

# Landscape Management and Maintenance

DREW SMITH

GROUP



## Land at Summer Lane Pagham Reserved Matters Application Planning Update

November 2019 Rev.P2

**NOTES:**

This Specification excludes the following items:

Drainage: refer to Engineer's and Architect's specification and detail

Sub bases and foundations: Refer to Engineer's specification.

Levels, drainage, paving details, build ups, sub bases, formation details: refer to Engineer's and Architect's specification and detail

Lighting locations and details by M&E Engineers / lighting sub-contractor;

**TENDERING / SUBLETTING / SUPPLY LANDSCAPE CONTRACTOR**

A list of proposed landscape subcontractors must be submitted to the CA for approval prior to the contract being sublet. The work listed below as described and set out in the contract documents must be carried out by a sub-contractor who shall be a member of the British Association of Landscape Industries (BALI).

- Preparation of topsoil;
- Spreading of topsoil;
- Planting of trees and shrubs;
- Soft landscape maintenance operations.

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## **Landscape Maintenance**

To be read with Preliminaries/ General conditions.

## GENERALLY

### 105 MAINTENANCE OBJECTIVES

- Location: Areas north of Summer Lane will be maintained by the developer management company, and the Public Open Space south of Summer Lane will be maintained by the Parish Council

-Duration: This document has been prepared for the long term maintenance for the next 5 years and beyond, and will be implemented from the date of completion of the landscaping scheme. This document is to be read in conjunction with the hard and soft landscape drawings associated with the project.

- Aims: Long term design objectives:
  - Enhanced landscape quality;
  - Improved landscape visual amenity; and
  - Provide wildlife habitat and increase biodiversity.
- Restrictions: none.
- Results: To maintain the areas of hard and soft landscape including trees, shrubs, hedges and lawns to ensure the on-going establishment of the scheme and continued healthy growth through to maturity of the trees, shrubs and grass.  
To achieve a clean, tidy condition and appearance to all external areas

#### **The maintenance works will be carried out in accordance with the latest relevant sections of:**

British Standards 2.5.1 BS 7370 Grounds Maintenance

BS 7370 provides comprehensive guidance on most aspects of landscape maintenance.

BS 7370-1 recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

BS 7370-2 recommendations for maintenance of hard areas.

BS 7370-3 recommendations for maintenance of amenity and functional turf (other than sports turf). BS 7370-4 recommendations for maintenance of soft landscape (other than amenity turf).

BS 4428: 1989 Code of Practice for General Landscape Operations (excluding hard surfaces)

BS 3998:2010 Tree work. Recommendations

BS 8545 Trees: from nursery to independence in the landscape

#### **General**

The specification aims to cover all activities needed for the annual upkeep of the hard and soft landscape areas within the proposed development

It is assumed that the Maintenance Contractor will provide a service consistent with the scope of the specification/schedule and will have the necessary trained staff and resources to ensure all operations are carried out safely.

The Maintenance Contractor will be required to work within all the latest relevant legislation for Health & Safety and Construction (Design & Management) Regulations and will include the following:-

#### **Tree works**

Adopt an 'Integrated Pest Control' approach

None or very limited use of herbicides and pesticides

Waste management

Handling and operating machinery & equipment

Personal protective equipment

Maintenance shall consist of eradication and removal of weeds, pruning of damaged, dead or diseased branches from tree, shrubs and hedgerow plants and mowing of grass areas:-

Hand-weed/hoe through borders and around base of trees/shrubs;

Prune and remove damaged, dead or diseased plant material as necessary so as to

maximise growth and vigour of the new planting;  
Check tree guying, stakes and ties and replace or adjust as required;  
Regularly mow species rich grass areas as scheduled and trim grass edges..

110 NOTICE

- Give notice before:
  - Application of herbicide.
  - Application of fertilizer.
  - Watering.
  - Each site maintenance visit.
- Period of notice: 7 days.

130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

140 CONTROL OF MAMMALIAN PESTS

- Specialist firms: Notify client of any sightings of mammalian pests e.g. rats and client can then employ specialist approved firms for control..  
Method: Submit proposals.

