

Maintenance Agreement : Countryside Properties NW

LANDSCAPE MANAGEMENT PLAN, AMENITY AREAS, GKN HABITAT, POND HABITAT, HIBERNACULA & ACOUSTIC FENCE

Development: Reynolds Place, Worsley Road North, Walkden, M28 3QN.

Date: 22/05/20 Rev C

INTRODUCTION

This LMP is designed to provide information regarding the long term management of the general amenity areas & habitats being retained or created on this development. This document compliments the Landscape Proposal Plans provided as part of the tender package.

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

The plan covers all aspects of the soft & hard landscaping within the areas; new & existing trees, amenity grass areas, wildflower meadow, pond habitat, newt mitigation habitat, hibernacula & acoustic fence.

The LMP is a live document and may therefore be subject to review based on the findings of monitoring of the success of initial management.

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

OBJECTIVES

The objectives for the Maintenance Plan are:

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

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:-

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

FOOTPATHS

Maintenance objectives:

- To ensure that all footpaths & areas of hardstanding are free from defects in a clean, tidy and safe condition.
- To prevent vegetation growth which may cause damage.

Maintenance requirements:

- Remove all litter and fallen leaves from footpaths & parking areas, paying particular attention to areas where litter and leaves may accumulate.
- Check annually and report any damage at the earliest opportunity.

GRASSED AREAS - Short Mown Amenity Grass

Maintenance objectives:

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

Management requirements:

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

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

GRASSED AREAS - Infrequently Mown Amenity Grass / Wildflower Grass

Maintenance objectives:

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

Management requirements:

Spring Establishment:

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

Autumn Establishment:

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

Years 2/3 to 5

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

Fertiliser (short mown amenity grass areas only)

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

Weedkiller

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

Remedial Works

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

LITTER

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas.

Management requirements:

- Any fly-tipping shall be removed from site with 48 hours of being deposited - TBA prior.
- All litter within the open space areas shall be collected at each grass cutting visit and removed off site.

NEWLY PLANTED STANDARD TREES.

Maintenance Objectives:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2.5m.

Maintenance Requirements:

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

HEDGES

Maintenance objectives

- To provide dense, even and defensible boundaries.

Maintenance requirements

- Hedges shall be cut or trimmed as often as required to meet the performance standards according to their type and function. They shall cut outside of bird nesting season; November to January.
- Hedges shall all be 'A' framed to encourage a dense and viable branching, well furnished with healthy tissue / growth that receives full sunlight.
- Hedges shall be regularly maintained to ensure that they do not overhang the footpath, become an obstruction or restrict highway visibility.
- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in the appropriate manner for each task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage hedge plants or mar the visual appearance of the hedge.
- Once a cut has been started on an individual hedge it shall be complete in one operation.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- Cutting shall be with hand held shears or reciprocating hedge cutters and/or secateurs unless otherwise stated.
- Flail cutting shall not be allowed.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge - To Be Agreed.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants of an equivalent size annually - To Be Agreed.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter and leaves once per month.

POND HABITAT

Maintenance objectives:

- To ensure that the habitat is managed and maintained to allow the local wildlife, flora and fauna to flourish.
- To monitor the pond to ensure the water level is not decreasing.
- To monitor the pond for pollution and remove any litter.

Management requirements:

- One third of the grassland surrounding the pond to be cut / trimmed once yearly in autumn with all arisings removed from site.
- Thin out excess aquatic vegetation annually, out of growing season to ensure the pond habitat does not become over run and suffocated & to reduce the build up of nutrients. This would be undertaken in stages with any materials removed left on the pond edge overnight to allow small creatures to return to the water before being removed from site.
- Every two years thin out dominant species, such as fringed water lily and broad leaved pond weed. Works to be undertaken during winter maintenance.
- Remove any encroaching scrub growth every two years.

NEWT HABITATS & HIBERNACULA

Maintenance objectives:

- To secure the long term maintenance of the newt habitats & hibernacula.

