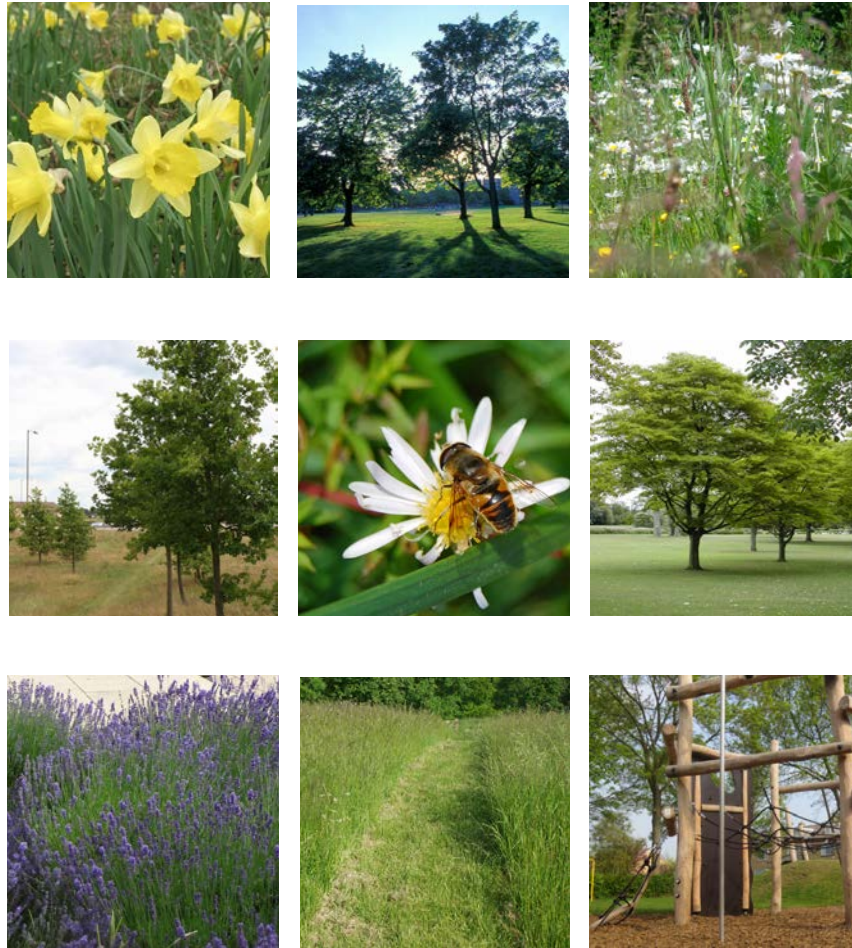


Phase 2, Pershore Road, Hampton Landscape Management and Maintenance Plan



Prepared by Pegasus Group on behalf of Bellway Homes South Midlands and Bloor Homes Western
March 2017 | P17-0454_03





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Date: March 2017
Project code: P17-0454
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1.0 Introduction

- 1.1 This Landscape Management and Maintenance Plan (LMMP) will be undertaken by the management company instructed by the developers.
- 1.2 This LMMP is designed for the operational phase of the development and will commence from the handover date from the landscape contractor to the management company.

Purpose of the Management Plan

- 1.3 The purpose of this Landscape Management and Maintenance Plan (LMMP) is:
 - To ensure the original design intent and vision for the public open spaces for Phase 2 at Land off Pershore Road, Hampton is realised and maintained;
 - To ensure that clear objectives for the management and maintenance of the public open space areas are established;
 - To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor at the beginning of the operational phase;
 - To identify, manage and resolve possible conflicts between different users of the site;
 - To establish work programmes and schedules for landscape maintenance staff;
 - To help in the allocation of financial resources for landscape maintenance;
 - To help monitor success and progress against management targets.