156 WATERING

- Supply: Recycled, treated grey water.
- Quantity: in accordance with BS8545 (and referring to table G1)  
The watering regime shall take into account the following;  
Adapt watering regime to the prevailing weather conditions, existing soil moisture (and water retention characteristics) and the response of the tree species to water deficit.  
The amount of available water to the newly planted trees has been observed in relation to (Annex G Table G1 BS 8545)..
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: The trees must be monitored if there are 10 days at 25 deg. and watered accordingly.  
Seasonal watering to start and finish according to local rainfall patterns/knowledge where known...

160 WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

175 DISPOSAL OF ARISING

- General: Unless specified otherwise, dispose of arisings as follows: remove from site to recycling facility.

180 CHIPPING OR SHREDDING

- General: Not permitted on site.

190 LITTER

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

197 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

## **GRASSED AREAS**

### **210 MAINTENANCE OF GRASSED AREAS**

- General: Maintain turf in a manner appropriate to the intended use.
- Soil and grass:
  - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
  - Waterlogging and compaction: Prevent.
  - Damage: Repair trampling, abrasion or scalping.
- Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
  - Edges: Neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

### **211 MAINTENANCE OF GRASSED AREAS**

- Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
  - Objectives: To BS 7370-3, table 6.
  - Programme: To BS 7370-3, clause 11.
- Mowing methods: To BS 7370-3, table 3.

### **220 GRASS CUTTING GENERALLY**

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

### **224 TREE STEMS**

- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.  
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.

### **250 LEAF REMOVAL**

- Operations: Collect fallen leaves.
- Special requirements: None.
- Disposal: Remove from site for recycling.

### **255 FIRST CUT Of Amenity Grass**

- Height of initial growth: 75 mm.
- Preparation:
  - Debris and litter: Remove.
  - Stones and earth clods larger than 25 mm in any dimension: Remove
- Height of first cut: 50 mm.
- Mower type: Contractor's choice.
- Arisings: Remove from site to recycling facility.

## 274 MAINTAINING WILDFLOWER AND GRASSES

Standard general purpose meadow mixture, managed in two different cutting regimes

### **Meadow Grass:**

#### **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.

Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.

Carefully dig out or spot treat any residual perennial weeds such as docks.

#### **Management once established**

In the second and subsequent years sowings 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.

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

Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

### **Rough Cut Grass Areas:**

Follow the above first year management strategy on a 3-4 weekly basis as scheduled

## 309 EDGES TO SEEDED AREAS

- Location: Planting beds and around newly planted trees.
- Timing: After seeded areas are well established.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
- Arisings: Remove.

## 310 RE-FORMING GRASS EDGES

- Location: Path edges and Planting bed edges.
- Edges: Draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

320    LEVELLING HOLLOWS AND BUMPS IN TURF

- Standard: To BS 7370-3, clauses 12.4 and 12.5.

381    REINSTATEMENT OF WORN OR DAMAGED LAWNS

- Worn or damaged areas: Make good by returfing or reseeding:
  - Returfing standard: To BS 7370-3, Clause 12.2.
  - Reseeding standard: To BS 7370-3, Clause 12.6.
- Turf or seed: To match existing in appearance and quality.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

**SHRUBS/TREES/HEDGES**

500    ESTABLISHMENT OF NEW PLANTING

- Duration: for the next 5 years and beyond.
- Weed control:
  - Method: Keep planting beds clear of weeds by hoeing, hand weeding and maintaining full depth of mulch.
  - Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: during establishment to ensure successful plant growth.

502    ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Organic.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
  - Application rate: As manufacturer's recommendations.

510    TREE STAKES AND TIES

- Inspection/ Maintenance times: As scheduled and immediately after strong winds.
- Stakes:
  - Replace loose, broken or decayed stakes to original specification.
  - If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
  - Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Removal of stakes and ties: During spring when no longer required to support the tree.
  - Fill stake holes with lightly compacted soil.

520    REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

525    TREE GUARDS

- Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing.

#### 530 TREE SHELTERS

- Loose or defective shelters: Adjust, refix or replace to original specification and to prevent chafing.
- Removal: During spring when no longer required to protect the tree.

