

BURNTWOOD COURT:

Landscape Maintenance and Management Plan (to 30 Years)

by Bond Bryan Architects - 11/05/21

Doc No. BNWD-BBA-00-XX-RP-L-1003-P02



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1. INTRODUCTION

This 30 year landscape maintenance and management plan has been prepared by Bond Bryan Landscape Architects for Burntwood Court in conjunction with the designed scheme Proposals and Planning Document. The overall Strategy seeks to contribute to the fulfilment of the vision for the Burntwood Estate and Local Setting.

The aim of this plan is to provide a framework that will ensure that as part of the successful management of the development, the landscape elements will be maintained and developed to contribute to the quality of the area and ensure that the original concept and design intent is retained.

It is therefore important to adopt a coherent, strategic and integrated approach to the management and maintenance of landscape components to ensure the external proposal are retained as site specific, appropriate to its users and is focused on the long term aims of the Saul Family and Burntwood Estate.

Purpose of the Document

The purpose of this document is to provide a maintenance and management plan for a 5 year establishment period that is to be implemented in line with Landscape Vision. After this period, this document is too be used as a recurrent plan for 30 years and form basis for the future long term maintenance, management and monitoring strategy for this site.

Design Documentation

The overall landscape proposals are shown on the Proposed Landscape Masterplan (BNWD-BBA-ZZ-XX-DR-A-1005_LANDSCAPE MASTERPLAN). Details of planting are given on the Site Planting Strategy(ref. BNWD-BBA-ZZ-XX-DR-A-1010_LANDSCAPE PLANTING STRATEGY)

The information and scheduling of maintenance operations contained within this report should be read in conjunction with any Details and Landscape Specifications provided as part of the Construction information.

Management Responsibilities

The maintenance operations outlined in this plan are to run for 30 Years (with a minimum of 5 years establishment period) commencing on the date of certification of Practical Completion for Scheme.

For a minimum period of 12 months after certification of Practical Completion, maintenance will be undertaken by the Landscape Contractor responsible for the implementation of these works.

After certification of final completion, maintenance for the following 4 years will be undertaken by either the appointed Landscape Contractor or the Estate Management Company.

After this 5 year establishment period, maintenance should be (if not already) transferred to the Estate Management Company for the 30 years. The Estate Management Company should manage all ongoing long term maintenance and management (in accordance with Local Policy Requirements for minimum 30 years)

1. INTRODUCTION CONTINUED...

Key Objectives

This maintenance establishment period will run concurrently with the Rectification Period. During this time the Landscape Contractor responsible for implementing the works, will be liable for any failing or defects in accordance with a landscape specification and as set out below.

The rectification periods will be:

- Shrub, hedges, herbaceous, bulb planting and seeding: 12 months
- Semi-mature & mature trees: 24 months
- Multi-stem: 24 months

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. A maintenance and management regime will therefore be adopted for the site throughout the establishment period and thereafter for 30 years..

Key objectives for maintenance and management include:

- To ensure the successful establishment and continued growth through to maturity of the trees and other planting identified on the Landscape Proposals.
- To encourage and establish valuable habitat creation and ecological improvement to the existing site.
- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development.
- To secure a long term future for the new trees and amenity

shrub/ herbaceous beds with particular emphasis upon achieving visual amenity.

- To ensure the landscape is well maintained and cared for the life of the project and as a minimum of 30 years.
- To sustain landscape that is consistent with local areas and to create a coherent and holistic landscape setting.
- To provide a safe, high quality external environment for all site users.
- To successfully integrate the new built form into its surroundings and to maintain a robust and visually appealing landscape setting.
- To ensure that the landscape develops in a manner commensurate with the original design intentions.
- To accommodate appropriate private seclusion and buffer zones, by promoting a management regime which is appropriate to the site's role as a health and holiday site.
- To manage the landscape in a manner which ensures safety of site users, such as maintaining any screening, defensive planting, visibility splays, maintain good surveillance, removal of dead, dying or diseased trees and plants.
- To be flexible and adaptable to changing needs of the landscape through its establishment and long term 30 year management.