Planning Background

- 1.4 This Landscape Management and Maintenance Plan is submitted in accordance with Condition 2 of the approved reserved matters consent (application ref. W/16/01899/RM).
- 1.5 Condition 2 states “Before the first use/occupation of the development hereby permitted a schedule of landscape maintenance for a minimum period of 20 years OR for perpetuity has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation, long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (excluding domestic gardens). The approved landscape maintenance schedule shall be fully implemented.”

Landscape Management and Maintenance Aims

- 1.7 The main aims for this Landscape Management and Maintenance plan are:
 - To uphold the original design intent, vision and qualities for the open spaces;
 - To present an attractive and safe environment for home owners, residents and visitors;
 - To provide and maintain access for the public for recreation purposes;
 - To ensure that existing site features are appropriately managed;
 - To ensure that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public;
 - To ensure that newly planted areas become established;

- To keep the site clear of litter and rubbish;
- To provide an appropriate level of management intervention ranging from a moderate (recreational areas) to a minimal approach to management;
- To carry out maintenance work according to best practice using sustainable techniques and materials;

Scope

1.11 This LMMP covers landscape management and maintenance following the handover from the landscape contractor to the management company. It does not cover works associated with site clearance and construction works.

Review

1.12 This document should be seen as an operational guide, subject to change and improvement as the different landscape features mature and develop.

1.14 An annual monitoring report will be issued to the developer and management company, recommending any necessary changes to the LMMP and identify additional management required. Following the monitoring report, the LMMP will be reviewed and revised annually and identify and additional management requirements for the following year.

1.15 Every 5 years the entire managed area, covering landscape and habitats, will be reviewed by a suitable qualified professional who will recommend necessary changes to the LMMP.

2.0 Site Description

Development and Landscape Proposals

- 2.1 The development at Pershore Road, located in Hampton on the south western edge of Evesham, comprises 146 dwellings, open space (including children's play spaces), sustainable urban drainage, vehicular, pedestrian and cycle access, and related infrastructure.
 - 2.2 This management plan applies to the areas of public open space and areas of landscaping not within private curtilage.
 - 2.3 The open space proposals focus around the creation of a 'country park' which includes areas of amenity grass with formal play opportunities, retention and enhancement of old orchards and creation of new orchards, wildflower meadows with scattered trees and retention and enhancement of existing trees and hedgerows. Two existing ponds are incorporated into the country park along with the creation of new swales and an attenuation basin which will be sown with wetland wildflower grassland. Formal and informal pedestrian and cycle links run through the space with seating opportunities provided.
 - 2.4 Landscape proposals within the public open space are designed to create an semi-informal character. Overall, tree and shrub species within the public open space have been chosen to focus on native species as well as having seasonal interest.
- 2.5 For detailed landscape proposals, including species, sizes and densities, refer to the following drawings:
 - BIR5158_15 Soft Landscape Proposals
 - BIR5158_16 Soft Landscape Proposals
 - BIR5158_17 Soft Landscape Proposals
 - BIR5158_18 Soft Landscape Proposals
 - BIR5158_19 Soft Landscape Proposals
 - BIR5158_20 Public Open Space Detailed Landscape Proposals
 - BIR5158_24 Detailed Play Area Proposals



Approved Planning Layout (drawing ref: BIR5158_004-1F)

3.0 Environmental Considerations

- 3.1 This sections details the environmental considerations that need to be examined to enable a thorough landscaping management and maintenance strategy for the site.

Horticultural Peat

- 3.2 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner. Wherever possible plants grown without peat will be preferred to those grown using peat.

Recycled Materials

- 3.3 Where appropriate use should be made of materials made from recycled components e.g. wood chip mulch.

Pesticides/Herbicides

- 3.4 A minimal intervention and organic approach will be used in terms of weed control. In areas of transplant tree and ornamental shrub and herbaceous planting this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

Water Management

- 3.5 Where necessary maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation. If appropriate and available, recycled water should be used e.g. from rainwater harvesting.