#### 540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
  - Removing branches: Do not damage or tear the stem or bark.
  - Wounds: Keep as small as possible and cut cleanly back to sound wood.
  - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
  - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

#### 545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As instructed.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: Allow ground cover plants to partially overlap paths and lawns.

#### 575 PRUNING ORNAMENTAL SHRUBS

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

#### 580 PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES

- Time of year:
  - Winter flowering shrubs: Spring.
  - Shrubs flowering between March and July: Immediately after the flowering period.
  - Shrubs flowering between July and October: Back to old wood in winter.
  - Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

#### 600 TRIMMING RAPIDLY ESTABLISHING HEDGES

- General: Allow to reach planned height as rapidly as possible.
  - Form: Trim back lateral branches moderately.

#### 605 TRIMMING SLOWLY ESTABLISHING HEDGES

- Operations:
  - Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
  - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

#### 615 TRIMMING FIELD HEDGES

- Operations: Trim to specified height and profile using suitable mechanical cutters.

#### 620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

625 CLIMBING PLANTS

- Pruning: Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
- Insecure growth: Attach to supporting wires or structures using Plastics clips.
- Supporting structures: Check and repair as necessary.

630 DEAD AND DISEASED PLANTS

- Removal: As soon as possible.
- Replacement: In the next suitable planting season.

635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS

- Dead and damaged plants: Remove.
- Mulch/ matting materials:
  - Carefully move to one side and dig over the soil, leaving it fit for replanting.
- - Do not disturb roots of adjacent plants.
- Replacement plants:
  - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
  - Additional requirements: Submit details and cost of plants before ordering.
- Dressing: Slow release fertilizer:
  - Type: Contractor's choice.
  - Application rate: As manufacturer's recommendations.

645 WEED CONTROL GENERALLY

- Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
- Adjacent plants, trees and grass: Do not damage.

650 HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstate to original depth.

657 HERBICIDE TO KILL REGROWTH

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

675 DIGGING OVER

- General: Dig over beds. Do not damage existing plants, bulbs and roots.  
Depth of dig (minimum): 75 mm.

680 SOIL AERATION

- Compacted soil surfaces:
  - Prick up: To aerate the soil of root areas and break surface crust.
  - Size of lumps: Reduce to crumb and level off.
- Damage: Do not damage plants and their roots.

685 SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.  
Arising (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum):  
Maintain mulch over complete coppice areas at 50mm  
Maintain mulch to 1m diameter around each tree at 50mm.
  - Top up: As schedule.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

710 WOODLAND PLANTING MAINTENANCE

- Watering: In exceptional circumstances to prevent plants dying.
- Loose plants: Refirm surrounding soil, without compacting.
- Vegetation: Except trees and coppice shoots to be retained, cut down to 200 mm above ground level within the plantation area.
  - Arisings: Leave between rows.
- Ditches and drains: Keep clear.

**TREE WORK**

810 TREE WORK GENERALLY

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

815 ADDITIONAL WORK

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

820 PREVENTION OF WOUND BLEEDING

- Standard: To BS 3998.

825 PREVENTION OF DISEASE TRANSMISSION

- Standard: To BS 3998.

#### 836 CUTTING AND PRUNING GENERALLY

Tools: Appropriate, well maintained and sharp.

Formative pruning to BS3998 and thereafter trees shall be maintained in a balanced shape and pruned as necessary to allow for this in accordance with recommendations of BS 7370 -4:1993 Grounds maintenance.

In addition new and existing trees shall be pruned in accordance with good arboricultural practice using clean sharp secateurs, hand saws or other approved tools. Trees shall be pruned at the appropriate times to remove dead or dying and diseased wood, crossing branches and suckers to promote healthy growth consisting of a permanent strong and balanced structure of branches typical of species and appropriate to site. Regular pruning of existing and proposed trees will be required to ensure that tree canopies are clear of the building.

Remove branches without damaging or tearing the stem.

All trees should be inspected on a regular basis for mammal, human and other external damage. Environmentally friendly remedial action, where possible should be implemented as soon as practicable following discovery.

