



Pitsford Road, Manchester

5 year Landscape Management Plan

Prepared on behalf of Bellway Homes Limited (Manchester)

By

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March 2026

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APPENDIX A

The appointed landscape contractors risk assessment should be kept in Appendix A in accordance with section 2.1 for reference by any contractors working on the site.

This report should be read in conjunction with the following drawings and documents;

- 5739.01 Pitsford Rd, Bellway – Planting Plan (1 of 4)*
- 5739.02 Pitsford Rd, Bellway – Planting Plan (2 of 4)*
- 5739.03 Pitsford Rd, Bellway – Planting Plan (3 of 4)*
- 5739.04 Pitsford Rd, Bellway – Planting Plan (4 of 4)*

Land off Pitsford Road, Manchester – Ecological Appraisal by Rachel Hacking Ecology

Land off Pitsford Road, Manchester – Habitat Management and Monitoring Plan by Rachel Hacking Ecology

Land off Pitsford Road, Manchester – Biodiversity Impact Assessment by Rachel Hacking Ecology

1.0 Introduction

DEP Landscape Architecture Ltd have been appointed by Bellway Homes to produce a 5 year landscape management plan for a proposed housing development at Pitsford Road, Manchester. The development comprises 88 units with associated road infrastructure, parking facilities, public and private amenity space.

This report has been written to discharge landscape planning conditions associated with the planning approved scheme and help ensure that the landscaping is established and managed as the design intended.

Landscape which falls within private ownership i.e. front and back gardens, would fall under the responsibility of the individual dwellings and have not been included in this report.

An ecologist should look to be appointed once a year to assess the establishment of the habitat areas and provide advice on the continued success of the wildlife habitat areas to ensure that they establish as the design intended for the benefit of habitat and species diversity.

Objectives

The objective of this report is to promote a successful landscape to enhance the development and the wider landscape for the benefit of wildlife, biodiversity and the local landscape character and visual amenity. This management plan will aim to ensure that the landscaping is implemented, established and maintained as the design intended and will provide maintenance objectives for all soft landscaped elements within the scheme.

The persons or company responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management plan after 5 years, to ascertain any changes on site and to provide any updated maintenance regimes to cover subsequent years as the landscape matures. It is intended that this management plan will be used by an appointed landscape contractor to maintain the site for the duration of its life. It would be appropriate to review the plan every 3-5 years to ensure that the management objectives and maintenance regimes are still appropriate and respond to any changes to the environment or land use.

The main objectives for the maintenance of the landscape include the following:

- Establish a natural landscape around the development to promote species and structural diversity and provide a natural habitat for the benefit of wildlife and visual amenity.
- Establish new hedgerows and trees around the site to reinforce the landscape character and define site boundaries.
- Maintain a safe and pleasant environment in which to live.
- Ensure that the development is maintained to a high standard.
- Provide a structured system which allows for the regular review of the landscape and identifies areas which require special attention, replanting or an adaptive approach to maintenance.
- Provide a list of works by which the appointed landscape contractor should use when organising operations on site.

2.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors or any persons working on the site should make themselves aware of the location of over and underground services, defining the exact locations with the Statutory Authorities prior to commencing works on site.
- Working in areas that are publicly accessible and adjacent to residential buildings and roads.
- Working at height, on slopes or at the top of retaining walls.
- Working on a site which sits adjacent to a railway.
- The use of chemicals known to be hazardous to humans and animals and those which should not be used close to a water course.
- Lifting heavy objects and working with heavy machinery.
- Works to trees including the use of chainsaws/machinery, climbing, falling branches.

Methods for reducing potential risks are well established and are common practice of competent contractors. The contractor or any persons are expected to identify hazards associated with any maintenance operations and make an assessment of the risks involved and methods for reducing risks.

Contractors working on the site should carry out their own Risk Assessment for the safety of their staff and the general public. This should be retained for reference in the future if necessary.

2.1 Site Operations

All operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing and the contractor is to adhere to the latest guidance on safe working practice, including information from the recognised industry bodies, the local authority and the government Health and Safety Executive.

The maintenance contractor or any persons should carry out all maintenance operations with regard to the safety and welfare of themselves, general public, private and public property, domestic and native (and protected) flora and fauna and Statutory Services.

