

LIDL Great Britain Ltd

RETAIL DEVELOPMENT

**WAKEFIELD RD,
MAPPLEWELL,
BARNSELY**

**LANDSCAPE MANAGEMENT
DOCUMENT**

FDA Landscape Ltd
Westleigh Hall
Wakefield Road
Denby Dale
HUDDERSFIELD
West Yorkshire
HD8 8QJ

Tel: 01484 861611
Fax: 01484 861616

Email: info@fdalandscape.co.uk

July 2019

CONTENTS

A INTRODUCTION

B MANAGEMENT OBJECTIVES

C OPERATIONS

1. STANDARD TREES
2. ORNAMENTAL SHRUB PLANTING
3. PRUNING
4. MULCHING
5. WATERING
6. FAILURE OF PLANT MATERIAL
7. GRASSED AREAS
 - General
 - Amenity grassland
 - Fertiliser
 - Weedkiller
 - Remedials
8. EXISTING VEGETATION
9. HARDWORKS
10. LITTER
11. ANNUAL WALKOVER & REASSESSMENT OF SCHEDULES OF WORKS

A INTRODUCTION

This Management Plan sets out the management prescriptions to be adopted for the soft landscape areas around the new store.

In terms of timescale the Landscape Contractor will be responsible for the maintenance of the newly landscaped areas for a period of 12 months following practical completion. During this period the Landscape Contractor will be liable for any defective work. Such defective work, including the replacement of failed plant material, will be rectified within this 12 month period by the Landscape Contractor in accordance with the approved plans and to the satisfaction of the Client and the Consultant Landscape Architect. At the end of this 12 month maintenance period, soft landscaped areas will be handed over to Lidl GmbH who will assume responsibility for their ongoing maintenance including an obligation to undertake any replacement planting of failed plant material for a further period of 4 years in order to satisfy the planning condition. At the end of this 5 year period Lidl GmbH will retain responsibility for the management of the landscape on site which will be maintained in perpetuity in the interests of visual amenity.

The management prescriptions contained in this document are for the future maintenance and management of work detailed on the following drawings:

R/2049/1H Landscape Details – Lidl Store

The drawing is attached to this document as Appendix 3.

A.2 Site Location

The site is located on Wakefield Rd, Mappellwell, Barnsley.

A.3 The Site

A.3.1 The site is generally level.

A.4 The Management Document

This Management Document describes the Management Operations for all areas. The purpose of this Management Plan is two-fold:

1. Setting out the long term aims and objectives for the site so that all stakeholders and relevant parties can understand how it is intended that the landscape components be developed and establish.
2. Providing a prescriptive series of timed operations which will form a working document to instruct the Management Company / appointed Landscape Contractor on how the objectives will be achieved.

B. MANAGEMENT AIM AND OBJECTIVES

B.1 Management Aim

The operations detailed within this management document are intended to instruct the appointed Contractor and Lidl's management team to carry out the specified maintenance operations to achieve a healthy, landscape structure to the development's public facing areas, with a focus towards visual amenity.

B.2 Landscape Vision

The 'Landscape Vision' is the term given to what it is intended will be the outcome of the management of the site. It is made up of various elements (visual and ecological) which are described separately below but which are intrinsically linked and must work in harmony in order to achieve a satisfactory outcome.

B.2.1 Visual

The site shall be managed to provide a visually attractive landscape setting for the store development.

B.2.2 Ecological

The ecological objectives for the long-term management, maintenance and monitoring of the habitats comprise the requirements to:

- Minimise the potentially adverse environmental impacts resulting from any management operations on site including minimising the use of herbicides and pesticides.
- Ensure that pruning and trimming is ONLY undertaken outside the bird nesting season (generally accepted as being 1st March to 31st July but can be longer depending on the species) AND, where feasible, ensuring that the food value of the vegetation is maximised by aiming to carry out any pruning or trimming in late winter (January or February) or, where ground conditions or other mitigating circumstances prevent this, then as late as possible in the Autumn in order to retain nuts and berries as winter food for the wildlife.

B.3 Best Practice Guidelines

In order to achieve these aims and objectives in a safe, environmentally responsible and sensitive manner there are a series of good practice guidelines which should be observed. Such good practice seeks to minimise the potential for negative impact on the environment and the general public. They are detailed below, in no order of ranking. Reference should also be made to the relevant legislation set out in Appendix 1.