Management requirements:

- The Newt Habitats & Hibernacula will be checked annually, between March & May when adult newts are more likely to be found within the pond habitat.
- Any necessary repairs will be carried out during this same period.
- If works required are deemed considerable our in-house licensed Great Crested Newt Survey specialist will be present in order to handle any newts disturbed during the process.

SWALE / DITCH - OPEN WATER COURSE

Maintenance objectives:

- To ensure the swale channel remains clear at all times to allow the clear passage of water for the entire length of the open water course.
- To ensure the Attenuation facility is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or erosion within the swale or surrounding area are dealt with to help prevent the streams capacity from being reduced or/and any contamination entering the network.

Management requirements:

- An inspection of the swale during each site visit and its condition to be recorded annually within the H&S file.
- Ensure that the swale banks & bed remain free from debris taking care during winter maintenance not to allow cuttings to wash down stream.
- The swale banks will be split in to 3 (theoretical) sections with the vegetation cut on a 3 year rotation basis to ensure minimal disturbance to wildlife whilst maintaining sufficient drainage capacity.
- All marginal vegetation once cut is to be stock piled locally and left in situ for 3 days prior to its removal

ACOUSTIC FENCING

Maintenance objectives:

- To ensure the Acoustic Fencing remains serviceable for the lifetime of the development.

Management requirements:

It is anticipated that no major major maintenance will be required for at least 20 years, particularly if the routine management requirements below are applied;

- Inspect the support Posts and Acoustic Panels every quarter for signs of wear & tear and damage.
- Routine maintenance will include checking/tightening of joints & fixings, painting & treatment of metal surfaces and periodic maintenance of planting.
- Spray off grass adjacent to the Acoustic Fence - DO NOT STRIM adjacent to the Timber Post / Panels
- Defects that may represent an immediate or imminent hazard will be made safe at the time of inspection, with permanent repairs undertaken within 28 days.
- All scheduled maintenance to take place outside of the nesting / growing season to minimise disruption to wildlife.
- Any graffiti identified during the inspection process will be removed during the next scheduled maintenance visit.
- Treatment of the fence every 2 years with a good quality wood preservation to maintain appearance and protection.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring & review is set out below. It is envisaged that at each stage agreement will be reached between the Developer, Management Company and Local Authority. The stages of agreement, monitoring and review are set out below:

- Management proposals and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the POS areas & associated features specific to this plan.
- The Developer, Management Company and Local Authority shall meet on site annually for the lifespan of the development to review the condition of the open spaces.
- Any adjustments to the management objectives, operations & frequencies of visits are to be agreed in writing between the Developer, Management Company and Local Authority.
- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;

General Maintenance Schedule

[illegible]

New Tree Maintenance Schedule

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

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

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

Hedgerow Maintenance Schedule

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

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

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

Native Planting Maintenance Schedule (if applicable)

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

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

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

Short Mown Amenity Grass Maintenance Schedule

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

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

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

Wildflower Meadow Grass Maintenance Schedule

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

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

The management detailed above will continue from Year 11 onwards for the lifespan of the development;

Pond Habitat Maintenance Schedule

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

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Regular Maintenance; Litter/debris removal, inlet/ outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Each Visit (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Programme specific operation to remove leaf litter during autumn months, Allow two weeks for creep back period.	To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	October - Feb	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; Silt control, silt removal from catch pits.	To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Annually	X	X	X	X	X	X	X	X	X	X	X

Minimal vegetation removal will be undertaken annually from Year 11 onwards for the lifespan of the development;

Swale/Open Watercourse Maintenance Schedule

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

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Inspection & Checks;	To ensure the attenuation facility is free from obstruction and operating to it's designed capacity.	Each Visit (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Regular Maintenance; Litter/debris removal, inlet/ outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure the attenuation facility is free from obstruction and operating to it's designed capacity. To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; Silt control, silt removal from catch pits.	To ensure the attenuation facility is free from obstruction and operating to it's designed capacity. To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Annually	X	X	X	X	X	X	X	X	X	X	X