2.2 Disposal of materials from site

Leaves, grass and general arising's should be chipped or composted on site only where appropriate, otherwise they should be removed and deposited at a licensed tip in the appropriate green waste section.

2.3 Responsibilities

All private amenity space which includes front and back gardens will be the responsibility of the individual home owners. All other areas which fall within public open space or shared communal space will be the responsibility of an appointed contractor(s). All parties will be expected to use this document as a guide to ensure that there is continuity to the maintenance of the landscape as a whole.

3.0 General Notes on Landscape Implementation

- The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (soil containing subsoil, rubble, fuel, lubricants or other substances damaging to plants) and stones with largest dimension exceeding 50mm, shall be removed. Topsoil minimum depths to be 450mm for areas of shrub or tree planting and 150mm for areas of turf or grass seeding.
- Cultivate and plant into moist, friable soil, free from compaction and that is not waterlogged, frozen or snow-covered, unless with the express permission of the Landscape Architect.
- Any imported topsoil is to comply with the latest BS 3882 and be free from all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in I.) and stones with largest dimension exceeding 50mm.
- All planting and turfing shall conform to BS 3936 & 4428 and shall be carried out in strict accordance with the specification. All sizes quoted are the minimums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions shall be acceptable without the prior written approval of the Landscape Architect.
- Heavy Standard trees to be planted in 800mm x 800mm x 600-750mm tree pits, and supported using 2No. 75mm Dia stakes, 1500mm long, per tree. Semi-Mature trees to be planted in 1200mm x 1200mm x 900mm tree pits, and supported using 2no. 75mm Dia stakes, 1500mm long, per tree. Stakes to be driven 900mm into ground prior to placement of root ball. Timber cross-brace to be fitted to top of posts and tree to be secured with steel reinforced rubber belt SPI5 & 2No. Chunky Pas (04), per tree. Tree ties and spacers available from J. Toms Ltd, Ashford. TN27 9XT or similar and approved products may be 9XT or similar and approved products may be used.
- 20-25cm girth trees should be planted with an irrigation pipe to increase water absorption of the trees.
- Container grown shrubs to be planted in a pit big enough to accommodate the plant the plant without root damage and shall in any case be a minimum of 300mm x 300mm x 300mm.
- Bare-root shrubs to be planted between mid-November and mid-March and should be notch planted and healed into position.
- All planting pits for containerised shrubs to be backfilled with mixture of excavated topsoil and 100g/m² of a slow release 16,10,10 fertiliser. Water all plants thoroughly, immediately after planting, using a fine-rose or sprinkler. Lightly firm soil around plants without roots and rake lightly to a fine tilth, with no hollows.
- Areas to be turfed shall be cultivated and levelled as required, removing any debris or stone as described in I. Add a pre-seeding fertiliser to manufacturer's instructions. Use cultivated, weed-free amenity turf, laid with broken joints, well butted up. Work from planks to prevent damage and water sufficiently to prevent shrinkage.
- Areas to be seeded shall be cultivated and levelled as required, removing any debris or stone as described in I. Sow seed only in March, April or September to manufacturers recommendations.
- All planting beds to be mulched using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is 15mm below adjacent pavements or other surfaces, to prevent spillage.

4.0 General Landscape Maintenance

Maintenance Generally

Maintenance shall commence from the completion of works on site. All Public Open Spaces are to be continually managed by the landscape contractor up until practical completion (12 months after all planting has been completed) after which the management of the Public Open Space will be handed over to 'The Management Company', to be appointed by Bellway Homes Ltd (Manchester).

The contractor/management company shall be responsible for all site visits to ensure the site has a well-maintained appearance and shall include for all the following items:

Weed Control

HAND WEED - Remove all weed growth by using a hoe or by hand as necessary to ensure weed-free and tidy planting beds. Take great care not to disturb sheet or bark mulch. All weeds shall be removed from the site. Visits should occur approximately monthly, subject to weather conditions.