- Ensuring that all operatives are suitably qualified, certified and competent to carry out the specific task or are supervised by such a person.
- Ensuring that all works are carried out in accordance with all relevant legislation; British and European standards; good Horticultural and Arboricultural practice and that the required risk assessments are undertaken and documented as necessary before carrying out works.

- Ensuring that all operations are carried out at the appropriate times of year during suitable weather and ground conditions to minimise adverse impacts on the existing vegetation and ground conditions.
- Ensuring that all tools and equipment are fit for purpose and appropriate for the particular job and site conditions. The Contractor shall allow the consultant Landscape Architect to inspect all machinery and tools intended for the Aftercare Works prior to its being brought to site if required. The use of heavy plant or machinery is to be minimised to reduce trampling of vegetation and ground compaction.
- Ensuring the safety of all members of the public during operations on site. Using interpretative signage to inform the public of operations on site where necessary and particularly where those operations are considered sensitive or may pose a danger to the public.
- Ensuring that all waste is disposed of in accordance with the relevant Waste Management Regulations.
- Monitoring operations on site and keeping records of what was carried out, when and what observations were noted which may need immediate action or need to feed into future reviews of the management plan.

B.4 Chemical Control

When chemical compounds/herbicides are to be used, the Contractor shall ensure that all operatives have read and follow carefully the instructions on the manufacturer's label.

The Contractor shall also consult the 'Recommendation for Safe Use of Chemical Compounds Used in Agriculture and Food Storage' published by DEFRA, Fisheries and Food: Safety Pesticides and Infestation Control Division, London SW1, and implement recommendations as necessary.

The Contractor shall submit the name of the chemical compound/herbicide, its supplier, a breakdown of its constituents, the mode and recommended rate of application and any species susceptibility for the Landscape Architect's consideration. Approval by the Landscape Architect for the use of a particular chemical compound/herbicide shall, in no way, relieve the Contractor of his contractual obligations.

All chemical compounds/herbicides used shall be kept safe at all times on site. Empty containers must be removed from site and disposed of safely.

B.5 Control of Invasive Species

Whilst no invasive species are currently present on site, the following guidelines should be followed if any invasive or injurious plants are identified on site in the future.

If any *invasive* or *injurious plants* are identified on site, the appropriate method of control shall be implemented, in accordance with relevant best practice and the Environment Agency recommendations.

The Wildlife & Countryside Act 1981 places a legal responsibility on land owners / land managers to control any *invasive, non-native plant* and *animal species* which have been identified as having 'the ability to spread causing damage to the environment, the economy, health or the way we live'. This responsibility also

extends to native plants which are deemed to cause a problem to farming productivity. These are termed *injurious weeds*.

The list of plant and animal species which have been identified is listed in Schedule 9 of the ACT.

The legal duty placed on land owners does not oblige the land owner to remove or treat the invasive or injurious species but requires that the land owner does not:

- Allow invasive plants to spread onto adjacent land – the owner of that land has the right to take legal action if this occurs
- Plant or encourage the spread of invasive plants outside your property – this can include moving contaminated soil from one place to another or incorrectly handling and transporting contaminated material and cuttings

C MANAGEMENT OPERATIONS

The following operations relate to the maintenance requirements for the various landscape elements on the site. These operations shall be undertaken by the organisation which is appointed to manage the site hereafter known as The Contractor. The site shall be visited at the appropriate times of year and for a sufficient number of times to ensure that the operations set out below are carried out with the desired outcome stated.

NOTE: All pruning and hedge trimming shall take place during September-November, outside the nesting season, to prevent the disturbance of nesting birds. In addition, vegetation clearance generally shall be carried out carefully and prior to removal shall be checked for harbouring animals.

Operational schedules, relating to the work items in the following sections are attached at Appendix 2.

C.1 Standard Trees

All standard trees within the development shall be maintained by the Landscape Contractor throughout the twelve (12) months maintenance and rectification period following practical completion of the planting works and then the maintenance shall pass to Lidl Great Britain for ongoing management.

