

Maintenance Agreement: Duchy Homes

MAINTENANCE ACTIVITIES SCHEDULE: GRASSED AREAS, TREES, HEDGEROW, POS FOOTPATHS, POS RAILINGS, HARDSTANDING, STREET FURNITURE, ATTENUATION FEATURES

Development: Scholars Gate, Darton Lane, Barnsley S75 5NZ

Date: 4th May 2023

INTRODUCTION

This Landscape Management Plan is designed to provide information regarding the long term management and monitoring of the general amenity areas being retained or created on this development. This document compliments the information provided as part of the tender package including the Detailed Planting Plans and Proposed Layout.

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 landscaping within the managed amenity areas to include; grassed areas, trees, hedgerow, POS footpaths, POS railings, hardstanding, street furniture & SUDS features which are not being maintained by the individual plots.

The Landscape Management Plan 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 target habitat conditions are met
- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure suitable 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.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:

- Provide service to the development within this plan with two visits per month 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 a high standard in accordance with relevant good practice.
- Provide periodic inspections of paved areas within the POS and report any defects.
- Ensure that critical catch-pits and tail-walls are inspected following heavy rainfall if deemed necessary following met office warnings 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, specifically where Control of Substances Hazardous to Health (COSHH) is applicable.
- Ensure that work is only to be carried out while ground 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 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 litter is collected from all soft landscape areas and removed from site.
- Undertake a pro-active approach to weed, pest and disease control with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage should be replaced as soon as possible.
- Ensure that chemicals are only to be used where specified and approved.
- Prune vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.

POS FOOTPATHS & HARDSTANDING

- Maintenance objectives:
- To ensure that areas of hardstanding are free from defects in a clean, tidy and safe condition.
- To manage vegetation growth through preventative measures and routine maintenance and cleansing.
- Management requirements:
- Remove litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from footpaths and areas of hardstanding within the public open space by means of thorough hand sweeping or using air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Check footpaths and areas of hardstanding within the public open space during each maintenance visit and report any damage at the earliest opportunity.

LITTER CLEARANCE

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas, including the footpaths and areas of hardstanding and play areas.
- Maintenance teams are to be aware of the possibility of encountering contaminated sharps during litter collection & bag transportation – sharps bins to be provided to maintenance teams.

Management requirements:

- Litter within the open space areas shall be collected at each grass cutting visit and removed from site.
- Remove litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding within the public open space by means of thorough hand sweeping or using air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Litter bins shall be emptied by removing the liner, bagging contents, restocking with new liners and re-securing the locking mechanism. Any overspill will be bagged and the bags tied at the neck and removed from site.
- Items of irregular litter/debris will be moved to the edge of any footpath, or public accessible location in a position where the least obstruction to pedestrians will be caused to await for collection and suitable disposal.
- The removal of litter/debris, dog faeces, fallen leaves etc. from the soft landscaped areas will be carried out at fortnightly intervals – additional visits to empty waste bins may be required depending on usage, this will be subject to continuous review and implementation as applicable.
- Extreme care will be taken to ensure that no damage to shrubs, trees, grassed areas or the like is caused through the removal of litter/debris.
- The management process of fly tipped waste shall commence no later than 48 hours after Trustgreen being notified / identified of the presence of such materials.
- All works will be carried out in accordance with Trustgreen own Health & Safety Policies and Safe Systems of Work procedures.

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.
- Litter and other similar 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 avoid driving over manhole and duct covers where possible.
- 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 generally be cut to a consistent height over the specified area.
- Short amenity grassed areas shall be mown to maintain at a consistent height. 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.
- 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.
- During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- 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 if required.
- 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.

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 whether the sward is established in Autumn or Spring.

Management requirements:

Spring Establishment:

Year 1

- 1st cut to appropriate height approx 6 weeks after sowing if sufficient material has established (change to height required)
- 2nd cut to appropriate height in May if required
- 3rd cut to appropriate height in September/October
- All arisings shall be raked up and removed from site

Year 2 (where cutting is carried out)

- 1st cut March/April
- Final cut end September/October.
- All arisings to be removed from site

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
- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall.
- 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.
- 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.
- Cutting in Autumn 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 on site in suitable locations within the grass areas to provide suitable habitat for insects and reptiles.

