

Maintenance Agreement: Countryside Properties

MAINTENANCE ACTIVITIES SCHEDULE - FORMAL GREEN SPACE, POS FOOTPATHS, TREES & WOODLAND HABITATS, PLAY AREAS, SUDS ATTENUATION FEATURES, POND HABITATS, HEDGEROW, HIGHWAY VERGES & TREES.

Development: Drakelow, Burton-Upon-Trent - Phase 2

Date: 28/09/21

INTRODUCTION

This LMP is designed to provide information regarding the long term management of the general amenity areas & habitats being retained or created on this development. This document has been developed to compliment the approved Landscape & Phasing Plans.

The plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas, in perpetuity for the lifespan of the development.

The plan covers all aspects of the hard & soft landscaping within the amenity areas to include; formal green space, POS footpaths, trees & woodland habitats, play areas, SUDS attenuation features, pond habitats, hedgerow, highway verges & trees which are not being maintained by the individual plots.

Trustmgt will be appointed by Countryside Properties as the Management Company on this development with the freehold titles transferred over to them upon completion of each respective phase.

The maintenance will be funded by a Service Charge, referred to as an Annual Management Fee, whereby all plot owners with a legal obligation will contribute annually to the Management and Maintenance of the Public Open Space and associated features, in perpetuity. An apportionment of the Annual Management Fee will sit within a reserve fund to be used towards future repairs and replacements. The maintenance costs will be reviewed annually with any uplift in line with the current rate of RPI.

A POS handover phasing plan c/w hard trigger points has been developed to align with the proposed build programme and build route.

A Pre-Handover Inspection will be undertaken prior to transfer of ownership to identify any remedial that may be required. Any such works identified will be undertaken by Trustmgt via their Stewardship Package, with all reasonable and justified costs to the developer.

Ahead of transfer, Trustmgt will write to all residents within that build phase to make them aware of Trustmgt and to reaffirm their obligations to contribute to the long term Management and Maintenance of the POS.

The LMP is a live document and may therefore be subject to further review & revision based on the findings following monitoring of the initial management strategy.

All aspects of maintenance and management as outlined in this plan will be funded by an annual service charge from each property.

For Management & Maintenance of the private landscaped areas please refer to the individual plots, deeds of transfer title documents.

OBJECTIVES

The objectives for the Maintenance Plan are:

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the residents to understand the expectations of the required management, and to give them a point of contact if required.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.
- To ensure access to the area by all members of the general public and for the area to remain as such permanently.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:-

- Provide service to the development within this plan with two visits per month based on a **13 - 16** day rotation between **March** and **October** and one visit per month between the months of **November** and **February**.
- Ensure that all materials and workmanship is to be of the highest possible standard in accordance with relevant good practice.
- Provide periodic inspections of paved areas within the POS and report any defects.
- Ensure that all catch-pits and tail-walls are inspected following heavy rainfall and any silt or gravel buildup reported.
- Ensure that all work will be carried out by appropriately skilled and experienced operatives for the specific type of work, especially where Control of Substances Hazardous to Health (COSHH) is applicable.
- Ensure that work is only to be carried out while soil and weather conditions are suitable.
- Provide only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- Ensure that all grass cutting machinery to be well maintained and correctly adjusted to give a clean and even cut. The machinery shall be suitable for the size area to be cut.
- Ensure that all woody cuttings are removed from site.
- Ensure that all soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- Ensure that all litter is to be collected from all soft landscape areas and removed from site.
- Not to carry out any burning on site.
- Ensure that all planting areas are to be maintained as weed, pest and disease-free at all times. A pro-active approach to weed, pest and disease control is expected with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage are to be replaced as soon as possible.
- Provide adequate feedings of all grass, plants and trees will take place with an approved slow-release fertiliser.
- Ensure that chemicals are only to be used where specified and approved.
- Prune all vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.
- Provide periodic inspections of the balancing ponds, headwalls & grilles and remove obstructions as necessary.

FOOTPATHS & HARDSTANDING (as applicable)

Maintenance objectives:

- To ensure that all areas are free from defects in a clean, tidy and safe condition.
- To manage vegetation growth through preventative measures and routine maintenance and cleansing.