Habitat Management

- 3.6 Retention of trees and hedgerows, along with proposed tree buffer planting and creation of grassland habitats within the public open space will provide habitats for wildlife.
- 3.7 Allow deadwood, jagged stumps, splits, fungal growths/fruited bodies and holes in tree trunks to remain unless they are creating a safety hazard.
- 3.8 Trees should not be felled unless they are classified as dangerous. Where a tree poses as a health and safety hazard, advice shall be sought immediately from an arboriculturist. Ivy should only be severed where it is growing into tree canopies and is likely to create a safety hazard.
- 3.9 The retention, as far as possible, of the existing trees, tree groups and hedgerows is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4.0 General Maintenance Requirements

- 4.1 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.
- 4.2 All tree surgery work is to be carried out to BS 3998:2010 Tree Work–Recommendations, and should be undertaken by a suitably qualified operative.
- 4.3 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arboriculturist. Where possible, trees will be allowed to age naturally and dying trees will be allowed to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturist.
- 4.4 Maintenance operations are to be carried out with regard to BS 4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS 7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.
- 4.5 All new trees and shrubs shall be checked at each maintenance visit for damage, security, firmness, fixing and support.
- 4.6 All arisings from landscape works will be removed from site and disposed of at a registered facility, recycling or composting of arisings should be prioritised.
- 4.7 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plans. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant. Replacement planting of container plants to be undertaken as required, root-ball/bare root planting to be undertaken November to March. Planting of new trees to have regard to Section 10 of BS 8545:2014 Trees: from nursery to independence in the landscape. All plants to conform to BS 3936 and be in accordance with the National Plant Specification.
- 4.8 Amenity bark mulch shall be topped up annually to a depth of 75mm where there is bare soil in planted areas. To avoid accidentally damaging plants herbicides will not be used to control weeds once foliage covers 75% of the ground surface.
- 4.9 A 800mm diameter circle of bark mulch to a depth of 75mm will be retained around individual trees in grass in order to suppress grass and weed growth and minimise the risk of mower/strimmer damage.
- 4.10 Care should be taken not to over-water plants. Until well established all shrubs and trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increase as required. Care should be taken to ensure applied water is absorbed into the root-zone and does not run off the surface.
- 4.11 It is recommended that all new and existing planting on site is subject to on going management. Such an approach will involve minimised effective use of pesticides and vegetation pruning works to take place outside of the bird nesting season.
- 4.12 Litter and debris shall be cleared by hand from all open space areas and removed from site on a monthly basis, and prior to mowing for amenity grass / wildflower areas.

5.0 Maintenance Specification

5.1 Retained Trees and Tree Groups

Management Aim

- To prolong the life and enhance the aesthetic value of the existing trees and tree groups along the site's boundaries and within the public open space;
- To allow the old orchard trees to become a community assets.

Management Objectives

- To maintain the health and visual amenity of the retained trees and tree groups;
- To maintain the varied age and structure of the trees:
- To maintain and enhance the old orchard trees for fruit production.

To avoid disturbing nesting birds, maintenance should take place between September and February i.e. outside the bird nesting season. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present.

All trees are to be subject to an annual basic walk-by visual inspection to identify any obvious hazard/defects (fungal brackets, splits/cracks in branches/stems etc.) that may require remedial works/further arboricultural assessment. Only trees identified with defects/hazards are to be recorded and further assessment is to be made by a qualified and competent person. A detailed condition survey/risk assessment is to be carried out by a qualified arboriculturist at least every 3-5 years (or as advised by the arboriculturist). Any necessary remedial works are to be carried out by a suitably competent and qualified contractor/arborist in accordance with BS 3998:2010.

The old orchard trees are to undergo an appropriate pruning regime to ensure good health and fruit production, as per the arborists recommendations.

5.2 Retained Hedgerows

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing hedgerows.

Management Objectives

- To maintain a dense continuous hedge line with no gaps;
- To maintain their health and visual amenity;
- To take care in construction and maintenance operations near hedgerows;
- To enhance their ecological value;
- To keep hedgerows free from litter and other waste.