Minimal vegetation removal will be undertaken annually from Year 11 onwards for the lifespan of the development;

Monitoring

Feature	Monitoring	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Trees	To be monitored on an annual basis to check tree health & identify any dead, dying, damaged or potentially dangerous trees.	N/A	X	X	X	X	X	X	X	X	X	X	X
Hedgerows	To monitor the condition of the hedges and how they change with the management strategy.	May	X	X	X	X	X	X	X	X	X	X	X
Newt Pond	To ensure the Newt Pond is free from obstruction and to ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Monthly (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Swale/Open Watercourse	To ensure the attenuation facility is free from obstruction and operating to it's designed capacity. To ensure that the habitat is managed & maintained to allow the wildlife, flora & fauna to flourish.	Each Visit (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Newt Habitats & Hibernacula	To ensure the long term maintenance of the newt habitats & hibernacula.	Annually - March - May	X	X	X	X	X	X	X	X	X	X	X
Acoustic Fence	To ensure the acoustic fence remains serviceable for the duration of the development.	Every Quarter & then Annually	X	X	X	X	X	X	X	X	X	X	X

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



KEY

- Shrub / Specimen / Hedge planting (Min. 450mm deep, prepared topsoil to BS 3882:2015). All hedging to be evented up / clipped on planting (apart from Lavender if due to flower).
- Area to be turfed (Min. 150mm deep, prepared topsoil to BS 3882:2015). Area to be turfless (POS).
- Proposed standard tree type in soft landscape. Refer to drawing 5595.05 for tree pit details.
- Thicket planting (native mixed shrubs). (Min. 450mm prepared topsoil to BS 3882:2015).
- Wildflower seed EMS-Meadow Mixture, to create Wildflower Grassland with annual cut. Supplied by Emorsgate, <https://wildseed.co.uk>. To be supplied and seeded fully in accordance with the suppliers recommendations and specification.
- Wildflower seed mix EMS-Meadow Mixture for Wetlands, supplied by Emorsgate. To be supplied and seeded fully in accordance with the suppliers recommendations and specification.
- POND A - Aquatic Planting**
 - Marginal
 - Emergent
 - Submergent

NOTES:

For details of species refer to Plant Schedule, drawing 5796.01

All soft landscaping to strictly conform to Countryside Properties Plc Performance Specification for Soft Landscape Works.

All Street Trees to be minimum 2m clear stems.

No species, centre, size etc.... is to be amended without the prior approval of the landscape architect.

Shrub Bed Topsoil:

The level of shrub bed topsoil is to be finished 50mm below the adjacent paving and grass so that when bark mulch is applied it does not spill over.

The use of pesticides and other non-organic garden chemicals are to be kept a minimum to prevent any cumulative effects within the food chain.

Good horticultural practices shall be implemented within the planting scheme e.g. use of peat-free composts and mulches and application of non-residual pesticides.

All trees / shrubs to be checked by a structural engineer in compliance of NHBC requirements for design of foundations.

For tree planting details refer to drawing 5796.05 Typical Tree Pit Detail Semi Mature Tree In Soft Landscape Areas and Typical Tree Pit Detail Extra Heavy Standard Tree In Soft Landscape Areas.

Do not scale.



LANDSCAPE ARCHITECTURE

COUNTRYSIDE

PLANNING

ESTON WORKS, WALKDEN

LANDSCAPE DETAILS

Scale

1:200

July 2018

5796.02

Sheet 2 of 7



4m high

 COUNTRYSIDE <i>Shane Single Love</i>			
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100 Eaton Works, Walkden		100 Landscape Details	
1:200 100 July 2018		drawn by: NC checked: FW DG	
drawing no: 5796.04		revision: A	
sheet no: Sheet 4 of 7			