SOFT LANDSCAPE AREAS

2. TREE PLANTING

Establishment Maintenance (5 years)

To ensure their survival and optimal development, these trees will be subject to intensive establishment maintenance. The Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years

- Maintenance of a weed free area around the base of each tree;
- Watering to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Application of a slow release fertiliser around the base of all trees to ensure soil fertility is maintained;
- The removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season;
- Inspection, adjustment and maintenance of anchors, stakes and ties;
- Re-firming of trees after strong winds, frost heave or other disturbances;
- Pruning to remove dead, dying, damaged or diseased wood; (carried outside of Bird Nesting Season)
- Formatively Prune and remove suckers to ensure original natural or required uniformity/ shape and to favour a single leader on leader Standards.
- Topping up mulch at the end of the rectification period and annually thereafter to achieve a 75mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control around base of each tree through growing period and monitor on monthly basis	5 x Annually				1	1	1		1		1		
Re-firming of trees	4x Annually	1		1				1				1	
Apply slow release fertiliser to base of tree	Annually			1									
Selective pruning for optimum growth and to retain the form/ habit	Annually												
Replace dead, damaged or vandalised and unhealthy stock	Annually												
Watering of area to ensure moisture levels are appropriate	As required												
Top up mulch	1 x Annually			1									

Ongoing Management 30 Years+

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- The formative pruning of specimens to achieve optimum growth rates and maintain a good shape, clear of any vehicular or pedestrian circulation routes, prevent any conflict/ clash of branches and growth with buildings and landscape elements such as seating, lighting, fencing.
- All Pruning and Tree Clearance and associated works to be carried out by competent qualified Arborist in accordance with appropriate standard and implemented outside of Bird Nesting Season.

3. HEDGE PLANTING

Establishment Maintenance (5 years)

To ensure the successful establishment of dense hedge to ensure habitat creation, ecological buffers, physical and visual screening, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion.

After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years

- Control and removal of weeds;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Trimming to maintain neat and formal appearance, encourage growth/ density from ground level and maintain hedgerows at a desired height of 0.8m to 1.2m, specified in NBS Landscape specification - section Q35;
- Ensure hedge trimming is carried out at the same time as adjacent site hedges to produce visually consistent line of hedge throughout the area and alternate cutting works between each side of hedgerows.
- Ensure any Hedge cutting works are carried out outside of Bird Nesting Season.
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provision of replacements of the same size and form to those adjacent, during the next available planting season;
- Watering of plants to ensure moisture levels are maintained appropriately for optimum growth;
- Removal of litter to maintain site in a tidy condition;
- Top up mulch annually to achieve a 75mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitor on monthly basis	4 x Annually				1		1		1		1		
Test soil fertility and apply slow release fertiliser if/ when required	Annually			1									
Trimming & cutting	3 x Annually								1				
Replace dead/ damaged or vandalised and unhealthy stock	Annually/ As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter	As required												
Top up mulch	1 x Annually			1									

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Monitor the hedges for any signs of pest and disease problems and apply integrated pest management practices and disease addressed practices accordingly.
- Monitor the hedges for repeat failures and make recommendations for mitigation.
- Monitor hedges for species diversity/ increase of habitats and adjust management accordingly to ensure protection and support of species (seek advice/ specialist input if necessary)

4. SHRUBS & HERBACEOUS PLANTING

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years

- Control and removal of weeds;
- Cutting back deciduous herbaceous perennials late autumn/ early spring to promote new growth;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Pruning of shrubs outside of nesting season for floral, foliage and stem colour effect and to remove weak, dead, damaged and diseased branches;
- Pruning of species to ensure correct form, plus to promote flowering/ berry production/ retention (where appropriate).
- Removal of spent flower heads (dead heading)
- Removal of dead growth and trim herbaceous perennials, avoiding damage to any new shoots that have emerged;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season;
- Watering of plants to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Removal of litter from all planting beds to maintain site in a tidy condition.
- Top up mulch annually to achieve a 75mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitoring on monthly basis	5 x Annually				1	1	1		1		1		
Test soil fertility and apply slow release fertiliser when required	Annually			1									
Selective pruning of shrubs for optimum growth, to retain the form and habit, and to remove dead, diseased or damaged growth	Annually												
Cutting back deciduous herbaceous perennials	Annually											1	
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												
Top up mulch	1 x Annually			1									

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Heavy pruning of overgrown shrubs;
- The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit.
- Monitor for species diversity/ increase of habitats and adjust management accordingly to ensure protection and support of species (seek advice/ specialist input if necessary)

5. BULB PLANTING (WITHIN PLANTING AREAS)

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, following operations are required as and when from the Landscape Contractor for a minimum of 12 months after Practical Completion.

