetopoea processionea*) is present in London and some neighbouring counties. Burgess Hill is located within the buffer zone of the OPM 2023 Management Zone. It is subject to a government-led programme of survey and management in these areas to minimise populations, spread and impacts. If oak processionary moth is found on site, it should immediately be reported to the Forestry Commission. Residents should also be notified immediately of any suspected infection so that those areas can be avoided by them. Treatment of any infestation should be conducted by a professional pest controller only. Current advice can be found on the Forestry Commission Website: <https://www.gov.uk/government/organisations/forestry-commission>

7. TREES

Specific objectives:

- To ensure early establishment and healthy growth.
- To create a well-shaped framework for future balanced growth.
- To enhance appearance and visual interest.

Maintenance operations:

- 7.1. In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- 7.2. Checks shall be made to ensure all stakes, and ties of planted trees are properly adjusted at each maintenance visit. Between years 3-5 tree stakes shall be removed once trees have established and are root firm.

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- 7.3. Trees shall be watered to field capacity in the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 7.4. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 15 - PLANT REPLACEMENT.
- 7.5. Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained, free of weeds and be mulched as in shrub beds until the tree is no longer vulnerable to damage from mowing equipment.
- 7.6. Trees planted along the boundary are to be monitored and phased removal and replacement of weaker specimens over a period of 5 years will allow the boundary to be significantly strengthened.

8. NATIVE PLANTING MIXES

Specific objectives:

- Allow native species to develop a natural shape.
- Encourage dense coverage through pruning, cultivating, watering when required, fertiliser application, incorporating organic matter and mulching.
- To maintain appearance and visual interest.

Maintenance operations:

- 8.1. All beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.

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9. HEDGE PLANTING

Specific objectives:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To maintain and manage appearance/height as specified on approved plans

Maintenance operations:

- 9.1. All beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.
- 9.2. Hedging shall be trimmed after flowering, as in Section 4.10 and again, if necessary, in autumn to maintain a 'hedge' shape at the height appropriate to the species and location. Hedges shall be pruned either manually or by machine in a manner which ensures full leaf coverage over the plant and all arisings shall be removed from site

10. SHRUBS

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year-round appearance and visual interest

Maintenance operations:

- 10.1. All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.
- 10.2. Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.

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- 10.3. Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

11. HERBACEOUS PLANTING

- 11.1. For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

11.2. Pruning:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.
- Remove all material from site.
- Apply a 50mm layer of coarse mulch, 150-300mm away from stems. This will help moisture retention in the soil and contribute to weed suppression.
- Many perennials respond well to dead heading throughout the summer as heads begin to fade. This will produce more blooms within that season e.g. Echinacea, Helleborus. Repeat as necessary.
- Leave dried flower head over winter for relevant species e.g. Miscanthus sinensis 'Red Chief'.

11.3. Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

11.4. Watering:

- In the first year, thorough watering once a week is required, checking for a dry soil surface during wetter periods.

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- Established plants will need watering during dry spells, check for a dry soil surface between watering.
- Carry out a thorough watering of the roots of the plant. Light watering may encourage surface rather than deep roots, leaving plants more susceptible to drought.
- Weeding:
- Spot treat persistent weeds with glyphosate, remove one month later.
- Or remove by hand pull.
- Ensure a consistent layer of mulch is present.

11.5. Staking:

- Taller species will require staking in early spring/ summer to maintain an upright form.

11.6. Dividing:

- Divide plants every two to three years to maintain healthy growth and avoid overcrowding. To be carried out in spring when the soil is dry enough to work and before new growth and flowering occurs or for those species e.g. Helleborus that require autumn division, carry out dividing in September/October.

12. GRASSED AREAS

Grass areas are divided into two specific mowing regimes:

- Well Maintained Grass for Front Gardens and Around Flats
- Frequently Mown Grassed Areas for Amenity Use

12.1. WELL MAINTAINED GRASS FOR FRONT GARDENS AND AROUND FLATS

Specific objectives:

- To create a level, attractive and even grass sward with uniform height and colour for high for domestic use
- To enhance appearance and visual interest

Maintenance operations:

- 12.1.1. A maximum of 30 cuts per year shall be carried out using approved machinery. The maintenance visits shall take place either weekly or fortnightly during the growing period to maintain the sward

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length within the limits of 25mm and 60mm. The clippings shall be collected and removed from site unless otherwise agreed, and at all times the areas shall be maintained in a tidy condition.

12.1.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at least at each alternative main grass cut, i.e. once every two weeks.

12.1.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control weed infestation. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.