- Final pruning cuts:

- Chainsaws: Do not use on branches of less than 50 mm diameter.
  - Hand saws: Form a smooth cut surface.
  - Anvil type secateurs: Do not use.
    - Removing branches: Do not damage or tear the stem.
    - Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
    - Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval in line with any TPO classification.
- Remove in small sections and lower to ground with ropes and slings.
    - Dead branches and stubs: When removing, do not cut into live wood.
    - Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
    - Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

#### 845 CROWN LIFTING

- Clearances: Remove branch systems to give clearance.
  - Height: 2.5 m above footpaths.
- Removing branches: Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.

#### 865 BARK DAMAGE

- Wounds:
  - Do not attempt to stop sap bleeding.
  - Bark: Remove ragged edges using a sharp knife.
  - Wood: Remove splintered wood from deep wounds.
  - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.

#### 870 CAVITIES IN TREES

- Investigation: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay, and give notice.
- Water filled cavities: Do not drain.
- Sound wood inside cavities: Do not remove.
- Cavity openings: Cover, as scheduled, with galvanized wire mesh, lightly secured.

# **Summer Lane Operations Years 1-5 and beyond**

| Item                                | Outcome                                                                                                                                                                                                                                                          | Operation                                                                                                                                                                                        | Timing                                                                                                                                                                              |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GRASS</b>                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Amenity Grass – cutting             | to maintain a suitable path and path edge of no more than 50mm at any time                                                                                                                                                                                       | Cut to a height of min 25mm, cutting to be left in place.                                                                                                                                        | as required, typically every 2 weeks from April to October                                                                                                                          |
| Amenity Grass – replacement         | visual amenity                                                                                                                                                                                                                                                   | preparation and re-seeding of areas in excess of 2m2                                                                                                                                             | Inspection on each scheduled maintenance visit, repair during April or October                                                                                                      |
| Rough Grass                         | to maintain a rough cut grass suitable to dog running and play as designated                                                                                                                                                                                     | cut to a height of 100mm between April and October                                                                                                                                               | As required, typically every 30 days from March to October                                                                                                                          |
| Rough Grass – replacement           | visual amenity                                                                                                                                                                                                                                                   | preparation and re-seeding of areas in excess of 2m2                                                                                                                                             | Inspection on each scheduled maintenance visit, repair during April or October                                                                                                      |
| Meadow Grass / Wetland meadow grass | meadow grass allowed to grow freely and left to seed                                                                                                                                                                                                             | After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site | one cut a year, however, if grasses are over dominating then the cut can be increased to 2-3 cuts, with second cut in late autumn (Oct/Nov) and a third cut in early spring (April) |
| Meadow Grass – replacement          | visual amenity                                                                                                                                                                                                                                                   | preparation and re-seeding of areas in excess of 2m2                                                                                                                                             | Inspection on each scheduled maintenance visit, repair during April or October                                                                                                      |
| Uncut Meadow Grass                  | allow margin of uncut meadow to hedgerow and copse shrubs                                                                                                                                                                                                        | do not cut                                                                                                                                                                                       | never                                                                                                                                                                               |
| <b>SHRUBS</b>                       |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Shrubs – Ornamental                 | ornamental                                                                                                                                                                                                                                                       | Pruning / dead heading, removal of broken or diseased section in accordance with good horticultural practice                                                                                     | as scheduled                                                                                                                                                                        |
| Shrubs – Copse                      | to provide habitat and foraging, allow suckering / self seeding of copse planting within the uncut meadow margin to a maximum of 50% cover of the areas marked as uncut. This will help the reptiles by providing a less neat edge and different micro habitats. | selective removal of invasive plant species. The suckering and self seeding should not be allowed to encroach more than 50% of the uncut area.                                                   | as required                                                                                                                                                                         |
| Shrubs – Coppice                    | to provide habitat and foraging                                                                                                                                                                                                                                  | hazel and dogwood stands to be coppiced on a 7 yearly cycle, cut stems (unless required for other uses) are to be stacked within the coppice area to provide further habitat environments        | Every 7 years, in Feb-Mar                                                                                                                                                           |
| Shrubs – bark mulch                 | Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.                                                                                                                                                             | Ensure bark mulch is maintained at 50mm depth                                                                                                                                                    | Once a year for years 1-2 only                                                                                                                                                      |
| Shrubs – tending                    | successful establishment                                                                                                                                                                                                                                         | correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall and guarding                                                                                   |                                                                                                                                                                                     |
| Shrubs – watering                   | successful establishment                                                                                                                                                                                                                                         | As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment                                                                                  |                                                                                                                                                                                     |
| Shrubs – litter removal             | clean and tidy site                                                                                                                                                                                                                                              | remove all litter                                                                                                                                                                                | each maintenance visit                                                                                                                                                              |
| Shrubs – replacement                | visual amenity                                                                                                                                                                                                                                                   | replace dead, diseased or dying plants                                                                                                                                                           | for years 1-5, and then subject to design review                                                                                                                                    |