After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years

- Control and removal of weeds;
- The removal of any failed, diseased or unhealthy specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season.
- Apply general purpose fertilizer early spring (Feb/ March) to encourage bulbs to flower well.
- Leave the late season spent flower heads for autumn/ winter interest and remove spent flower heads and flower stalks once the spring is commencing.
- Remove dead foliage once the plants have gone into a dormancy period (6 weeks after flowering spent)
- Removal of litter from all planting beds to maintain site in a tidy condition.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dead-heading	Throughout Year												
Removing dead foliage of plants that have gone to dormancy	As required - according to species cycle												
Replace failed / diseased/ unhealthy stock	As required												
Watering of bulb areas.	As required												
General purpose fertilizer application	late feb/ march		1										

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Maintaining good drainage;
- Lifting, dividing and replanting the bulb clumps once they have become overgrown, to promote good hygiene of plant material within the planting bed and to ensure the plants are flowering freely.
- Complete removal of areas showing signs of disease, failure and replace with suitable alternative.
- Adapt the species as necessary and respond to any recorded changes in establishment success.

6. STRUCTURAL BUFFER GRASSES PLANTING (Within Planting Meadows Mixes)

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the following operations are required as and when from the Landscape Contractor for a minimum of 12 months after Practical Completion.

After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years

- Removal of weeds;
- Irrigate after planting until the root systems of new planting is established; maintain the right moisture levels afterwards accordingly to the plant growing requirements and weather conditions;
- The removal of any failed, damaged, unhealthy or dead specimens as soon as possible and provide healthy replacements of the same size to those adjacent, during the next available planting season; control and maintain the appropriate irrigation after additional planting until the plants get established again;
- Cutting back deciduous grasses and deciduous herbaceous perennials in late winter/ early spring to promote new healthy growth;
- Removal of litter from all planting beds to maintain site in a visually pleasing condition;
- Mulch the beds after planting once the area has been well irrigated, is weed and frost free, to a 75 mm layer. Following that, top up mulch annually to achieve a 75 mm layer in appropriate conditions (frost and weed free, well irrigated).

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Weed control and removal	5x Annually				1	1	1		1		1		
Cutting back deciduous ornamental grass species	Annually		1										
Replace damaged / dead/ unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												
Top up mulch	1 x Annually			1									

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Maintaining good drainage;
- Lifting, dividing and replanting the clumps of ornamental grasses once they have become overgrown, to promote good hygiene of plant material within the planting bed and to maintain the design intentions. Thinning out any dominant planting within the beds and planting areas to ensure diversity.
- Adapt the species as necessary and respond to any recorded changes in establishment success.

7. AMENITY GRASSLAND & LAWNS

Establishment Maintenance (5 years)

To ensure the successful establishment of Amenity Grass areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years:

- Carry out all cutting in one operation and remove all arisings from site.
- Carry out cutting as many times as necessary to a height of between 15mm and 50mm throughout the year.
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Carry out all edge trimming and cutting to ensure grass is of neat appearance along edge of hard surfacing and built elements.
- Prior to cutting and on regular basis, carry out litter, debris, and stone removal of all amenity grass areas. To ensure appearance and quality of landscape is achieved and to prevent damage to machinery.
- Carry out leaf removal throughout autumn as directed by employer. Remove all arisings from site.
- Carry out seasonal scarifying At Year2 to prevent buildup of dead grass, moss & thatching - immediately prior to cutting. (to max depth of 50mm to avoid podium buildups)
- Carry out 3monthly/ seasonal inspections for disease, fungus and damaged/ deteriorated grass patches and remedy as necessary (including over seeding/ turfing).
- Carry out light spiking/slitting to 75mm depth annually.
- Watering of grass to ensure moisture levels are maintained appropriately for optimum growth and throughout any period for drought lasting longer than 10 days.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Frequent grass cutting to all amenity areas	X14 as necessary			1	2	2	2	2	2	1	1		1
Test soil fertility and apply slow release fertiliser when required - 3days clear of any cutting	Annually					1					1		
Edge trimming and cutting	X6As required					1	1	1	1	1	1		
Year 2+ Scarify (max 50mm depth)	Annually			1					1				
Year 1+ Spiking/ Slitting (max 75mm depth)	Annually				1				1				
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from all areas	As required												
Leaf removal	4x Autumn										2	2	
Seasonal inspections of grass quality	X3			1			1			1			