Hedgerows within the site will be maintained at their current width or a minimum width of 2m, and maximum of 3m high. Hedgerows shall be trimmed on rotation every three years.

NOTE: The two sides of a hedge often grow at different rates. It can therefore be recommended that hedgerows along the boundaries are to be trimmed on one side, leaving the alternate side untrimmed. The cutting regime for the hedgerows is to be done on a rotational basis where only one side of the hedge is cut at any given time. The untrimmed growth on one side of the hedge allows wildlife to migrate to the other side and re-colonise before the next trim, and also to allow development of mature fruiting stems

5.3 New Tree Planting, Woodland Buffer and Orchard Trees

Management Aim

- To successfully establish new areas of native and wildlife attractive tree planting and woodland buffer planting;
- To enhance the existing old orchard through new fruit tree planting;
- To maintain tree planting and woodland buffer planting to establish a diverse treed environment and woodland;
- To present and maintain high quality visual appearance of new tree planting.

Management Objectives

- To maintain newly planted trees to ensure good survival rate and development;
- To develop fruit orchards as community assets;
- To minimise competition from grass and weeds from around newly planted trees;
- To maintain the health and visual amenity of the new trees and woodland buffer;
- To maintain a varied age structure and diversity of species within the woodland buffer;
- To maintain appropriate forms of trees for future growth;
- To ensure trees do not present a hazard to site users.

An establishment survey of all trees will be carried out by a qualified arboriculturist annually for the first five years, making recommendations to assist with establishment. Any necessary remedial works will be carried out as soon as possible.

Tree stakes, ties and guards will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes, ties and guards will be removed by the landscape maintenance contractor at the earliest opportunity (typically between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will only be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 2.4 metres.

If trees die the reason for death shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions these shall be ameliorated. If death is due to pests or disease and likely to be present in the future a resistant species of an alternative similar tree shall be selected.

Where trees have become moribund due to compaction or lack of nutrients soil aeration techniques and the use of inoculants shall be considered. Care should be taken not to overwater trees. Until well established all trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increased as required.

Trees will establish anchor roots better, increase stem girth and form a better stem taper if allowed to move in the wind, whilst remaining secured at ground level. Therefore low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level. Staked trees will be fixed using proprietary rubber ties and must be firmly fixed and a spacing device must be used to prevent chaffing against the tree.

The woodland buffer is to be thinned at appropriate intervals to ensure successful growth and development.

Orchard trees are to be checked and maintained as per the new trees detailed in the points above. However, being productive, the community will be allowed to harvest the fruit crop for the orchard trees located within the areas of public open space. The production of fruit will also offer an additional wildlife attracting feature for birds. Pruning of the orchard trees may need to be tailed to respond to establishment in order to encourage fruit production. Recommendations are to be provided by arborist following inspection of fruit trees.



Illustrative image of woodland buffer planting

5.4 Ornamental Planting

Management Aim

- To successfully establish areas of new ornamental planting;
- To present and maintain high quality visual appearance of planting.

Management Objectives

- To maintain newly planted shrubs and herbaceous plants to ensure a good survival rate and development;
- To minimise competition from grass and weeds.

Formative pruning will be kept to a minimum, where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges they will be neatly clipped back in order to maintain the full width of pedestrian access routes.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. Plant losses should be monitored and recorded. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit.



5.5 New Native Mix and Ornamental Hedgerows

Management Aim

- To assist the establishment of attractive native and ornamental hedgerows to demarcate the site boundaries, public open space and streetscape.

Management Objectives

- To establish and maintain a dense continuous hedge line with no gaps;
- To control weeds;
- To maintain the health, visual amenity and species diversity of the new hedgerows;
- To take care in construction and maintenance operations near new hedgerows.

There are the following types of hedgerows at Pershore Road:

- Ornamental hedgerows - forming boundaries to front gardens
- Mixed native hedgerow (transplants) along the eastern boundary of the public open space.

It is intended that the ornamental hedgerows will be maintained at 0.6-0.8m in width and approximately 1m in height.