Management requirements:

- Remove all litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of footpaths, boardwalks and hardstanding within the public open space by means of thorough hand sweeping or using mechanical air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Check all footpaths, boardwalks and areas of hardstanding with the public open space during each maintenance visit and report any damage at the earliest opportunity.

GRASSED AREAS - Short Mown Amenity Grass

Maintenance objectives:

- To provide an even and well-maintained appearance and to control weeds.

Management requirements:

- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in a manner appropriate to the task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage the sward or its visual appearance.
- Once a cut or treatment has started on a site it shall be complete in one operation.
- Litter, stones and other debris shall be collected immediately prior to cutting or treatment being undertaken, and removed off site.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear any cuttings, earth or other debris that lands on surrounding hard surfaces as a result of cutting or treatments to grass areas.
- Every care shall be taken when mowing around trees in grass areas. Where overhanging branches prevents the specified machinery being used grass shall be cut by other appropriate means.
- The Grounds Maintenance Team shall exercise every care in carrying out works around flat and protruding obstacles in grass areas. Heavy or vibrating machinery shall not be driven over manhole and duct covers unless it is obvious they are strong enough to remain undamaged.
- The Grounds Maintenance Team shall ensure that any arisings or residue from any activity involved in maintaining the grass areas do not enter any water course, drain or sewer.

- Grass shall be cut to a consistent height over the specified area. There shall be no tufts or bents left standing above the general sward level.
- Short amenity grassed areas shall be mown to maintain a height between a maximum of 65mm and a minimum of 25 mm. The cutting season is to extend from the first week of March to the last week of October each year, at least every three weeks. During the winter grass shall be maintained at a height of 60 mm.
- Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.
- Where inclement weather conditions delay normal cutting programmes our maintenance contractor will be required to resume work as soon as practically possible and is required to restore works to the specified standard by regular, repeated cutting, as necessary.
- Following delays occasioned by inclement weather where grass length exceeds the maximum specified height the Grounds Maintenance Team shall collect and dispose to tip the arising of the first cut following the delay.
- Where weather conditions inhibit grass growth our Grounds Maintenance Team may vary the minimum height of cut. During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- All grass clippings falling on paths, roads and other paved surfaces shall be swept-up and removed before the Grounds Maintenance Team leaves site.
- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall be trimmed at every third cut and arisings disposed to tip.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once, annually to maintain a defined line closely parallel to the edge of the surface. Edges shall be cut vertically to a minimum depth of 50 mm.
- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut. Litter and debris shall be removed from hedge lines.

GRASSED AREAS - Infrequently Mown Amenity Grass / Wildflower Grass

Maintenance objectives:

- To ensure the creation of suitable conditions for the wildflower seeds to establish without being outcompeted by the grass nurse crop.
- To ensure the correct cutting regime is implemented depending on whether the sward is established in Autumn or Spring.

Management requirements:

Spring Establishment:

- Year 1
- 1st cut to 4-7 cm approx 6 weeks after sowing if sufficient material has established
- 2nd cut to 4-7 cm approx in May (when sward height exceeds 10 cm)
- 3rd cut to 4-7 cm in September/October
- All arisings to be removed from site.
- Year 2 (where cutting is carried out)
- 1st cut to 4-7 cm March/April
- Final cut to 4-7 cm end September/October.
- All arisings to be removed from site.

Autumn Establishment:

- Year 1
- 1st cut to 4-7 cm in March (if sufficient material)
- 2nd cut to 4-7 cm in early May
- 3rd cut to 4 cm in September
- All arisings to be removed from site.
- Year 2 (where cutting is carried out)
- 1st cut to 4-7 cm March/April
- Final cut to 4-7 cm end September/October.

Years 2/3 to 5 (see table below for subsequent years maintenance strategy)

- Subsequent maintenance of wildflower grass areas shall be undertaken to manage grass at different heights to create a diversity of habitats which will enable the colonisation of a range of plant, bird, small mammal, invertebrate and insect life. Alterations to the cutting regime will ultimately be dependent on the sward composition and how the various areas are establishing and being used and will include:
- Cutting in Autumn (end September/October) once grasses and flora has seeded. Removing all arisings from any grass maintenance operations from the grass surface and ensuring that clippings / grassy material do not enter the pond or the overflow channel. Leaving small piles of grass clippings no more than 1500mm x 1500mm² x 300mm deep maximum on site in suitable locations within the grass areas to provide suitable habitat for insects and reptiles.