GLYPHOSATE - Persistent perennial weeds (docks, thistles and nettles) shall be controlled using a suitable contact herbicide to the manufacturer's instructions, as required and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any herbicide treatment shall comply with the 1986 Pesticide Regulations, and the type of herbicide shall first be agreed with the landscape architect. Spraying shall be carried out by a qualified and skilled operative and shall not be undertaken in windy conditions.

All damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Contractors expense.

Paths

All paths, fences, gates and any site furniture is to be inspected for damage on a monthly basis during the general maintenance operations. Damaged or broken items to be replaced as soon as identified and paths should look to be kept clear and free of any debris or detritus which could cause an obstruction or slip risk to the general public.

Pruning

Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of plant. In the case of trees such pruning should be advised or carried out by a suitably skilled and qualified arboriculturist. Tree stakes and ties shall be checked, adjusted and replaced or removed as necessary.

Prune hedges to encourage thickening during the establishment period.

Tree stakes and ties are to be checked and adjusted in years 1-3 and if the trees are well rooted these should be removed at the end of the 3rd growing season.

All native shrub mixes and hedging shall be monitored, and replacement planting shall take place as required if there are any significant gaps in the vegetation.

Fertiliser

All trees and shrubs shall be fertilized using an approved liquid feed (N10:P15:P10) at a rate of 60g/ m² during early May and late September during the first year of establishment.

Litter

Remove all litter and debris at each visit and dispose of in a licenced tip leaving the site clean and tidy.

Replacement Planting

Replace any plants during the 12 months defects liability period which fail to show growth or develop full foliage during the growing season after planting (including plants damaged during maintenance operations), but not including any plant which, after Practical Completion, are destroyed by vandalism, theft or similar cause through no fault of the Contractor.

The opinion of the inspecting Landscape Architect shall be final in judging damaged and unhealthy plants to be replaced. Shrubs and trees so replaced shall be the same or similar to those specified, previously supplied and approved. All such replacement planting to be at the Contractors expense, including any works necessary to enable planting to be properly carried out, i.e. Removal and disposal of dead material.

Inline with the planning approval any further trees and plants which fail to establish post 12 months defects liability period and within the first 5 years of completion should be replanted inline with the original planning approved drawings.

5.0 Landscape Maintenance of Softworks

5.1 Trees

Objectives

Promote the establishment of healthy trees which will be allowed to grow to maturity and provide species and structural diversity around the development.

Inspections

Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record any defects which may require remedial works.

Maintenance operations

- Newly planted trees take some time to establish and until this occurs they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free by using a non-residual based herbicide during the first 3 years to create a clear 50cm diameter circle around the base of each tree.
- For trees within grassed areas maintain a 1m diameter circle around the tree to reduce competition from grasses for nutrients and water. This could either be maintained using a mulch or by spraying out the area with a non-residual based glyphosate. Do not strim around the base of trees as this will damage the bark and cause disease or defects on the tree.
- If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out. If appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted (Change the tree species with prior approval from the Landscape Architect if considered appropriate to ensure success).
- During establishment larger trees will require regular watering particularly during the summer months. During the first summer all trees should be watered once a month. Allow for 150 litres for 12-14cm girth Heavy Standard trees, 200 litres for 18-20cm girth Semi-Mature trees and 250 litres for 20-25cm girth Semi-Mature trees.
- Tree ties should be inspected and adjusted accordingly (do not allow the ties to restrict the growth of the tree). Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 2 to 5 years dependant on establishment rates, stability and growing conditions.
- Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

5.2 Native Scrub Mix and Woodland Whip Mix

Native shrubs have been proposed as 60-80cm high BR shrubs and native trees have been proposed as 100-120cm high BR whips.

Objectives

Promote the establishment of healthy shrubs to provide valuable wildlife habitats, increase species and structural diversity and provide interest around the site.

Inspections

Inspect the shrubs and trees annually to see if there are any areas of significant failure that may require remedial works or advice on works such as thinning or coppicing.