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.

Autumn Establishment:

Year 1

- 1st cut to appropriate height in March (if sufficient material)
- 2nd cut to appropriate height in early May
- 3rd cut to appropriate height in September
- All arisings shall be raked up and removed from site.

Year 2 (where cutting is carried out)

- 1st cut March/April
- Final cut end September/October.

HEDGEROWS

Maintenance objectives

- To provide dense, even and defensible boundaries.

Management 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.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter once per month.

NEWLY PLANTED 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.

Management 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 within the POS areas.
- Cut-back any damaged bark and treat the wound(s) with fungicidal sealant.
- All stakes and ties shall be removed when appropriate.
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for like basis where appropriate.
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.

NATIVE PLANTING

Maintenance objectives:

- To develop and maintain a healthy block of native plants with a variety of heights, densities and wildlife benefits while providing screening of adjacent residential housing.

Management requirements, general:

- Damage caused in gaining access and in maintaining this area shall be made good by the Grounds Maintenance Team.
- Maintain a gap of at least 0.5m between the closest vegetation and any fences or buildings.
- Maintain a 500mm diameter grass and weed-free area around the base of each plant until the canopy closes.
- Remove where applicable any noxious weeds, such as Thistle, Bramble, Ragwort, Dock, etc
- Remove guards between years 3-5 after planting.
- Replace any dead, dying, diseased or badly damaged plants on a like-for-like basis during years 1-5 after planting. Thereafter, replace as necessary to maintain full cover.
- Strim under fence areas on a monthly basis between May and October, and check area for noxious weeds, (as mentioned above) and any self-set aggressive tree species.
- Apply suitable fertiliser at year two and year five, according to manufacturer's instructions, where required.

STREET FURNITURE

Maintenance objectives:

- To enhance & maintain the amenity value of the development.

Management requirements, general:

- Inspect street furniture at each visit and maintain or repair in accordance with manufactures recommendations, taking out of commission dangerous or inoperable elements until repair works are complete.
- Graffiti removal process will commence as soon as notified / identified to Trustgreen. Method of removal to either be air abrasion or chemical poultice, depending on the surface and will be carried out in line with good practices.
- Stain removal to hard surfaces will be in accordance with BS7370-2
- Regular inspections of surface treatments for litter, debris and leaf removal and repair defects where necessary.

SUDS MANAGEMENT & MAINTENANCE

The proposed storm water system consists of the following SuDS components:

- Attenuation Pond
- Water Culvert

There are three categories of maintenance activities referred to in this report:

Regular Maintenance (including inspections and monitoring)

Consists of basic tasks done on a frequent and predictable schedule, including vegetation management, litter and debris removal, and inspections.

Occasional Maintenance

Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial Maintenance

Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.

Maintenance objectives:

- To ensure the inlet and out headwalls & pipes remain clear at all times.
- 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 spillage's within the attenuation facility or surrounding area are dealt with to help prevent the basins capacity being reduced and/or any contamination entering the network.
- To ensure that the habitat is managed and maintained to allow the local wildlife, flora and fauna to flourish.

Management requirements:

- An inspection of the Water Attenuation facility and associated headwalls & pipework to be recorded annually within the H&S file.
- Inspect all Headwalls Grilles and report signs of settlement during each visit - all defects to be reported to the Estates Management team as soon as reasonably practicable no later than the end of the same working day.

First year management

- Most species in SUDS are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the seedlings beneath. This annual weed growth is easily controlled by topping or mowing.
- Mow the area regularly throughout the first year of establishment, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing species.

Management once established

- In the second and subsequent years the area can be managed in a number of ways which, in association with soil fertility, will determine the character of the area. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.
- Meadow grassland is not cut or grazed from spring through to late July/August to allow the sown species an opportunity to flower.
- After flowering in July or August take a 'hay cut': cut back with a scythe, strimmer or tractor mower to approximately 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- Mow or graze the re-growth through to late autumn/winter to approximately 50mm and again in spring if needed.
- The attenuation pond will be divided up in to 3 (theoretical) sections radiating out from the headwall to allow for the reeds, vegetation and silt to be removed on a 3 year rotation basis to ensure minimal disturbance to wildlife whilst maintaining sufficient drainage capacity.
- This will be reviewed and updated every 5 years if further reed, vegetation and silt removal is required due to exceptional weather changes, frequency of heavy storms.