Fertiliser (short mown amenity grass areas only)

- The Grounds Maintenance Team shall supply and evenly spread over the specified areas with an approved distributor, a post-emergent fertiliser. The fertiliser shall be compounded granular free flowing material and shall supply the ratio of plant nutrients N:P:K at 2:1:1 for Spring Dressings and N:P:K at 1:1:1½ for Autumn Dressings. They shall be spread at a rate of 35 gms/m². No fertiliser with the insoluble phosphate representing more than 10% of the total phosphate will be acceptable.

Weedkiller

- The Grounds Maintenance Team shall supply and apply a suitable selective herbicide to grassed areas. The herbicide shall be approved and applied at the rate and in accordance with the manufacturer's instructions. The Grounds Maintenance Team shall only spray during calm conditions, when rain is not imminent and not during drought conditions. Three days shall elapse before recommencement of mowing operations.

Remedial Works

- The Grounds Maintenance Team shall be responsible for remedial works on grassed areas within the contract boundary, disturbed by cultivations, planting or other operations carried out in the execution of their works.
- In Spring and Autumn, the Grounds Maintenance Team shall re-seed any areas which fail to germinate, with approved grass seed mix. Topsoil shall be cultivated and aerated by forking as necessary to tie in with adjacent levels to promote good sward establishment.
- Re-turfing of damaged or bare areas identified by the Grounds Maintenance Team shall comply with all good horticultural practice. The Grounds Maintenance Team shall remove or make up all areas to a level sufficient to take replacement turves. The base of the area will be lightly broken up and levelled prior to final placement of the turf.

LITTER CLEARANCE

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas, including the footpaths and areas of hardstanding and play areas.
- Maintenance teams are to be aware of the possibility of encountering contaminated sharps during litter collection & bag transportation - sharps bins to be provided to maintenance teams.

Management requirements:

- All litter within the open space areas shall be collected at each grass cutting visit and removed from site.
- Remove all litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding with the public open space by means of thorough hand sweeping or using mechanical air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Litter bins shall be emptied by removing the liner, bagging contents, restocking with new liners and re-securing the locking mechanism. Any overspill will be bagged and the bags tied at the neck and removed from site.
- Items of irregular litter/debris will be moved to the edge of any footpath, or public accessible location in a position where the least obstruction to pedestrians will be caused to await for collection and suitable disposal.
- The removal of litter/debris, animal faeces, fallen leaves etc. from the soft landscaped areas will be carried out at fortnightly intervals - additional visits to empty waste bins may be required depending on usage, this will be subject to continuous review and implementation as applicable.
- Extreme care will be taken to ensure that no damage to shrubs, trees, grassed areas or the like is caused through the removal of litter/debris.
- All works will be carried out in accordance with Trustmgt own Health & Safety Policies and Safe Systems of Work procedures.

NEWLY PLANTED TREES

Maintenance objectives:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2 · 5m.

Management requirements:

- The Grounds Maintenance Team shall check stakes and ties at each grass cutting visit, and adjusted/replaced as necessary.
- Maintain a 600mm diameter grass and weed-free area at the base of each tree by hand weeding or careful use of glyphosate.
- Cut-back any damaged bark and treat the wound(s) with fungicidal sealant.
- Ensure that sufficient water is applied to maintain healthy growth. Carry-out using a fine rose or sprinkler until full depth of topsoil is saturated. Allow for watering as necessary, the Grounds Maintenance Team to be responsible for deciding frequency of water. It is expected that watering of standard trees will still be necessary during the first 2 years of the plan period.
- All stakes and ties shall be removed when appropriate.
- During March/April, 70 g per tree of slow release fertiliser shall be applied if appropriate.
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for like basis as appropriate
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.

WOODLAND HABITATS

Maintenance objectives:

- To maintain continuous tree cover and manage the woodland on a full sustainable basis.
- To preserve the landscape character of the site.
- To maintain and enhance facilities for public recreation within the woodlands including, where appropriate access for disabled.
- To maximise biodiversity, in particular increasing standing and fallen deadwood and forming conservation piles.
- To ensure public safety, as far is reasonable practicable and promote community involvement.