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Avoid Use of Chemicals and Fertilisers- If absolutely necessary, a Spring Summer Fertiliser to be applied NPK Ratio 9:7:7 and any use of chemicals are to be carried out by qualified personnel in accordance with HSE legislation and guidelines. Any use of chemicals are to be approved and agreed by the Employer at least 24hours before any treatment, and carried out in accordance with CoSHH regulations within public areas.
- Ongoing monitoring and maintenance is to be carried out beyond 5 year duration and where necessary any adaptations/ additions are to be made.
- Continually monitor for signs of disease and failure and replace with same grass mix species turf.

8. WILDFLOWER/ MEADOW & WETLAND GRASSLAND

Establishment Maintenance (5 years)

To ensure the successful establishment of Natural Grassland Habitats, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years:

- **FIRST YEAR:** Cut regularly to maintain a height 40-60mm, remove all arisings. (to allow good root development and establishment.
- Thereafter - Cutting grass three times annually:
- 1)- Spring Cut- no later than end of April to 75mm height.
- 2)- Autumn Cut- Sept/Oct to 75mm height.

A mid summer (early June) cut may also be required subject to individual area requirements and management of invasive grasses.

- Leave arisings for up to 7days to allow wildflower seeds to disperse in 'hay cut' and remove cuttings immediately in spring cut.
- Carry out soil fertility tests to determine to ensure correct low nutrient soil is present for successful and continual establishment of wildflowers.
- Do not carry out any wildflower grassland cutting within bird nesting and foraging (Spring through to summer) season.
- Removal of litter to maintain site in a tidy condition.
- Unwanted perennial weeds (i.e. docks, thistles) to be spot treated with a herbicide.
- Carry out annual inspection and overseed any naturally occurring bare patches with specified wildflower seed mix.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
FIRST YEAR CUT- As necessary to 75mm height.	4 x Annually/ as required				1		1		1		1		
After First year cut- to height of 40-75 mm	2X Annually			1							1		
Soil fertility testing	Annually/ As required		1										
Avoid cutting during bird nesting season													
Removal of litter	As required												
Annual inspection & monitoring- reseed	1 x Annually			1									

Ongoing Maintenance and Management 30 years +

Following the establishment maintenance period, it is required that the Estate Management Company undertake the relevant operations listed in the above maintenance schedule, as well as those listed below:

- Monitor the success of establishment and development of wildflower species and overseed where necessary.
- Monitor the success of habitat creation and diversity.
- Monitor for establishment and dominance of invasive (non specified species) and sow yellow rattle (*Rhinanthus minor*) to mitigate.

9. WETLANDS, POND AREAS PLANTING

Establishment Maintenance (5 years)

To ensure the successful establishment and a ongoing success of wetland areas and SUDS Attenuation, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum establishment period of 4 years; and continue with all maintenance for 30 years:

- Control and removal of invasive weeds within specific wetland planting zones and general control of weed growth throughout. By manual cutting and removal.
- Carry out soil/ pollutant tests to determine presence of contamination and checking of sediment accumulation.
- Thinning, dividing & replanting of wetland species to ensure successful growth and to promote eventual natural establishment.
- Clearance of excessive vegetation causing obstruction to outlets, inlets and water flow movement.
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provision of replacements of the same size to those adjacent, during the next available planting season;
- Monitoring and Watering of plants during any excessive dry spells. to ensure moisture levels are maintained appropriately for optimum growth.
- Removal of litter and debris within entire SUDS areas including within culvert areas and outlet pipes.
- Checking of barriers, edge protection/ balustrades for damage and risk/ hazard to users.
- Monitoring of pests and habitats and adjustments to management as necessary
- Restrictive use of any herbicides/ pesticides in accordance with Environment Agency Legislation.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitor on monthly basis	4 x Annually						1		1		1		
Test soil and pollutant testing	Annually			1									
Thinning and dividing	1x Annually		1										
Replace dead/ damaged or vandalised and unhealthy stock	Annually/ As required		1										
Clearance of excessive vegetation	Annually									1			
Monitoring /Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter / debris	x2 Annually/As required		1						1				
Checking of barriers/ edge protection	1 x Annually			1									
Ongoing monitoring of Habitats	Annually												

Ongoing Maintenance and Management 30 Years+

Following the establishment maintenance period it is required that the Estate Management Company continues to undertake the operations listed in the maintenance schedule and ensure that ongoing monitoring is carried out by Wetland Specialist.

- Monitoring is extremely important to ensure a successful ecological and operational performance. All wetlands should be systematically monitored for at least water quality (concentrations), flow characteristics, water levels and indicators of biological condition, preferably monthly and minimally on a quarterly seasonal basis. Nuisance species, weed growth and biological condition of the plants should also be noted such as reduced lengths of longest leaves, chlorosis or loss of green leaf coloration and curling of the plant leaf tips etc. Water quality parameters should include temperature, pH, conductivity, DO, BOD, TSS with metals, hydrocarbons and nutrients as required, together with information on sediment depth.
- Any Drainage Connections, Culverts and Inlets and Soakaway/ Flood Water Management and assessment are to be carried out in accordance with Drainage Engineers Management for Flood Water and Drainage Information and Specifications.

10. EXISTING RETAINED AND PREVIOUSLY PLANTED TREES

Ongoing Management

It is a requirement that the Estate Management Company also undertake management of existing trees within the site vicinity and carry out the relevant operations listed in the maintenance schedule, as well as those listed below for 30 years.

- Pruning to remove dead, decaying, damaged or diseased wood, overhanging or offensive branches to access routes and built elements. Extent of tree works to be carried out to Arboriculturist recommendations.
- Tree pruning to be carried out according with British Standards: BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Maintenance of tree form and structure.
- Watering to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Application of a slow release fertiliser around the base of all trees to ensure soil fertility is maintained;
- Remove suckers and formatively prune if necessary to achieve natural shape, healthy growth and to favour a single leader;
- Do not carry out any works during bird nesting season.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control around base of each tree through growing period and monitor on monthly basis	4 x Annually				1		1		1		1		
Apply slow release fertiliser to base of tree (where required).	Annually			1									
Selective pruning to retain the form/ habit, removing deadwood	As required/ to Arboriculturist												
Watering of area to ensure moisture levels are appropriate	As required												
Top up mulch	1 x Annually			1									

LANDSCAPE SITE LAYOUT PLAN



- 1 Wetland Meadow To Lake Margins
- 2 Proposed Timber Jetty
- 3 Proposed Shrub Planting To Meadow
- 4 Proposed Timber Bridge
- 5 Proposed Wild Flower Meadow
- 6 Proposed Specimen Tree Planting
- 7 Proposed Native Hedge Planting
- 8 Proposed Stepping Stone Slab Path To Challees
- 9 Proposed Resin Bound Path
- 10 Proposed Marginal Planting
- 11 Proposed Feature Rocks

Planting and Ecology Strategy Legend

- Existing Trees (Retained)
- Proposed Trees- (Approx 29No.)
- Proposed Enhanced Grasslands: Meadows & Wetlands -Approx 5,190m² (0.519 Ha)
- Proposed Species Rich Hedgerow (Approx 2,200m)
- Proposed Shrub/ Scrub Buffer Planting Mix (Approx 160m²)
- Proposed Meadow Planting Margin/ Structure Shrubs. (Approx 200m²)
- Proposed Amenity Grass/ Lawns (Approx 1,000m²)
- Proposed Wetland and Aquatic Margin Planting Mixes. (Approx 200m²)
- Bird Nesting Boxes. (4No.)
- Insect Boxes. (4No.)

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