The transplant native hedgerows will be maintained at maximum of 1.8m in height and 1.0m in width. This will be achieved by an appropriate cutting regime.

Hedgerow planting will be maintained by weeding, pest & disease control and adjustment /removal of ties/stakes.

Within the native hedgerows, if hedgerow specimens are identified as future standard trees they will be allowed to mature.

5.6 Existing Ponds

Management Aim

- To maintain the appearance and ecological function of the existing ponds.

Management Objectives

- To control weeds and invasive species from obstructing the existing ponds;
- To maintain the health and visual amenity of the ponds
- To take care in construction and maintenance operations near existing ponds
- To keep existing ponds free from litter and other waste.

To ensure the long term management of the existing ponds the vegetation within the pond will be maintained to ensure the health of the pond in terms of its ecological function. For example the maintenance will aim to keep at least half the pond clear to allow light through the water to benefit wildlife.

Note: Take care during construction and maintenance near the existing ponds.

5.7 Amenity Grass, Wildflower Grassland, Wetland Meadow Grass and Bulbs

Management Aim

- For grassed areas to present and maintain high quality visual appearance;
- Areas of wetland meadow grass and wildflower meadow to be maintained as features with high amenity value.

Management Objectives

- To ensure grassland areas successfully establish;
- To maintain amenity grass areas at specified height;
- To manage grassland around attenuation basins to control weeds and opportunistic or invasive species;
- To control weeds / scrub invasion detrimental to appearance or usage;
- To keep amenity grass areas in good condition, suitable for play, recreation and with aesthetic value;
- To keep attenuation basins in safe, attractive condition;
- To allow bulb areas to flower each year;

There are several grassland types: amenity grass; wetland meadow grass; and wildflower meadow. Bulb planting is used to add seasonal interest.

Amenity grass areas shall have a well kept appearance at all times and shall be regularly cut during the growing season from April to September to maintain a height of between 25 and 50mm.

Arisings shall be swept from hard surfaces adjacent grass/wildflower areas after each maintenance visit.

Junctions between grass/wildflower areas and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees no mower or strimmer will be allowed within 400mm of a tree trunk.

Areas of greater than 5% failed grass shall be prepared and re-sown with the specified seed mix either in April or September. A spring “weed and feed” shall be applied to amenity grass areas at the manufacturer’s recommended rates. No fertiliser should be used on species rich long grass or wildflower areas. Note: Grass growth regulator will not be permitted.

Undesirable plant growth within the sward, such as scrub, dock, thistle, nettles and ragwort, should be controlled by hand excavation /pulling.

Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

Wildflower grassland areas will be established using an appropriate seed mix to suit the site conditions for example Emorsgate EM1 General Purpose Meadow Mix, or other as recommended by ecologist.

The banks of the attenuation basin are to be planted with a seasonally wet meadow grass seed mix suitable for the location, with no less than 9 species, an example of which is Emorsgate’s ‘Meadow Grass Mixture for Wetland’ EM8. The grassland mix will be cut as required, with invasive species removed in order to ensure the diversity of species is maintained. Any encroaching scrub vegetation shall be removed by hand picking/weeding, this should be undertaken in the winter months, to avoid the bird nesting season.

5.8 Playground Equipment

Management Aim

- To regularly inspect and maintain play and recreation areas to comply with current legislation and regulations.

Management Objective

- To maintain the recreational equipment in a safe and viable state which ensures freedom from unacceptable risk.

All play equipment, both formal and informal, will be regularly inspected to identify any obvious hazards.

All formal pieces of play equipment will undergo frequent checks to ensure the equipment is safe and fit for purpose. The high quality appearance of the equipment will be maintained through maintenance inspections with work undertaken as required. The safety surfacing will be regularly inspected to ensure it meets BS EN1177.

Whilst annual inspection is not mandatory law, under Section 3 of the Health and Safety at Work Act 1974 requires a risk assessment.