Maintenance

- During the establishment of bare root stock, prevent weed growth around the base of each whip using a spray application herbicide (applied in line with the manufacturer's recommendations).
- Re-firm into place any plants which have become loose.
- If they show signs of poor growth or reduced vigour and application of an appropriate fertiliser should be carried out. Any failed shrubs or trees should be replaced to the original specification.
- Water each plant during year 1-2 (in the growing season) during any periods of prolonged drought to ensure that the plants are given the best possible chance of establishment. Water at the bases of the plants until the soil is fully saturated.
- Check shrub guards annually and replace any missing / damaged guards. The guards should be retained until the shrubs are up to 3-5 yrs old and should be removed before they show signs of impeding growth.
- Pruning of young shrubs and trees should not generally be required unless they have dead or diseased branches. In such cases the branch should be pruned back using a sharp clean knife to an outward facing bud whilst maintaining the natural shape. Pruning should be undertaken outside of the breeding bird season (March - August).
- As part of the annual maintenance operations remove dead, diseased, suppressed or poorly formed shrubs and trees to avoid overcrowding and allow the better-quality plants to develop an even and open form. After 5 years and as part of the management regime in the longer term consider localised thinning to aim for finished centres of between 2-3m to prevent overcrowding and to allow individual specimens to reach their full potential. These works should be advised by an arboriculturalist and works carried out before 1st March to avoid nesting birds.
- For mixes with specimen trees look to create a clear area around the tree to ensure that the shrubs do not inhibit the growth of the tree during establishment.
- Remove litter within the areas as part of the general maintenance operations in the wider landscape.

5.3 Ornamental Hedge

Single species ornamental hedges have been proposed within front gardens and grass verges to define boundary lines and maintain structural diversity and screening around the site.

Objectives

The ornamental hedges around the site are intended to provide a landscaped buffer and to help define between plot boundaries in private amenity areas. They should look neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected under the hedge.
- Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, look to uproot and remove all weeds. For the more prolific or deep-rooted weeds spot treat with a glyphosate-based weed killer and remove.
- During the establishment period do not trim the top of the hedge until it has achieved the desired height. Lightly trim the sides of the hedges annually in June or cut back any individual leggy branches using secateurs to promote dense bushy growth. Allow the plants to grow into each other to create a dense continuous hedge.
- Check plants and heel in if they have become uprooted.
- Hedges in front gardens should be maintained at 1200mm high. Hedgerows along the north boundary should be maintained at 1800mm high to maximise screening and privacy. Once the desired height is achieved look to trim the tops of the hedges to these heights and lightly trim the sides in June.
- Ensure that the bark mulch is maintained at a minimum depth of 50mm and is spread evenly under the base of the hedge. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.
- During the establishment of the hedge during the first growing season ensure they are kept well watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.
- If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the hedge then identify the problem and carry out the appropriate treatment.

5.4 Ornamental Shrub Beds

Objectives

The shrub beds look to have total vegetation cover with no gaps. The plants should be maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form and flower, to provide visual interest and a pleasant setting for the new development.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, pruning or splitting of plants to encourage new growth to fill gaps.

Maintenance Operations

- Remove any litter which has collected in the shrub beds.
- Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds.
- Cut back or remove any dead, diseased or dying plants to encourage new growth. Allow the surrounding vegetation to fill the gap or replant any significant gaps in line with the original planting plan or following advice from someone horticulturally trained.
- Lightly dig over the surface of the shrub beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep-rooted weeds spot treat with a glyphosate-based weed killer and remove once it has died back.
- In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 50mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.
- During the establishment in the first growing season ensure that the shrub beds are kept well-watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.
- If plants are showing signs of poor growth, disease or dieback which is affecting the overall appearance of the shrub bed then identify the problem and carry out the appropriate treatment.
- Routine annual pruning of new shrubs should generally not be required within the first 3 years.

Specimen Shrubs

- Large specimen shrubs in the planting beds should be allowed to establish as individual specimens with a low-growing shrub layer underneath.

5.5 Amenity Grass

Proposed general amenity grass will be laid as turfed or seeded with a hard-wearing amenity grass mix.