| <b>HEDGE</b>                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Hedging, mixed native hedging       | to provide habitat and foraging                                                                                                                                                                                                                                  | mixed hedgerow is cut using a flail in an A form, allowing a wider base for a increased habitat diversity                                                                                        | Cut 50% annually on rotation in the dormant season, October to March, ideally February to allow berry production.                                                                   |
| Hedging – bark mulch                | Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.                                                                                                                                                             | Ensure bark mulch is maintained at 50mm depth                                                                                                                                                    | Maintain bark mulch layer once a year for years 1-2 only, and then remove weeds as required on routine maintenance visit                                                            |
| Hedging – tending                   | successful establishment                                                                                                                                                                                                                                         | correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall and guarding                                                                                   | as scheduled                                                                                                                                                                        |
| Hedging – watering                  | successful establishment                                                                                                                                                                                                                                         | As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment                                                                                  |                                                                                                                                                                                     |
| Hedging – litter removal            | clean and tidy site                                                                                                                                                                                                                                              | remove all litter                                                                                                                                                                                | each maintenance visit                                                                                                                                                              |
| Hedging – replacement               | visual amenity                                                                                                                                                                                                                                                   | replace dead, diseased or dying plants                                                                                                                                                           | for years 1-5, and then subject to design review                                                                                                                                    |
| <b>TREES</b>                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Trees                               | to provide habitat and visual amenity                                                                                                                                                                                                                            | inspection of trees, pruning and repair of tree wounds                                                                                                                                           | on each scheduled inspection for years 1-5 and then a Tree hazard and condition survey by approved arboricultural company thereafter every 3 years                                  |
| Trees – bark mulch                  | Area around planting is to be kept weed-free and any pernicious weeds are to be removed immediately.                                                                                                                                                             | Ensure bark mulch is maintained at 50mm depth                                                                                                                                                    | Maintain bark mulch layer once a year for years 1-5 only, and then remove weeds as required on routine maintenance visit                                                            |
| Trees – tending                     | successful establishment                                                                                                                                                                                                                                         | correct any wind blown or disturbed plants during routine maintenance visit, correct or reinstall and guarding                                                                                   | as scheduled                                                                                                                                                                        |
| Trees – staking                     | successful establishment                                                                                                                                                                                                                                         | check tree stakes and ties and correct as necessary                                                                                                                                              | remove as soon as stakes are no longer required                                                                                                                                     |
| Trees – watering                    | successful establishment                                                                                                                                                                                                                                         | As and when necessary depending on weather conditions, watering sufficiently to ensure successful establishment                                                                                  |                                                                                                                                                                                     |
| Trees – litter removal              | clean and tidy site                                                                                                                                                                                                                                              | remove all litter                                                                                                                                                                                | each maintenance visit                                                                                                                                                              |
| Trees – replacement                 | visual amenity and safe                                                                                                                                                                                                                                          | replace dead, diseased or dying plants                                                                                                                                                           | for years 1-5, and then subject to design review                                                                                                                                    |
| <b>FURNITURE</b>                    |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Dog Bins                            | clean and tidy appearance                                                                                                                                                                                                                                        | empty bins                                                                                                                                                                                       | as scheduled                                                                                                                                                                        |
| Dog bin replacement                 |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  | Subject to review but typically every 10 years or sooner if required                                                                                                                |
| Fencing and gates                   | safe structure, functioning                                                                                                                                                                                                                                      | check for damage and repair as necessary                                                                                                                                                         | as scheduled                                                                                                                                                                        |
| Fencing replacement                 |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  | Subject to review but typically every 15 years or sooner if required                                                                                                                |
| Gate replacement                    |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  | Subject to review but typically every 10 years or sooner if required                                                                                                                |
| <b>HARD SURFACES</b>                |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                                                                                                                                     |
| Hard surfaces – lay-by              | clean and tidy appearance                                                                                                                                                                                                                                        | check for damage and repair as necessary, remove litter                                                                                                                                          | as scheduled                                                                                                                                                                        |