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 in the on-going management of the POS areas & associated features specific to this plan.
- The Developer and Management Company may meet on site annually for the lifespan of the development to review the condition of the open spaces.
- Routine monitoring visits and amendments to the plan will be continuous 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 height.	Maintain a close packed sward.	Each Visit March to Oct	X	X	X	X	X	X	X	X	X	X	X	X
Dormant Season; To maintain amenity grass at a height & trim to re-from edges.	Maintain a close packed sward.	As req. Nov to Feb	X	X	X	X	X	X	X	X	X	X	X	X
Hard surfaces will be swept to remove grass clippings following each cut.	Maintain appearance	Each Visit	X	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	X
Edging to planting beds & paved areas shall be re-cut once annually.	To maintain a defined border.	Annually as req. Sept - Oct.	X	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	X

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

Wildflower 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+	
Maintain the wildflower grass height by 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	X
Arisings to be left for a maximum of 1 week after cutting before being removed from site.	To ensure nutrient balance in soil.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufacturers 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	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity 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 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								
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	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	X	X
Tidy up hedges & bases removing litter.	To promote & maintain health growth	Each Visit	X	X	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

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

New Trees Planting 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 newly planted trees within the public open space areas;

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 and 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								
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	X	X
Undertake formative pruning of young trees to encourage good growth & shape.	To promote & maintain health growth	Annually	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	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	X	X

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

Hard Surfaces & Street Furniture 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 hard surfaces & street furniture within the public open space

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Ensure all hard surfaces are kept free from litter & leaves and are swept regularly.	To maintain the appearance of the POS.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Undertake inspections of hard surfaces & street furniture, maintain / repair as required.	To maintain the appearance of the POS.	Each Visit	X	X	X	X	X	X	X	X	X	X	X	X
Treat worn or damaged surfaces.	For reasons of public health and safety.	As req.	X	X	X	X	X	X	X	X	X	X	X	X
Undertake bi-annual checks for graffiti; remove accordingly.	To maintain the appearance of the POS.	As req.	X	X	X	X	X	X	X	X	X	X	X	X

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

SuDS - Attenuation Features 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; Inlets, outlets, silt traps, manholes, catch pits & pipe work.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after every storm)	X	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 facilities are free from obstruction and operating to designed capacity.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; silt control, silt removal.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Annually	X	X	X	X	X	X	X	X	X	X	X	X

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

Ornamental Shrub Bed Planting Maintenance Schedule - Continued

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

Maintenance Operation	Purpose	Timing	Year											
			1	2	3	4	5	6	7	8	9	10	11+	
Apply approved herbicide as required for the control of pernicious weed growth.	To ensure the planting beds have the best possible chance of establishing.	Annually January to March	X	X	X	X	X	X	X	X	X	X	X	X
Following each maintenance visit, all traces of footprints within the borders shall be removed and all adjacent hard surfaces shall be appropriately cleaned	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	X
Remove all litter, non-organic material and any other debris and dispose of appropriately.	To maximise opportunities for newly planted beds to become established.	Each Visit.	X	X	X	X	X	X	X	X	X	X	X	X
Top up mulch during winter months.	To promote & maintain health growth	Winter Months.	X	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards, in perpetuity 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 during each visit 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	X
Hedgerows	To monitor the condition of the hedges and how they change with the management strategy.	Spring	X	X	X	X	X	X	X	X	X	X	X	X
SUDS	To ensure the attenuation facility are free from obstruction and operating to their designed capacity.	Monthly	X	X	X	X	X	X	X	X	X	X	X	X
Hardstanding	To ensure the functionality of the hardstanding and to maintain a safe and controlled environment.	Each visit	X	X	X	X	X	X	X	X	X	X	X	X
Street Furniture -	To ensure the functionality of the street furniture and to maintain a safe and controlled environment.	Each visit	X	X	X	X	X	X	X	X	X	X	X	X

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