Objectives

Grass provides openness to any development, areas for informal recreation activities, and provides a neat edge to the habitat areas. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

- The grass sward should be kept well-watered until it has established particularly during prolonged dry periods in the summer if it has been seeded or laid in the spring / summer months.
- Carry out a litter pick before each cut.
- The sward should be cut to maintain the grass between 25mm and 50mm high. The grass should be cut using a mower.
- The grass should look to be cut min 12 times a year but maybe required up to once a week along grass verges close to the development in the height of the summer.
- Grass cuttings should be collected and deposited at a licenced tip in the appropriate green waste section.
- The edges should be strimmed or cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat finish. Avoid using strimmer's around the base of trees and close to shrubs.
- Once a year in the spring reform the lawn edges along paths, shrub beds and trees to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas.
- A fertiliser application should be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.
- An application of selective herbicide should be made in the spring to prevent any weed species from having a detrimental effect to the appearance of the sward and to prevent any infestation becoming severe.
- In the autumn and winter collect and remove leaves which have gathered on the grass. Leaves should be removed from site and deposited at a licenced tip in the appropriate green waste section.
- Other maintenance applications which will be required from time to time include topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment and worn areas. These items should be identified and addressed in the annual check.

5.6 Wildflower Grassland (Proposed Other Neutral Grassland)

Objectives

Establish a species rich wildflower grass to provide habitats and a food source for local wildlife and visual interest.

Inspections

Inspect the grassland annually in the summer to determine the success of the management methods and record species to determine future management to ensure a rich diversity of wildflowers and grasses is maintained.

Sowing Wildflower Mix

Prior to sowing the wildflower seed mix glyphosate should be applied. Persistent perennial weeds (docks, thistles and nettles) shall be controlled using a suitable herbicide to the manufacturer's instructions as required, and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any herbicide treatment shall comply with the 1986 Pesticide Regulations, and the type of herbicide shall first be agreed with the landscape architect. Spraying shall be carried out by a qualified and skilled operative and shall not be undertaken in windy conditions. All damage resulting from incorrect usage, spillage, and spray drift, is to be rectified at the Contractor's expense.

Wildflower and grassland seed mix should be sown in spring (late March - May) or late summer (August - September).

Maintenance Generally

Maintenance shall commence from the completion of works on site. All Public Open Spaces are to be continually managed by the landscape contractor. The contractor shall be responsible for the timing of visits to ensure the wildflowers and grassland establishes as the design intended.

Year 1-2

- The requirements in the first few years are to control weeds and reduce competition from the more prolific grass species to allow the wildflowers to become established.
- Avoid cutting the first annual weeds until mid to late summer.
- After the first cut has been carried out in mid to late summer, cut the sward to a height of 50mm every 2-3 months or when the sward reaches 150mm during the first full growing season. Final cut should be carried out in September-October.
- Once dried, remove all cut material from site to avoid smothering the sward and to reduce the fertility of the soil.
- Dig out any residual perennial weeds such as docks.

Future Years

- To maintain species diversity cut the sward in late autumn, after the last flowering period once the seed heads have formed, reducing the sward to 50mm.
- Allow the arising to settle (for insects and seeds to disperse) before removing the arising off site in a licensed tip in the appropriate green waste disposal area.

Litter

Remove all litter and debris at each visit, leaving the site clean and tidy.

5.7 Additional Wildlife Considerations

The site, particularly the areas of open space (trees, hedgerows, native scrub, native woodland and wildflower grassland), provides habitat for a number of species including bats, birds and invertebrates.

Objectives

This plan seeks to maintain and enhance this habitat and increase the provision for wildlife on site.

Bats

Consideration should be given to the possibility of bats being present within mature and semi-mature trees prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary.

Birds

Consideration should be given to birds nesting in trees, hedges and scrub prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary. Avoid cutting fruit bearing trees or hedges in the autumn and winter months to allow birds to forage the berries and fruit.

Maintenance works to trees and hedges should not be carried out within the breeding bird season (March - August).

Invertebrates

Consideration should be given to the potential presence of amphibians and invertebrates within the grassland areas. Do not cut the grass whilst it is still damp. Following cutting of the wildflower grassland allow the arisings to settle for 1-2 days to allow the insects to disperse and seeds to settle.

General

Deadwood and arisings from maintenance works to hedgerows and scrub can create suitable refugia and hibernacula habitat for many species such as amphibians, hedgehogs, reptiles and invertebrates. Where possible arisings from such works should be used to create habitat piles within the more natural areas of the site.