- C.1.1 An area of 1000 mm in diameter shall be kept weed-free around each planted tree. Strimmers shall not be used for weed control around trees planted into grass within 500mm of their trunks. All weed control within 500mm of tree trunks shall be carried out by hand or by chemical means or with the protection of a strimmer guard.
- C.1.2 Where approved chemical compounds/herbicides are used, the resultant dead surface matter and dieback of weed growth shall be removed from the areas within fourteen (14) days of application.
- C.1.3 The trees shall be maintained at all times. The stakes and ties shall be inspected regularly to make any required adjustment to conform to stem growth and to prevent chaffing. Damaged or defective stakes and ties shall be replaced as required.
- C.1.4 Trees will be inspected to ensure they remain firm and well secured after frost heave, strong winds and other ground disturbance. 'Collars' at the base of the trunks created by tree movement shall be broken up by forking and backfilling with topsoil as necessary and refirmed.
- C.1.5 A slow release fertiliser shall be applied to the base of each standard tree for the first 3 years after planting. This shall be applied in March/April of each year, at the following rates:
- | | |
|---|--------------|
| a) Advanced Nursery stock, Extra Heavy Standards, Heavy Standards, Selected Standards & Standards | 200 gms/Tree |
| b) Light Standards & Feathered Trees | 100 gms/Tree |
| c) Specimen Plants, Transplants & Shrubs (in pits) | 50 gms/Plant |
| d) Plants in Shrub Beds & Hedge Lines | 25 gms/Plant |

- C.1.6 Dead or damaged branches shall be pruned in accordance with section C.3. Chippings / branches resulting from these prunings shall be removed from site.
- C.1.7 Watering shall be carried out as specified under watering section C.5.
- C.1.8 All failures shall be replaced annually in accordance with section C.6.
- C.1.9 Trees positioned in shrub beds shall have their tree pits maintained as for shrub beds, as specified in Section C.2.
- C.1.10 For trees positioned in grass areas where tree pits have been returfed or seeded, Aftercare Work shall be as specified in grass maintenance/mowing section C.7.
- C.1.11 Trees positioned in tree pits within the car park hard landscaped surfaces shall be checked to ensure that the underground tensioning cables are adjusted correctly and that the irrigation pipe inlet is covered and not blocked with debris.
- C.1.12 Tree stakes and guards shall be inspected at the end of Year 3 and where trees have established sufficiently well they shall be removed. Where trees are still considered to require support, stakes shall be left in place and re-inspected at the end of Year 4. Ideally all stakes shall be removed by the end of Year 5 so that the trees develop sufficiently robust stems and do not rely on support.

C.2 ORNAMENTAL SHRUB PLANTING

Maintenance of Shrub Beds

- C.2.1 Shrub beds, including staked trees and specimen plants, shall be kept free from weed or grass. Due to the presence of geotextile membrane hand weeding or weed killing will be necessary to remove noxious annual and perennial weed roots entirely from the shrub bed before the formation of seed heads.

All weed material resulting from the operation described above shall be collected from the shrub beds and removed from site by the contractor.

- C.2.2 Where herbaceous material or bulbs are incorporated into shrub beds the use of chemical compounds/herbicides shall not be permitted and the areas shall be hand cultivated only.
- C.2.3 Following frosty weather and strong winds, shrub beds shall be inspected to check for plants that have been loosened or lifted and any that have shall be firmed in.
- C.2.4 Shrubs shall be pruned once annually to remove all deadwood, broken or damaged or crossing branches as specified in section C.3. Shrubs shall be pruned where appropriate during Years 1-3 to promote bushiness.

All arisings shall be carted off-site.

- C.2.5 All failures shall be replaced in accordance with section C.6.
- C.2.6 The ornamental planting areas within the site as a whole shall be assessed in Year 5 prior to the end of the five (5) year management period and any over-mature planting shall be replaced as agreed with the consultant Landscape Architect and Client at the annual walkover.

C.3 PRUNING

- C.3.1 All pruning work, whether on newly planted material or existing vegetation, shall be carried out in accordance with BS 3998:2010 where applicable. Resultant wounds shall be treated with approved fungicidal sealant where appropriate.
- C.3.2 All pruning of trees shall be carried out between November and March inclusive. The following operations shall be carried out:
- a) All diseased tissue and any dieback shall be pruned to the nearest bud with clean wood.
 - b) The removal of unsightly 'water shoots' and epicormic growth from standard, selected standard, heavy standard and extra heavy standard trees.
 - c) Formative pruning to remove branches that cross, are damaged or have malformed shoots, to maintain a balanced tree crown.
- C.3.3 Broken and vandalised branches shall be cut back to the next joint, removing splinter wood, and treated with an approved sealant if necessary. If the tree, in the opinion of the consultant Landscape Architect is beyond pruning, it shall be removed and replaced in the next available planting season. The ground over the removed tree shall be made good as required.
- C.3.4 Newly planted shrubs shall be pruned once annually, at the end of the growing season, to remove all deadwood, broken, damaged or crossed branches. At the end of Year 3 shrubs shall be pruned as clause C.3.5.
- C.3.5 Pruning of existing well established shrub material shall be carried out where indicated on the Contract Drawings and shall conform to the following:
- a) Shrubs flowering in winter shall be pruned in spring.
 - b) Shrubs flowering in March to July shall be pruned immediately after flowering.
 - c) Shrubs flowering July to September shall be cut back to old wood in January to February.
 - d) Rose bushes other than Species Roses shall be pruned in February to encourage basal growths and keep plants in a balanced and compact habit.
 - e) Pruning and removal of branches shall be carried out using sharp, clean implements to give a clean cut with one flat face. Any cuts or wounds over 20mm in diameter are to be painted with an approved sealant.
 - f) The Contractor shall cut newly planted or existing hedges as indicated on the Contract Drawings and in the Schedule of Quantity. Cutting will be such as to encourage a stable shape and remove current growth rather than old wood.
 - g) All arisings from pruning work shall be removed from site.