Management requirements:

- Conduct an annual arboricultural survey
- Selective thinning to woods.
- Coppicing; coppicing works will be carried out between 1st November and 1st March in any year.
- Check mulching, ties, tree shelters and soft wood stakes to new trees planted within the woodland areas.
- Replace & replant all newly planted trees which have failed with trees of the same species keeping an area of 1 square metre around each tree clear of weed growth.
- All mulch applied at the time of planting will be refreshed as required.
- All tree shutters and supporting stakes will be maintained for the first five years and then removed in the 6th year after planting.
- Woodland footpaths will be kept free of weed growth and encroaching vegetation and maintained as required throughout the plan period.

HEDGEROWS

Maintenance objectives:

- To provide dense, even and defensible boundaries.

Management requirements:

- Hedges shall be cut or trimmed as often as required to meet the performance standards according to their type and function. They shall cut outside of bird nesting season; November to January.
- Hedges shall all be 'A' framed to encourage a dense and viable branching, well furnished with healthy tissue / growth that receives full sunlight.
- Hedges shall be regularly maintained to ensure that they do not overhang the footpath, become an obstruction or restrict highway visibility.
- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in the appropriate manner for each task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage hedge plants or mar the visual appearance of the hedge.
- Once a cut has been started on an individual hedge it shall be complete in one operation.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- Cutting shall be with hand held shears or reciprocating hedge cutters and/or secateurs unless otherwise stated.

- Flail cutting shall not be allowed.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge - To Be Agreed.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants of an equivalent size annually - To be agreed.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter and leaves once per month.

NATIVE PLANTING

Maintenance objectives:

- To develop and maintain a healthy block of native plants with a variety of heights, densities and wildlife benefits while providing screening of adjacent residential housing.

Management requirements, general:

- All damage caused in gaining access and in maintaining this area shall be made good by the Grounds Maintenance Team.
- Maintain a gap of at least 0.5m between the closest vegetation and any fences or buildings.
- Maintain a 500mm diameter grass and weed-free area around the base of each plant until the canopy closes.
- Apply systemic herbicide for the whole planted area and alongside all residential fences and buildings at the end of May, again in July and again in late August, using a knapsack, and guarded-spray.
- Remove any noxious weeds, such as Thistle, Bramble, Ragwort, Dock, etc.
- Remove all guards between years 3-5 after planting.
- Replace any dead, dying, diseased or badly damaged plants on a like-for-like basis during years 1-5 after planting. Thereafter, replace as necessary to maintain full cover.
- Strim under fence areas on a monthly basis between May and October, and check area for noxious weeds, (as mentioned above) and any self-set aggressive tree species.
- Apply suitable fertiliser at year two and year five, according to manufacturer's instructions.

ENTRANCE & SPINE ROAD VERGES AND TREES

Maintenance objectives:

- To develop and maintain a healthy and aesthetically pleasing tree-lined boulevard.
- To ensure the necessary routine inspections are in place and carried out by competent persons.

Management requirements:

- Monitor and prune or remove trees which are diseased, damaged, or dying and replace like for like or with a similar species sympathetic to the current setting.
- Monitor and carry out pruning on all trees (where deemed appropriate) to prolong the life and health of the tree. However, priority will always be given to the trees that are dead, diseased or deemed dangerous.
- All tree works will be undertaken by competent and vetted tree surgeons.
- An Annual Tree Survey will be completed by a qualified arboricultural consultant, with a report submitted to document yearly tree health and development, in addition to the recommendation of any tree works.
- Routine monitoring will be carried out by our Estates Project Managers a minimum of every 3 months to:
 - Ensure no damage is caused to private or residential property.
 - Ensure the standard minimum clearance (16ft 6inch / 5.03m) over every part of the highway.
 - Ensure trees are not encroaching private drives, footpaths, or access of any kind.
 - Ensure trees are not blocking any street lighting, road signs or traffic lights (if applicable)
 - Where required, appropriate maintenance & remedial action will be taken.