5.9 Hard Landscape – including footpaths and street furniture

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep hard landscaped areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain hard landscaped areas in safe condition;
- To maintain street furniture, including litter bins, seating and bollards and replace if necessary;
- To maintain railings, fences and walls in good condition;

Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

Painted and stained surfaces shall be checked at five yearly intervals. Where necessary surfaces shall be prepared and repainted/stained using the same product to maintain the integrity of the original design.

A “no tolerance” policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.



Broxap bench specified for the open space



Illustrative image of a gravel footpath

6.0 Schedule of Management and Maintenance

6.1 Table of Management and Maintenance Operations

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.1	All planting areas	Every Visit	<ul style="list-style-type: none"> Ensure continued health of all landscaping - water and fertilise as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary.
		Monthly	<ul style="list-style-type: none"> Removal of rubbish and debris - clear litter and fly-tipped rubbish by hand and remove from site. Remove rubbish and debris from grass/wildflower areas before mowing. Inspect for vandalism - visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.
		Annually	<ul style="list-style-type: none"> Monitor and record any plant losses and report to client - on instruction from client remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. Remove exotic plant species that do not belong in each type of habitat/the general environment - check all landscaped areas for exotic species, clear by hand and remove from site Control vigorous plant species that are out competing less vigorous species - check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site.
6.1.2	Trees/tree groups/ woodland buffer/ orchard trees - retained and newly planted	As required	<ul style="list-style-type: none"> Maintain a proactive approach to tree risk management by carrying out any necessary remedial/ maintenance works e.g. removal of hanging deadwood where this has the potential to cause a health and safety risk, such as overhanging of vehicular and pedestrian routes. Maintain a proactive approach to tree risk management by ensuring tree safety records are kept up to date - a record/log book should be kept of basic and detailed inspections, including the date they were carried out, any issues identified and how they were addressed. Removal of dropped fruit from ground when starting to decay and no longer suitable for harvest.
		Monthly	<ul style="list-style-type: none"> Ensure trees/shrubs are stable - visually inspect tree/shrub guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. Check underground anchors. On instruction from client, replace or upgrade guards/shelters as necessary. Monitor transplants to ensure developing healthily - visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. Visual inspection for fungal activity (for trees this is to be performed by a qualified arboriculturist) - remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.2 (cont.)	Trees/tree groups/ woodland buffer/ orchard trees - retained and newly planted	3 times per annum	<ul style="list-style-type: none"> • Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas - April/June/ August. • Visually inspect structural shrub surrounds for grass/weeds - remove by hand or spray grass/weeds with a glyphosate based herbicide. Do not use strimmers - April/June/August
		Annually	<ul style="list-style-type: none"> • Establishment survey for new trees - to be undertaken by a qualified arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible. • Keep paths/highway/parking clear from branches/vegetation - pruning/cut back any tree branches/ vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. • Remove dead, damaged or dying branches as appropriate. • Formative pruning of new trees - to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5-6m in height, lower branches will be removed to give a canopy height of approximately 2.4m. • Pruning of fruit trees as per arboricultural recommendations to encourage fruit production and maintain health and vigour.
		Biennial (or as recommended)	<ul style="list-style-type: none"> • Check tree safety - identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
		3 to 5 years after planting	<ul style="list-style-type: none"> • Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/ transplants - to avoid damage cut shelters away then remove stakes.
		7 years after planting	<ul style="list-style-type: none"> • Thin trees/shrubs within woodland buffer and retained young tree belt on a 5-7 year rotation, favouring canopy species for the longer term, but monitoring overall diverse age/size/structure of the planting.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.3	Hedgerows- retained and newly planted	Monthly	<ul style="list-style-type: none"> • Check hedgerows for gaps, record and infill during late October to March. Plant replacement tall whips, of a species mix to match the hedgerow or to increase native diversity, in a suitably prepared soil bed. Ensure successful establishment and protect from trampling/use as a shortcut using a temporary fence/guards. • Keep hedgerow planting free from weeds - visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas - March to October.
		Annually	<ul style="list-style-type: none"> • Prune retained hedgerows to ensure a good shape and healthy growth - prune to maintain an 'A' shape and control future growth. Management to be undertaken in January/February. • Identify suitable growth in retained hedgerows to develop into frequent standard trees, maintain as per tree maintenance and management. • Prune/shape new hedgerow planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a natural 'A' shape hedgerow, pruning dead foliage and extension growth as necessary. On-plot ornamental hedgerows to be maintained at 0.6-0.8m in width and approx 1m in height. • Re-plant in an upright position and re-firm plants that suffer from wind-rock - January/February.