6.0 MAINTENANCE SCHEDULES

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
5.1 PROPOSED TREES																
Annual inspection to check trees						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees.				1									1	1-5	Appointed contractor	Avoid use of herbicides.
Pruning														1-5	Appointed contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements											1			1	Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Appointed contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from ecologist.
Tree stake and tree tie inspection, repair and adjustment				1						1			2	2-5	Appointed contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow-release fertilizer				1									1	1-5	Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering					1	1	1	1	1				5	1	Appointed contractor	Water trees during the first growing season in the first year of establishment at the following rates until the soil fully saturated. Standard 75 litres each and Heavy standard 100 litres each.
5.2 PROPOSED NATIVE SCRUB MIX AND WOODLAND WHIP MIX																
Annual inspection to check native shrubs						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming			1										1	1-5	Appointed contractor	Trim side of the hedge to promote dense bushy growth, avoid the bird nest season
Check Plants			1						1				2	1-5	Appointed contractor	Check plants, if they are loose or uprooted then heal them back in

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Check Ties and guards			1						1				2	1-5	Appointed contractor	Check ties and guards and re-secure or re-place if loose or missing. Once the plants have established then remove.
Weeding			1						1				2	1-3	Appointed contractor	During establishment period treat the base of each shrub with a non-residual based herbicide for the first 3 years to remove weeds and aid establishment. Year 4 onwards allow ground flora and grasses to establish naturally around the shrubs for the benefit of wildlife.
Cutting		1											1	3-5	Appointed contractor	Starting in year 5 locally coppice or thin shrubs to prevent overcrowding and promote healthy growth. Carry out only every 2-3 years on a rotational basis to promote wildlife. Cut outside of the bird nesting season
Watering					2	2	2	2					8	1	Appointed contractor	Water hedges during the first growing season in the first year of establishment when there has been periods of no rainfall for a week or more until the soil is fully saturated.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Remove litter or debris that has collected around the shrubs and dispose of in a licensed tip.
5.3 PROPOSED ORNAMENTAL HEDGE																
Annual inspection to check hedges						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Trimming		1											2	1-5	Appointed contractor	Trim side of the hedge to promote dense bushy growth, avoid the bird nest season.
Weeding				1	1	1	1	1	1	1			7	1-5	Appointed contractor	Lightly dig around the base of the hedge to remove weeds. Spot treat with glyphosate for prolific weeds only.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Remove any litter which has accumulated at the base of the hedge.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Top up bark mulch				1									1	1-3	Appointed contractor	Top up the bark mulch in the spring to depth of 50mm to all ornamental hedges. Allow to rot down naturally after year 3 when the hedge has established.
Cutting		1											1	5	Appointed contractor	Only cut top of hedge when it achieves the desired height of 1500mm. Cut every 2-3 years after berries have been eaten to benefit wildlife, cut outside of the bird nesting season.
Watering					2	2	2	2					8	1	Appointed contractor	Water hedging plants during the first growing season in the first year of establishment when there has been periods of no rainfall for a week or more until the soil is fully saturated.
5.4 PROPOSED ORNAMENTAL SHRUBS																
Annual inspection to check shrub beds						1							1	1-5	Appointed contractor	Record defects requiring remedial works.
Pruning				1				1			1		3	3-5	Appointed contractor	Pruning should generally not be required in the first 3 years of establishment. After which only prune back where they cause any obstruction or obscure sight lines. Maintain the natural shape of the shrub. Cut back any dead, diseased or dying branches to stimulate new growth.
Weeding				1	1	1	1	1	1	1			7	1-5	Appointed contractor	Lightly dig over the surface of the shrub beds to remove weeds. Spot treat with glyphosate for prolific weeds only.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Remove any litter which has accumulated in the shrub beds.
Top up bark mulch				1									1	1-3	Appointed contractor	Top up the bark mulch in the spring to depth of 50mm to all ornamental shrub beds. Allow to rot down naturally after year 3 when the shrubs have established.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Watering					2	2	2	2					8	1	Appointed contractor	Water shrub beds during the first growing season in the first year of establishment when there has been periods of no rainfall for a week or more until the soil is fully saturated.