Tree Pit Maintenance Requirements:

- Tree Pit will be routinely weeded to prevent weed build-up and to allow for Estates Project Manager to clearly inspect the stem/base of the tree.
- If planting is introduced to Tree Pit, woody perennials will be avoided as they will compete with the tree for water and may impede tree inspections.
- Soil level around the tree stem will be monitored and will not be raised as this can lead to the death of the tree.
- Our Grounds Team will use only hand tools whilst carrying out maintenance to the Tree Pit to avoid damaging tree roots.
- To reduce the risk of hazardous conditions for motorists due to excessive leaf litter on the highway.

ENTRANCE & SPINE ROAD VERGES AND TREES - Continued

General:

- Litter clearance to the footpaths & highway, including fallen leaf debris will be managed during each maintenance visit to ensure:
- Footways & vehicle crossing points remain clear and do not present slip hazards to pedestrians & vehicle users.
- Road gullies do not become covered or blocked with a risk of water ponding / flooding.
- A cleaning regime will be introduced, as required to remove tree sap / residue from any street lighting / signage, as applicable.

PONDS HABITATS

There are three main categories of maintenance activities identified in this document:

- **Regular Maintenance** - (including inspections & monitoring). Consists of basic tasks done on a frequent schedule, including vegetation management, litter and debris removal, and inspections.
- **Occasional Maintenance** - Comprises tasks that are likely to be required periodically, but on a much less frequent basis than the routine tasks (sediment removal for example).
- **Remedial Maintenance** - Comprises intermittent tasks that may be required to rectify faults associated with the system. Where remedial work is found to be necessary, it is likely to be due to unforeseen events and is therefore difficult to predict specific timings.

Maintenance objectives:

- To ensure the inlet and out headwalls & pipes remain clear at all times.
- To ensure the Attenuation facility is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or spillage's within the attenuation facility or surrounding area are dealt with to help prevent the basins capacity being reduced and/or any contamination entering the network.
- To ensure that the habitat is managed and maintained to allow the local wildlife, flora and fauna to flourish.

Management requirements:

- An inspection of the Water Attenuation facility and associated headwalls & pipework to be recorded annually within the H&S file.
- Inspect all Headwalls Grilles and report signs of settlement during each visit - all defects to be reported to the Estates Management team within 4 hours of being identified.

First year management

- Most sown meadow wild flower and grass species 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 which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.
- Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Management once established

- In the second and subsequent years the wetland can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to late July/August to allow 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 in spring if needed.
- The attenuation basin will be divided up in to 3 (theoretical) sections radiating out from the headwall to allow for the reeds, vegetation and silt to be removed on a 3 year rotation basis to ensure minimal disturbance to wildlife whilst maintaining sufficient drainage capacity.
- This will be reviewed and updated every 5 years if further reed, vegetation and silt removal is required due to exceptional weather changes, frequency of heavy storms.

PLAY AREAS, PLAY EQUIPMENT

Maintenance objectives:

- To provide a clean, safe area for play.

Management requirements:

- During each weekly maintenance visit the play area will be swept and cleared of all litter & debris, including broken glass and all will be removed from site.
- Graffiti removal will be carried out as soon as noticed. Method of removal to either be air abrasion or chemical poultice, depending on the surface and will be carried out in line with good practices.
- All items of play equipment will be inspected and maintained in accordance with ROSPA best practices followed up by 6 week structural check.
- A visual assessment of all the play equipment will be undertaken at each site visit with any defects or hazards considered dangerous to be dealt with immediately by immobilising the item and made safe until repaired or replaced.
- Annual inspections of the play area & play equipment will be undertaken by a ROSPA accredited inspector with a written report produced covering the condition and compliance with EN1176 of the equipment, surfacing and ancillary items.
- Refuse bins within the vicinity of the play area will be emptied during each weekly visit.

General Maintenance Schedule

[illegible]

Short Mown Amenity Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the short mown amenity grass within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Growing Season; To maintain the amenity grass at a height between 65mm & 25mm, trim to re-form the edges.	Maintain a close packed sward.	Each Visit / Fortnightly March to Oct	X	X	X	X	X	X	X	X	X	X	X
Dormant Season; To maintain amenity grass at a height of 60mm, trim to re-from edges.	Maintain a close packed sward.	As req. Nove to Feb	X	X	X	X	X	X	X	X	X	X	X
Hard surfaces will be swept to remove grass clippings following each cut.	Maintain a close packed sward.	Each Visit / Fortnightly	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufacturers instructions; to all grassed areas	Maintain a close packed sward.	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Over-seed patchy areas; as required.	Maintain a close packed sward.	As req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Edging to planting beds & paved areas shall be re-cut once annually.	To maintain a defined line; to a depth of 50mm	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Grass abutting new & existing hedges or planting beds to be trimmed level with the general sward height; every third cut.	To maintain a defined line & height;	As req.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