12.1.4. Fertiliser shall be applied at manufacturer's recommended rates once a year in April.

12.1.5. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

12.1.6. Where necessary compacted areas shall be aerated with appropriate equipment in October.

12.1.7. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

12.2. FLOWERING LAWN AREAS FOR AMENITY USE

Specific objectives:

- To create a level attractive and even grass sward with uniform height and colour
- To provide food for pollinators by giving the opportunity for low flower (eg. daisy, clover) to bloom
- To create a transitional grassed area between the less maintained amenity grassland and the well-maintained housing areas

Maintenance operations:

12.2.1. Mowing shall be carried out between 12 and 14 times per year using approved machinery. The maintenance visits shall take place once in March, if required then twice in April to September and then once in October if required. The clippings shall be let fly and must be evenly distributed over

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the whole surface and at no time shall the layer of clippings be to such a depth that they affect the growth of the grass. Clippings shall be removed from all paths and roads and taken off site.

12.2.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub and whip borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at alternative maintenance operation, i.e. once per month

12.2.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.

12.2.4. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

12.2.5. Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

12.2.6. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

13. MEADOW GRASS AREAS

Specific objectives

- To create an attractive grass sward with height and colour
- To provide habitats for reptiles, insects, bee's & butterflies

Maintenance operations

13.1. Refer to planting plans for guidance on the proposed extent of seed mix.

13.2. Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.

13.3. Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.

13.4. Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.

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- 13.5. For meadow grass areas along footpaths, one meter wide strip to be maintained at a height of 15 to 20cm. Mowing to be carried over as necessary at the same time as the mowing of the grassed areas for amenity use, refer to Section 13.2 - FREQUENTLY MOWN GRASSED AREAS FOR AMENITY USE.
- 13.6. No fertiliser or nutrients to be added.
- 13.7. Top dress if required with additional appropriate native origin seed if slow to establish.
- 13.8. Year One
- First cut to 5cm March/April (Spring Seeding 1st cut in May)
 - Cut every 2 months or when sward reaches 15cm
 - Final cut September/October
 - Allow cut grass to dry and disperse seed before removing arisings
 - The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out
- 13.9. Future years
- One cut in September to 15cm
 - Remove all cuttings
 - Allow cut grass to dry and disperse seed before removing arisings
 - The requirements in future years is to maintain a species diverse sward of value to wildlife
- 13.10. The site may require further cuts in the autumn period to remove untidy growth in an extended growing season

14. EXISTING PONDS

Specific objectives

- To enhance existing riparian habitats
- To manage all wetland habitats and encourage a range of species such as amphibians, mammals, aquatic insects and birds,

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Maintenance operations:

- 14.1. A good range and area of marginal plants should be maintained, however partial removal of upto 80% of vegetation should be removed if vegetation extents (or almost extends) across the entire surface of the water body. A fringe of marginal and emergent vegetation around at least half of a pond's edge should be retained. Where the marginal vegetation is particularly invasive, and provides no specific benefit to species such as great crested newts, it may be decided that its complete removal is necessary. An assessment of vegetation must be carried out by a suitably experienced and qualified ecologist prior to any clearance.
- 14.2. If present on site, Greater Reedmace (*Typha latifolia*) should be removed completely from the pond.
- 14.3. Submerged vegetation is an important component of the pond ecosystem, making it habitable to a wide range of animals. Too many plants can occasionally be undesirable for newts however, if the water column becomes completely shaded and choked. Pioneer (early successional) submerged vegetation like Stoneworts (e.g. *Chara* spp.) is unlikely to cause a problem. In time, Stoneworts are normally replaced by higher plants like Curled Pondweed *Potamogeton crispus* or Water Crowfoot *Ranunculus aquatilis*. Introduced or 'alien' submerged plants can grow very vigorously and dominate more beneficial native species. New Zealand stonecrop *Crassula helmsii* and Canadian pondweed *Elodea canadensis* are two examples to be avoided. In most instances the complete removal of such species is recommended. The autumn/winter die-off of large amounts of submerged plant material (e.g. Hornwort *Ceratophyllum demersum*) can sometimes lead to temporary pond stagnation.
- 14.4. Raking out pond weed may help to prevent stagnation and slow the process of natural succession.
- 14.5. Floating vegetation provides habitat but also blocks out sunlight by shading. Therefore it is generally preferable to keep at least one third of a pond's surface free from floating plants.
- 14.6. Reduction of floating and submerged plants can be done, using a long-handled rake or a grapple on a rope to drag vegetation from the pond. Species such as Canadian pondweed, *Elodea canadensis*, can recover after dragging within a year or two.
- 14.7. It is recommended that vegetation removal is carried out by hand in ponds where great crested newts are present. To be effective, marginal and emergent plant removal must be 'roots and all',

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or rapid regrowth will occur. This may mean digging out 'turfs' or 'clumps' of plants. For small areas, hand digging with spades is advisable. For larger areas, the careful use of a mechanical excavator may be effective.