Summer Lane Schedule Years 1-5 and beyond

|                                                   | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| <b>Item 1</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>General</b>                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| Litter clearance                                  |     |     |     |     |     |     |     |     |     |     |     |     |
| Leaf clearance                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| Watering as required for successful establishment |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 2</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Amenity Grass</b>                              |     |     |     |     |     |     |     |     |     |     |     |     |
| Grass cutting                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 3</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Rough Grass</b>                                |     |     |     |     |     |     |     |     |     |     |     |     |
| Grass cutting                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 4</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Meadow Grass / Wetland Meadow Grass</b>        |     |     |     |     |     |     |     |     |     |     |     |     |
| Grass cutting after flowering                     |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 5</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Hedgerow within site</b>                       |     |     |     |     |     |     |     |     |     |     |     |     |
| Cutting                                           |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Maintaining mulch                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| Replacement planting                              |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 6</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Shrub Copse</b>                                |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Replacement planting                              |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 7</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Coppice</b>                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| Coppicing, every 7 years                          |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Replacement planting                              |     |     |     |     |     |     |     |     |     |     |     |     |
| Maintaining mulch (years 1-2)                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 7</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Shrub planting</b>                             |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Replacement planting                              |     |     |     |     |     |     |     |     |     |     |     |     |
| Maintaining mulch                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 7</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Trees</b>                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Pruning                                           |     |     |     |     |     |     |     |     |     |     |     |     |
| Pest / disease control                            |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| Replacement planting                              |     |     |     |     |     |     |     |     |     |     |     |     |
| Maintaining mulch                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| Tree staking                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 8</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Hard materials checking</b>                    |     |     |     |     |     |     |     |     |     |     |     |     |
| Lay-by                                            |     |     |     |     |     |     |     |     |     |     |     |     |
| Fencing and gates                                 |     |     |     |     |     |     |     |     |     |     |     |     |
| Seating, bins and signage                         |     |     |     |     |     |     |     |     |     |     |     |     |
| Weed control                                      |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Item 9</b>                                     |     |     |     |     |     |     |     |     |     |     |     |     |
| <b>Dog Bin</b>                                    |     |     |     |     |     |     |     |     |     |     |     |     |
| Emptying – weekly                                 |     |     |     |     |     |     |     |     |     |     |     |     |

**Grass Type diagrams.**

Refer to landscape plans for full planting details, diagrams are for reference only for grass types and areas of meadow.

LANDSCAPE AREAS NORTH OF SUMMER LANE, (EASTERN SIDE)  
**TO BE MAINTAINED BY THE DEVELOPER MANAGEMENT COMPANY**  
 Refer to landscape plans for full details, diagram for reference only  
**GRASS TYPES**



LANDSCAPE AREAS NORTH OF SUMMER LANE, (WESTERN SIDE)  
**TO BE MAINTAINED BY THE DEVELOPER MANAGEMENT COMPANY**  
Refer to landscape plans for full details, diagram for reference only  
**GRASS TYPES**



PUBLIC OPEN SPACE SOUTH OF SUMMER LANE,  
**TO BE MAINTAINED BY THE PARISH COUNCIL**  
Refer to landscape plans for full details, diagram for reference only  
**GRASS TYPES**