Wildflower Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the wildflower grassland within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Maintain the wildflower grass at a height between 40mm & 70mm; two annual cuts	To enhance the floral biodiversity of the grassland habitat..	First cut; March - April Second cut; Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Arisings to be left for a maximum of 1 week after cutting before being removed from site.	To allowed to drop and to provide a refuge for amphibians.	Each Visit / Fortnightly	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufactures instructions.	To enhance the floral biodiversity of the grassland habitat.	Annually as req. Sept - Oct.		X			X			X			X
Over-seed patchy areas; as required.	Maintain a close packed sward.	As req. Spring - Autumn.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

Footpath & Hardstanding Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the areas within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Ensure all hard surfaces are kept free from litter & leaves and are swept regularly.	To maintain the appearance of the POS.	Each Visit / Fortnightly	X	X	X	X	X	X	X	X	X	X	X
Undertake inspections of hard surfaces maintain / repair as required.	To maintain the appearance of the POS.	Each Visit / Fortnightly	X	X	X	X	X	X	X	X	X	X	X
Treat worn or damaged surfaces.	For reasons of public health and safety.	As req.	X	X	X	X	X	X	X	X	X	X	X
Undertake bi-annual checks for graffiti; remove accordingly.	To maintain the appearance of the POS.	As req.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

New Tree Planting Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the newly planted trees within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11 +
Stakes, ties & tree guards to be checked regularly during establishment phase an loosened, tightened, or replaced as required (all stakes & ties will be removed when appropriate)	To ensure trees/ shrubs become successfully established	Each Visit	X	X	X	X	X						
Ensure sufficient water is applied to all new trees, particularly during establishment.	To maintain healthy growth, particularly after excessive dry weather	N/A	X	X									
Maintain a grass & weed free area at the base of each tree	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X
Undertake formative pruning of young trees to encourage good growth & shape.	To promote & maintain health growth	Annually	X	X	X								
Slow release fertiliser;	To promote & maintain health growth	March/ April	X	X	X	X	X						
Replace, on a like for like basis any dead, dying, diseased or lost tree during years 1 - 5.	N/A	As req.	X	X	X	X	X						
After 5 years, dead, dying diseased or lost trees shall be replaced with a standard tree of the same species	N/A	As req.						X	X	X	X	X	X
Within areas that have public access, tree conditions will be reviewed annually to ensure no risk from public from damaged / dead trees.	Reasons of public health and safety	Annually		X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually, in perpetuity for the lifespan of the development;

Woodland Habitats Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the woodland habitats within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11 +
Tree inspections / checks to monitor the health / condition of the woodland compartments and the individual trees within them and undertake any remedial pruning required. Particular attention to be paid to trees adjacent to activity areas / footpaths or areas where accessibility of the public may introduce health & safety concerns.	To develop a biodiverse woodlands habitat with a good mix of species, layers and age structures to improve the longevity of the habitat.	Sept - Oct & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X
Removal of debris trapped in branches		As Required	X	X	X	X	X	X	X	X	X	X	X
Remedial pruning to trees - deadwood, crown clean, crown lift - as required.		Oct - March & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually, in perpetuity for the lifespan of the development;

Hedgerow Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the hedgerow within the public open space areas.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Implementation of standard aftercare management, to include replacement of any losses and cutting of half the height of the hedgerow soon after planting.	To ensure hedgerows become successfully established	As required, avoid cutting during bird nesting season (March - September inclusive)	X	X	X	X	X						
Water newly planted hedgerow sections, particularly following excessive dry weather.	To ensure survival during establishment period.	Summer/ Annually	X	X									
During establishment phase (first five years after planting), adjacent grassland vegetation will be trimmed / cut back	To maximise opportunities for newly planted sections to become established.	As req.	X	X	X	X	X						
Undertaking cutting & pruning (usually 50% of each side trimmed annually)	To enhance the biodiversity of the hedgerows.	Annually	X	X	X	X	X	X	X	X	X	X	X
Infill as required any gaps.	To maintain the integrity of the hedgerows	As req.	X	X	X	X	X	X	X	X	X	X	X
Tidy up hedges & bases removing rubbish, litter and leaves.	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X
Remove any dead plant materials at the end of each growing season.	To promote & maintain health growth	As req. Sept /Oct						X	X	X	X	X	X