C.4 MULCHING

- C.4.1 All ornamental shrub beds, native shrub beds, ornamental hedges and hedgerows shall be mulched yearly after the completion of the early Spring maintenance visit (i.e. March/April).
- C.4.2 Mulch to be a coarse forest bark mulch, laid to a depth of 50mm.
- C.4.3 Any sections of geotextile membrane that have been torn or become loose shall be replaced or refixed prior to spread of mulch.

C.5 WATERING

C.5.1 New planting shall be watered regularly for the first three (3) years during April, May, June, July and August and should comply with *BS8545:2014 Trees from Nursery to Independence*.

C.5.2 The following rates are given as a guideline for the volume of water required per visit:

Plant Type	Water Quantity
Trees	30 litres per tree
Specimen Plants	15 litres per plant
Transplants, Shrubs, Hedging and Herbaceous Material	10 litres per plant

(NB 4.5 litres = Approximately 1 gallon)

New trees shall be watered weekly for the first year and fortnightly during Year 2.

From Year 3 onwards watering shall be carried out during periods of dry weather when the temperature $\leq 25^{\circ}\text{C}$ for a period of 10 days.

C.5.3 The Landscape Contractor or Management Company shall allow for bringing to site sufficient water carts, hoses or sprinklers to provide adequate water to fulfil the above Specification and shall also be responsible for paying all charges in connection with the supply of water required unless otherwise instructed in writing by the Client or consultant Landscape Architect.

C.6 FAILURE OF PLANT MATERIAL

- C.6.1 The Landscape Contractor shall replace, at his own expense, any tree, transplant, specimen plant, shrub or herbaceous material which has died or has not developed full foliage throughout its branches during the twelve (12) months following planting. Replacements shall take place as early as possible during the planting season following the original planting period.
- C.6.2 Once the areas are handed over to the Management Company they will assume responsibility for replacement failures for a further period of four (4) years, to achieve eighty (80) per cent or original numbers.
- C.6.3 In Year 1 any plant replacements required as a result of vandalism shall be identified separately and shall be provided by the Contractor at the rates indicated in the Schedule of Rates (if provided) or as agreed in writing between the Contractor and the consultant Landscape Architect. In Years 2-5 on areas handed over to the Management Company any replacement planting required as a result of vandalism shall be as agreed at the annual walkover between the Client, Management Company and consultant Landscape Architect.
- C.6.4 All replacement plant material shall conform to the original Specification unless otherwise agreed in writing by the consultant Landscape Architect.
- C.6.5 Any damage to surrounding landscaped areas as a result of the replacement planting shall be repaired and reinstated as required to the satisfaction of the Client or consultant Landscape Architect.
- C.6.6 After the 5 year period covered by the Planning Permission the planting on site shall be managed to retain a visually attractive and healthy landscape. Where areas of shrubs or trees have failed they shall be replaced in accordance with the originally approved landscape plans.

C.7 GRASSED AREAS

In drought conditions mowing operations shall continue only so long as grass growth continues to reach maximum allowable height. In very wet conditions all operations shall cease until conditions allow operations to continue, without either damaging the surface levels and contours of the grassed areas or leaving divots from mowing machines. Alterations required to the Aftercare Programme, due to special weather conditions, shall be agreed with the consultant Landscape Architect in writing.

C.7.1 Turfed Areas

Litter shall be collected prior to each cut.

Turfed areas to be mown on a fortnightly basis during April-September. If weather conditions dictate that the mowing period should be extended this will be instructed by the management team supervisor. Arisings will be carted off site.