5.5 PROPOSED AMENITY GRASSLAND																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting and once a month. Check for wildlife before disposing of the debris in a licensed tip.
Cut grass and strim edges to paths.				2	2	2	2	2	2				12	1-5	Appointed contractor	Cut areas of well-maintained grass to 25-50mm high and remove arisings from site.
Redefine cutting			1							1			2	1-5	Appointed contractor	Remove any grass turf that has overgrown onto paths and reform edges to shrub beds.
Strim grass (areas of grass at the back of the development site and under existing trees.			1							1			2	1-5	Appointed contractor	Strim no shorter than 150mm high to encourage formation of tussock type sward. Vegetation to be left in-situ for 1-2 days then remove all arisings.
Remove arisings from site			1	2	2	2	2	2	2	1			12	1-5	Appointed contractor	Dispose arising in a licensed tip.
Remove self-seeded trees, woody vegetation and any prolific weeds (docks, thistles etc.).									1				1	1-5	Appointed contractor	Cutback and remove any woody vegetation and treat any prolific weed infestation with a glyphosate-based weed killer. Dispose of appropriately.
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment
5.6 WILDFLOWER GRASSLAND																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting and once a month. Check for wildlife before disposing of the debris in a licensed tip.
Cut grass and strim edges to paths.								1		1			2	1	Appointed contractor	Cut areas of well-maintained grass to 50mm high. Vegetation to be left in-situ for 1-2 days then remove all arisings in a licenced tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Cut grass and strim edges to paths.													4	2	Appointed contractor	Cut areas of well-maintained grass to 50mm high. Vegetation to be left in-situ for 1-2 days then remove all arisings in a licenced tip.
Cut grass and strim edges to paths.													2	3-5	Appointed contractor	Cut areas of well-maintained grass to 50mm high. Vegetation to be left in-situ for 1-2 days then remove all arisings in a licenced tip.
Redefine cutting													2	1-5	Appointed contractor	Remove any grass turf that has overgrown onto paths and reform edges to shrub beds.
Strim grass (areas of grass at the back of the development site and under existing trees.													2	1-5	Appointed contractor	Strim no shorter than 150mm high to encourage formation of tussock type sward. Vegetation to be left in-situ for 1-2 days then remove all arisings.
Remove self-seeded trees, woody vegetation and any prolific weeds (docks, thistles etc.).													1	1-5	Appointed contractor	Cutback and remove any woody vegetation and treat any prolific weed infestation with a glyphosate-based weed killer. Dispose of appropriately.
Watering														1-5	Appointed contractor	As required in periods of drought during the first year of establishment
5.7 ADDITIONAL WILDLIFE CONSIDERATIONS																
Bats – Works to trees in relation to the presence of bats.													1	1-5	Appointed contractor	Consideration should be given to bat presence when carrying out works to trees. Consult an ecologist if in doubt.
Birds – Works to trees in relation to the presence of birds.													1	1-5	Appointed contractor	Consideration should be given to nesting birds when carrying out works to trees, hedges and established shrubs. Consult an ecologist if in doubt.
Invertebrates – Works to grassland areas in relation to the presence of amphibians and invertebrates.													4	1-5	Appointed contractor	Consideration should be given to amphibians and invertebrates within the grassland areas prior to cutting grassland areas.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
General														1-5	Appointed contractor	Create habitats within the wildlife corridors to site boundaries by creating log piles in the woodland from arisings during tree maintenance works.
5.8 REVIEW OF MANAGEMENT PLAN																
Management plan to be reviewed and updated as required following ecological monitoring and annual inspections as listed in the tables above.												1	1	5	Ecologist/Landscape Architect and Management Company	Plan to be reviewed in year 5 (and once every 3-5 years thereafter) to ensure frequency of visits and management techniques are appropriate to promote ecology, promotes active management and responds to changes to the landscape as the site matures.
Annual Landscape Strategy												1	1	1-5	Ecologist/Landscape Architect and Management Company	An annual landscape strategy should be produced at the end of each year to provide a list of additional works required to activity maintain the site which fall outside of the general maintenance operations.
Accompanying ecology reports done by others to be reviewed annually												1	1	1-5+	Ecologist	An ecologist should look to be appointed once a year to assess the establishment of the habitat areas and provide advice on the continued success of the wildlife habitat areas.