Trimming of the hedgerows will be undertaken annually from Year 11 onwards, f in perpetuity for the lifespan of the development;

Native Planting Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the native shrub planting within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Tidy up planting areas, removing rubbish & litter from planting beds	To ensure the planting beds have the best possible chance of establishing.	Each Visit.	X	X	X	X	X	X	X	X	X	X	X
Water newly planted beds, particularly following excessive dry weather.	To ensure survival during establishment period.	Summer/ Annually	X	X									
Dead head flowering shrubs after flowering periods	To maximise opportunities for newly planted beds to become established.	As req. July - Sept	X	X	X	X	X	X	X	X	X	X	X
Maintain a grass & weed free area around the base of each plant until the canopy closes.	To promote & maintain health growth	Each Visit.	X	X	X	X	X	X	X	X	X	X	X
Remove any dead plant materials at the end of each growing season.	To promote & maintain health growth	As req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Damaged, diseased, dead & missing plants to be replaced with new of equivalent size.	To promote & maintain health growth	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Apply suitable fertiliser inline with manufacturers instructions.	To promote & maintain health growth	Annual as req.		X			X			X			X

Cutting required from Year 11 onwards will be undertaken in the winter months, in perpetuity for the lifespan of the development;

SUDS Features & Pond Habitats

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Inspection & Checks; Inlets, outlets, silt traps, manholes, catch pits & pipe work.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Regular Maintenance; Litter/debris removal, inlet/outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; silt control, silt removal from any catch pits.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Annually	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

Play Areas, Play Equipment Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Removal of all litter & debris from the play areas by way of sweeping and/or litter picking.	To ensure a clean & safe area for play and recreation is maintained.	At every weekly visit	X	X	X	X	X	X	X	X	X	X	X
A visual inspection and assessment of all play areas, surfaces, equipment and ancillary items to ensure fit for use.	To ensure a clean & safe area for play and recreation is maintained.	At every weekly visit	X	X	X	X	X	X	X	X	X	X	X
Graffiti removal	To ensure a clean & safe area for play and recreation is maintained.	As soon as practicable after detection	X	X	X	X	X	X	X	X	X	X	X
Bin emptying	To ensure a clean & safe area for play and recreation is maintained.	At every weekly visit	X	X	X	X	X	X	X	X	X	X	X
Six weekly structural check of all play equipment.	To ensure a clean & safe area for play and recreation is maintained.	Every six weeks in accordance with ROSPA best practices	X	X	X	X	X	X	X	X	X	X	X
Annual inspections of the play areas & play equipment together with a written report by a ROSPA accredited inspector.	To ensure a clean & safe area for play and recreation is maintained.	Annually (usually between September & October)	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity for the lifespan of the development;

Monitoring

Feature	Monitoring	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Trees	To be monitored on an annual basis to check tree health & identify any dead, dying, damaged or potentially dangerous trees.	N/A	X	X	X	X	X	X	X	X	X	X	X
Hedgerows	To monitor the condition of the hedges and how they change with the management strategy.	May	X	X	X	X	X	X	X	X	X	X	X
SUDS Features & Pond Habitats	To ensure the attenuation facilities are free from obstruction and operating to their designed capacity.	Monthly	X	X	X	X	X	X	X	X	X	X	X
Play Areas	To ensure a clean & safe area of play in accordance with ROSPA guidelines	Each Weekly Visit	X	X	X	X	X	X	X	X	X	X	X
Street Furniture - Inspect all street furniture within the POS during each visit. Maintain & repair as required in accordance with manufacturers recommendations.	To ensure the functionality of the street furniture and to maintain a safe and controlled environment.	Each Weekly Visit	X	X	X	X	X	X	X	X	X	X	X

Routine monitoring visits and amendments to the plan will be continuous, in perpetuity for the lifespan of the development;