The grass cutting operation shall include trimming grass edges, trimming around the base of trees, manholes, street lights, signposts, art installations, up to the edges of paving, fencing and other boundaries etc. to keep the total area in a neat and tidy condition at all times.

C.7.2 Tussock Grass Areas

Litter shall be collected prior to each cut. Arisings shall be carted off site.

Areas of tussock grass will be cut twice annually.

Works around trees shall be carried out by hand-tool rather than mechanically.

C.8 EXISTING VEGETATION

- 8.1 At the time this Plan comes into force, any works required to the retained vegetation in order to protect them during the construction of the site or required for health and safety reasons will have been carried out.

As far as possible the intention is to allow the existing evergreen hedge to continue to grow with the minimum of intervention in order to maintain their visual aesthetics. However, this has to be balanced against the need to ensure that they are retained in a safe condition given their location on the edge of the car park to the retail store. With this in mind the following shall be undertaken.

- 8.2 Carry out a visual inspection of the trees from ground level at each maintenance visit to assess for any signs of damage or potential problem. In the event that damage has occurred or any of the trees have, for example, dropped limbs, the Client shall be informed and approval obtained to seek advice / repair from a qualified Arboriculturist / certified tree surgeon as required. Where the health and safety of any member of the public is at risk, the Management Company shall arrange for the area to be made safe / fenced off as required until repairs can be made.

- 8.2 Carry out a routine inspection of the trees annually, with the Client and a qualified Arboriculturist, to assess the trees and formulate a programme of necessary works to address any issues which have arisen. Undertake to carry out any recommendations made by the Arboriculturist on the grounds of health and safety within a period of 3 months from notification, or sooner if required and advised by the Arboriculturist.

If any works are recommended, ensure they are carried out outside the bird nesting season and undertake to carry out a bat risk assessment as required. Where bat activity is observed act on the advice given by the consultant Ecologist in terms of obtaining the relevant licences and timing of works.

C.9 HARDWORKS

C.9.1 Fencing and Gates

Inspect all fences for any necessary repair on each maintenance visit and obtain approval / instruction from the Client to undertake repairs as required.

C.9.2 Hard Surfacing

Where indicated on the Contract Drawings and in the Schedule of Quantity, areas of hard standing shall be treated with a total weed killer in accordance with the manufacturer's instructions. The chemical compound/herbicide shall be approved by the consultant Landscape Architect and be of an appropriate type for the conditions on site applied in accordance with the specific requirements of the herbicide type.

C.10 LITTER

C.10.1 Litter shall be collected and carted off-site during each maintenance visit.

C.11 MONITORING & REASSESSMENT OF SCHEDULES OF WORKS

- C.11.1 Monthly monitoring visits by the Management Company will be made to determine whether the Management Objectives (Section B) are being met. Any operations falling short of the objectives will be brought to the attention of the Supervisor for the Management Company's operatives.
- C.11.2 An annual walkover assessment will be made by the Client together with a qualified, consultant Landscape Architect. Any recommendations shall be carried out within three (3) months of the report, unless any trees are identified as potentially dangerous and in need of urgent attention. In this instance, works shall be carried out immediately. Trees and shrubs shall not be removed without the prior consent of the Local Planning Authority.
- C.11.3 Following the annual inspection, the Management Document will be reassessed and adjusted as necessary.
- C.11.4 At the end of the first 5 year period the management operations will be reviewed and assessed by all parties for their appropriateness and revised as necessary to provide an effective plan going forward which will ensure appropriate management of the landscape in perpetuity.
Any proposed works to the soft landscape that would constitute a significant change to the scheme such as the removal of shrubs and trees must be agreed in advance with the Local Planning Authority.

WILDLIFE LEGISLATION

Breeding Birds

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1st March to 31st July).

Bat species

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act in 2000** it is also an offence to recklessly harm or disturb bats in their roosting places.

Reptile species

The four common reptile species (Common Lizard, Grass Snake, Adder and Slow-worm) are listed under Schedule 5 of the **Wildlife & Countryside Act 1981** (as amended), in respect of Section 9(5) and part 9(1). This protection was extended by the Countryside and Rights of Way (CROW) Act 2000. This legislation makes it an offence to:

Intentionally or recklessly, kill or injure any of the above species and / or;
Sell, or attempt to sell, any part of the species, alive or dead.

The Sand Lizard and Smooth Snake receive greater protection under both the **Wildlife & Countryside Act 1981** (as amended) and from the Conservation of Habitats and Species Regulations 2010 which gives them full protection under Regulation 39.