- 14.8. Chemical control is only recommended as an essential last resort, as contamination of the water system is difficult to safeguard against completely. The removal of Greater Reedmace *Typha latifolia* or the invasive non-native New Zealand Stonecrop *Crassula helmsii* may, in addition to digging out, require careful treatment of any remaining areas with glyphosate (e.g. Roundup Biactive).
- 14.9. If alien species such as Water Fern *Azolla* spp. are observed, they should be removed after consulting a suitably experienced and qualified ecologist and agreeing the best method of removal.
- 14.10. Aquatic vegetation is most abundant during the summer months, particularly the floating and submerged plants. Where these need to be removed, plant material should be hand sorted to extract any newts or other animals caught up in it. Submerged and floating plants in the deeper sections of a pond are less likely to be used for egg-laying than those at the margin, but removing plants during the egg laying period (March – June) should be avoided.
- 14.11. The removal of marginal and emergent vegetation from ponds should take place at the time of minimum newt activity. It should avoid the breeding season, when newts are active in the pond, and vegetation has newt eggs laid on it. Depending on weather conditions within the year, September to November are likely to be the most suitable months to undertake this work, when most animals have bred and are dispersed within or out of the pond or are dormant. Dry or frozen ground conditions may be beneficial where the use of heavy machinery is necessary.
- 14.12. No works are to be carried out to the ponds or surrounding area in newt receptor sites without the prior agreement of the licensed ecologist.

15. PLANT REPLACEMENT

- 15.1. An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to Bellway Homes Southern Counties or the Management Companies, as appropriate immediately after the visit with accompanying financial

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implications. Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. Bellway Homes Southern Counties shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.

- 15.2. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.
- 15.3. Any new replacement planting shall be tagged so the local authority, Bellway South London, the Management Companies or the Purchaser/ Tenant is aware that these plants will have a further one year's defect liability period. The contractor shall provide Bellway Homes Southern Counties or the Management Companies with a list of replacements and their location after completion.
- 15.4. Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.
- 15.5. Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

16. HARD SURFACES

- 16.1. Provide contact number for residents to notify management company of any hazards.
- 16.2. Inspect the hard landscape areas on a six-monthly basis to identify and repair any damaged areas.
- 16.3. Decking boards to be kept clean in accordance with manufacture's requirement.
- 16.4. Seasonal maintenance (leaf and snow clearance, de-icing).
- 16.5. Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.
- 16.6. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

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- 16.7. Clean paving every 5 years with appropriate cleaning agent. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving.
- 16.8. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.
- 16.9. Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

17. FENCING/WALLS/RAILING

- 17.1. All fencing, walls and railings shall be checked for damage/wear and when necessary, shall be replaced/repared/ re-stained or painted as appropriate.

18. STREET FURNITURE

- 18.1. Maintain year round appearance and tidiness.
- 18.2. Inspect furniture items regularly and repair as required; making good any damage or wear promptly to maintain user safety and the good upkeep of the development.
- 18.3. Ensure items are fit for purpose.
- 18.4. Clear bins and inspect furniture regularly.
- 18.5. Surfaces to be cleaned and kept weed and litter free at all times.
- 18.6. Seasonal maintenance (removal of debris leaf and snow clearance, de-icing).

19. INFORMAL PLAY AREA

- 19.1. Prevent hazards to all users.
- 19.2. Provide contact numbers for residents to notify the Management Company of any hazards.
- 19.3. A detailed record of accidents will be kept by the Contractor for the full period prior to handover to the Local Authority responsible for maintenance.

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- 19.4. Street furniture (benches, bins, boulders and logs) within the play area will be inspected and maintained as per Section 18 - STREET FURNITURE.
- 19.5. Maintain year round appearance and tidiness of play area.
- 19.6. Ensure planting is particularly maintained where play equipment runs through beds.
Establish and maintain a closely cut amenity lawn.

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	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves									✓	✓	✓	✓
Re-firming plants (as required)		✓	✓							✓	✓	
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement Planting	✓	✓	✓							✓	✓	✓
Grass Areas:												
Mowing – front garden			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – amenity areas 12-14 cuts			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – meadow areas									✓			
Mowing – meadow areas 1m strip along footpaths				✓	✓	✓	✓	✓	✓			
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas			✓						✓			
Form edges to lawn areas (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas and Hedges												
Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
New & Existing Trees & Native Hedgerows:												
Check condition and treat (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning for good habit & safety (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check, adjust, repair trees stakes & ties		✓			✓			✓			✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hard Landscape Areas & Enclosure:												
Weeds in hard surfaces - spray with herbicide					✓	✓	✓	✓	✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and gates - check condition & repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Note: This table lists the key routine operations required during both the defects and long-term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification, but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.