		3 to 5 years after planting	<ul style="list-style-type: none"> • Confirm root growth is well established and remove shelters, stakes, guards and ties from hedgerow transplants - to avoid damage cut shelters away then remove stakes.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.4	Ornamental Planting	Monthly	<ul style="list-style-type: none"> Keep planting beds free from weeds - visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas - March to October. Keep paths and parking bays clear from vegetation - prune back ornamental planting which has encroached. As required from March to October. Keep ornamental planting in prime condition and appearance - qualified horticultural staff to inspect and check on condition of ornamental planting. Prune dead foliage, flowers and extension growth as necessary. Divide perennials as necessary. Formative and seasonal pruning to shrubs to create a natural shape - do not routinely clip shrub. Apply organic fertiliser if required. Re-plant in an upright position and re-firm plants that suffer from wind-rock. Management to be undertaken as required depending on species. Check on health of ornamental planting - qualified horticultural staff to inspect planting and deal with individual problems as they arise. Keep pesticide use to a minimum - March to October.
		2 times per annum	<ul style="list-style-type: none"> Removal of excessive leaf litter and fallen twigs and branches - use leaf blower and leaf litter collection equipment - November to December
6.1.5	Existing Ponds	Annually	<ul style="list-style-type: none"> Keep weeds from obstructing the existing pond and check for and remove any exotic or invasive species. Dig by hand and remover from site
		Early Spring/ Late Summer	<ul style="list-style-type: none"> Clear vegetation so that at least half the pond is clear, take care not to remove any tadpoles. If water snails are attached to the vegetation, remove and put back into the water. Do not disturb the pond if there is spawn in the pond. Check and clear any overgrown vegetation if the pond is over 50% covered.
		Monthly	<ul style="list-style-type: none"> Keep the existing pond free from litter and other waste, remove litter and fly tipped rubbish by hand and dispose.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.6	Grasslands - amenity grass, wildflower grassland wetland meadow grass and bulbs	Cutting Regime - Year 1: wildflower and wetland meadow grass	<ul style="list-style-type: none"> • Cut twice a year using appropriate equipment, in Spring and late Autumn. • Arisings should be left on the ground for 3-7 days to dry and shed seeds prior to their removal from site and should be responsibly disposed of. • Do not cut grass in drought conditions. Mow with suitable machinery - no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Clean adjoining path areas after mowing.
		Cutting Regime - Year 2 onwards: wetland meadow and wildflower meadow grass	<ul style="list-style-type: none"> • Either cut once or twice annually each spring and autumn • Arisings should be left on the ground for 3-7 days to dry and shed seeds prior to their removal from site and should be responsibly disposed of. • Do not cut grass in drought conditions. Mow with suitable machinery - no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Clean adjoining path areas after mowing.
		Monthly	<ul style="list-style-type: none"> • Control height of amenity grass to between 25-50mm (approx 12 times during growing season e.g. fortnightly April-September). Do not cut grass in drought conditions. Mow with appropriate machinery. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. • Allow bulbs to flower and build up energy - do not cut grass in bulb areas until 6 weeks after flowering. • Keep grass areas/wildflower free from weeds - remove weeds and encroaching scrub by hand, hoe or fork, or mowing, as appropriate. Undertake monthly from March to October, or as required. Scrub removal from long grass/wildflower to be undertaken outside of the bird nesting season.
		Annually	<ul style="list-style-type: none"> • Keep grassland areas in good condition - check and report to client on damaged areas. On instruction from client repair damaged/failed areas and re-sow seed. Apply feed treatment to amenity grass only, do not apply feed to long grass, wildflower or wetland meadow grass. Undertake aeration and thatch removal if required. April or September.
6.1.7	Playground equipment	Weekly	<ul style="list-style-type: none"> • Routine visual inspection of all play areas to identify obvious hazards or respond to complaints by public. Check for signs of vandalism and remove any litter, glass etc. Check safety surface for faults. If parts are found to be unsafe and cannot be immediately repaired the equipment should be immobilised or cordoned off with a warning noticed attached. Record each visit on a spreadsheet.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.7 (cont.)	Playground equipment	Monthly	<ul style="list-style-type: none"> Perform operational inspection of all items of equipment, fences and gates to check the operation and stability. Checks to include: <ul style="list-style-type: none"> all working parts and oil and grease bearings as necessary; all ropes, chains and shackles; anti slip surfaces e.g. on step treads; that structures and foundations are secure; for trip hazards and obstructions in surrounding area; finger traps; wooden items for splinters and cracks; metal items for corrosion and sharp edges; plastic/polythene items for brittleness and sharp edges. If parts found to be unsafe and cannot be immediately corrected the equipment should be removed or immobilised and cordoned off with a warning noticed attached. Check each item against a check list and record each visit on a spreadsheet. Inspect superficial appearance of equipment and street furniture - as required, sand down and re-paint or re-stain equipment, seats, bins and fences to specification provided by supplier.
		Annual	<ul style="list-style-type: none"> Annual technical inspection of all play areas to establish overall level of safety of the equipment (whilst an annual inspection is not mandatory a risk assessment is required by law under the Health and Safety Regulations) - to be carried out by RPII (Register of Play Inspectors International) trained and certified inspectors or manufacturers inspection engineers. Includes a non-dismantling inspection of all equipment supported by a detailed technical report highlighting any action required. If parts are found to be unsafe and cannot be repaired the equipment should be removed or immobilised and cordoned off with a warning notice attached.