The legislation protects these species from:

deliberately or intentionally killing and capturing (taking) or intentional injuring;
deliberately disturbing;
deliberately taking or destroying eggs;
damaging or destroying a breeding site or resting place, or intentionally damaging a place used for shelter and protection;
intentionally obstructing access to a place used for shelter; and
keeping, transporting, selling or exchanging; offering for sale or advertising.

Water Vole

Since April 2008 the Water Vole has received full protection under Section 9 of the **Wildlife & Countryside Act 1981** (as amended). Legal protection makes it an offence to:-

intentionally kill, injure or take (capture) a water vole;
possess or control a live or dead water vole or any part of a water vole;
intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection or disturb a water vole while they are using such a place;
sell, offer for sale or advertise for live or dead water voles.

HEALTH & SAFETY LEGISLATION

Health & Safety at Work Act 1974 (and amendments)
HSE's Managing Health and Safety in Forestry

PESTICIDES, BIOLOGICAL CONTROL AGENTS LEGISLATION

Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)
Control of Substances Hazardous to Health 2002 (COSHH)
Waste Management (Duty of Care) Regulations 2002
Waste Management Regulations 1996
Waste Management Licensing Regulations 1994 (plus various amendments)
Environment Protection Act 1990

Operation	Y1	Y2	Y3	Y4	Y5	Proposed Frequency	Restrictions
Ornamental Shrub Planting - Section C.2							
Maintain shrub beds weed free	✓	✓	✓	✓	✓	6 visits per year	Avoid the use of chemicals in areas containing herbaceous plant material or bulbs
Apply slow release fertiliser	✓	✓	✓	✓	✓	Once annually	In March or April
Check firmness of shrubs in shrub bed and re-firm as required	✓	✓	✓	✓	✓	At each visit	Carry out additional checks after exceptionally windy or frosty weather during early establishment years (Year 1-2)
Water as required	✓	✓	✓			Weekly / as required	April to September and weekly during prolonged dry weather (See Section C.5)
Prune damaged shrubs	✓	✓	✓	✓	✓	As required	Prune as soon as identified
Replace defective & failed plant material	✓	✓	✓	✓	✓	Once annually in planting season	Varied responsibility and replacement requirements dependant on Year of replacement & area (See Section C.6)
Check geotextile membrane and repair/replace as necessary	✓	✓	✓	✓	✓	At each visit	Repair/replace as soon as identified
Top up mulch	✓	✓	✓	✓	✓	Once annually	In March or April (See Section C.4)
Litter pick / remove flytipping and remove all arisings	✓	✓	✓	✓	✓	At each visit	Check for harbouring wildlife
Grassed Areas - Section C.7							
Maintain short mown amenity grass areas	✓	✓	✓	✓	✓	As required between height tolerances as specified	
Apply fertiliser to amenity grass areas	✓	✓	✓	✓	✓	Once annually	Spring or Autumn
Apply selective herbicide to amenity grass areas	✓	✓	✓	✓	✓	Once annually	As required and instructed by the Landscape Architect

Operation	Y1	Y2	Y3	Y4	Y5	Proposed Frequency	Restrictions
Reinstate any damaged areas of amenity grass as required by re-seeding or re-turfing		✓	✓	✓	✓	Annually in season	
Hardworks - Section C.8							
Maintain fencing and gates & repair or replace any damaged or defective parts as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Maintain footpath and repair or replace any damaged or defective part as required	✓	✓	✓	✓	✓	As required	Use materials to match existing
Check site furniture for damage and repair as necessary	✓	✓	✓	✓	✓	At each visit	Use materials to match existing
Check tree pit grilles, irrigation tubes and underground guying tensioners	✓	✓	✓	✓	✓	At each visit	Repair as necessary
Litter - Section C.9							
Collect all litter and remove from site	✓	✓	✓	✓	✓	On each visit	
Annual walkover and reassessment of schedules of works - Section C.10							
Carry out annual walkover	✓	✓	✓	✓			Act on findings of walkover and make any adjustments to Management Document as required
End of Year 5 Site Assessment. Undertake necessary survey work with specialist consultants, review this document and prepare new plan as required					✓	Once	Consult with Client and consultant Landscape Architect, and Management Company as required

Operation	Y1	Y2	Y3	Y4	Y5	Proposed Frequency	Restrictions
Carry out annual walkover						Annually post Year 5 Assessment	Act on findings of walkover and make any adjustments to Management Document as required

APPENDIX 3
LANDSCAPE DETAILS
R/2049/1H