Ref	Management Categories	Timing	Maintenance Task and Method
6.1.8	Hard Landscape	As necessary	<ul style="list-style-type: none"> Remove graffiti - a 'no tolerance' policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work. Monitor feedback from allotment users - respond and repair as necessary.
		Fortnightly	<ul style="list-style-type: none"> Empty bins - remove and replace bags from bins and deposit in legal tip. Keep hard landscape areas clean - remove litter, debris and faeces. Use pressure washer to remove chewing gum and staining. Fortnightly March to October and as required during the winter months.
		Monthly	<ul style="list-style-type: none"> Maintain all hard landscape areas/elements, including footpaths, walls, signage, seating and other street furniture, in a safe and clean condition - monitor and report to client on damaged areas/items and repair as instructed by the client. Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.
		2 or 3 times per annum	<ul style="list-style-type: none"> Removal of excessive leaf litter and fallen twigs and branches - use leaf blower and leaf litter collection equipment - November to December. Keep hard landscaped areas clear of weeds - kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer - April, June and August.
		Every 5 years	<ul style="list-style-type: none"> Check painted and stained surfaces for fading/damage - where necessary prepare and re-paint/stain using the same product to maintain the integrity of the design.

6.2 Monitoring and Review

The below table sets out how the monitoring and review processes:

Monitoring and Review			
Ref	Management Categories	Timing	Maintenance Task and Method
6.2.1	Landscape and Habitat Management	As necessary	<ul style="list-style-type: none">• Monitor comments/suggestions from residents and other users - feedback comments to client and respond as instructed and incorporate into LMMP as required.• Respond to comments from client and incorporate into LMMP as required.
6.2.2	LMMP Review	Every 5 years	<ul style="list-style-type: none">• Suitably experienced professional to undertake a review of habitat / landscape establishment and quality, respond to review and incorporate into LMMP as required.



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