LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

APRIL 2026

Location
THE IRONWORKS,
CRABTREE LANE.

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG2791			
Project:	The Ironworks, Land at Crabtree Lane			
Location:	Crabtree Lane			
Title:	Landscape Management and Maintenance Plan			
Document Type:	**DOC**	**Issue No.:**	**01**	
Date:	**APRIL 2026**			
Prepared By:	SW	**Signature:**	SW	
Checked By:	SA	**Signature:**	SA	
Revision Status:				
Rev:	**Date:**	**Issue/Purpose/ Comment:**	**Prepared:**	**Checked:**
01	16/04/2026	FIRST ISSUE	SW	SA

CONTENTS

1. INTRODUCTION 4
2. MANAGEMENT CONSIDERATIONS 5
   2.1. Management Responsibilities 5
   2.2. Health and Safety 5
3. MANAGEMENT PLAN INTENTIONS 6
   3.1. Vision of the Management Plan 6
   3.2. Aims of the Management Plan 6
4. LANDSCAPE PROPOSALS 7
   4.1. The Site 7
   4.2. Existing Landscape Elements 7
   4.3. Proposed Landscape Elements 7
5. MANAGEMENT AND MAINTENANCE 8
   5.2. On-site Operations and Services 8
6. MAINTENANCE REGIME 9
   6.1. Maintenance Regime 9
7. MAINTENANCE SPECIFICATION 12
   7.2. Existing / Mature Trees **Error! Bookmark not defined.**
   7.3. Proposed Tree Planting 12
   7.4. Existing and Proposed Hedgerows 14
   7.5. Proposed Shrub Planting 16
   7.6. Proposed Amenity Grass 18
   7.7. Proposed Species Rich Grassland 20
   7.9. SuDS 21
   7.10. Proposed Fencing and Furnitures 23
   7.11. Hard Landscape Areas 23
   7.12. Play Area 24
8. IMPLEMENTATION, MONITORING AND REVIEW 26
9. DETAILS OF MANAGEMENT SCHEME FOR LANDSCAPE AREAS 28
   9.1. Documentation for Operators 28
   9.2. Maintenance of Soft Landscape Areas 28
   9.3. Maintenance of Hard Landscape Areas 32
   9.4. Maintenance of Fencing & Furniture: 32
   9.5. Maintenance of Play Area 33
10. BRITISH STANDARDS 34

1. INTRODUCTION

1.1.1. This Landscape Management Plan has been produced by Urban Green on behalf of Keepmoat Homes to provide a framework for the creation and long-term management of the residential development at the Ironworks, Crabtree Lane.

1.1.2. This Landscape Management and Maintenance Plan brings together information from several other documents to provide a guide for the management and maintenance of the site for the 25 years / lifetime of the scheme.

1.1.3. This document should be read in conjunction with the landscape drawings provided by Urban Green ref no.:

- UG_2791_LAN_GA_DRW_101,
- UG_2791_LAN_HL_DRW_201;
- UG_2791_LAN_SL_DRW_301;
- UG_2791_LAN_BT_DRW_501.

1.1.4. This report is structured as follows:

- Section 2 sets out the management considerations and responsibilities to be taken onboard by the managing organisation.
- Section 3 summarises the strategic vision of the management plan through a description of the key aims of the plan.
- Section 4 deals with the landscape proposals and existing landscape of the site; in respect of identifying and describing each landscape element proposed and existing within the development.
- Sections 5 describes the management and maintenance operations and services to be undertaken by the managing organisation to ensure the establishment and long-term interests of the site's ecology and landscape.
- Section 6 sets the objectives of the maintenance specification and maintenance regime to fulfil the vision of the management plan.
- Section 7 provides the specific maintenance specification.
- Section 8 provided monitoring and review procedures.
- Section 9 provides detailed maintenance schedules for years 1 to 10 and onwards.
- Section 10 lists all relevant British Standards.
- Appendix 1 illustrated UG_2791_LAN_GA_DRW_101.

2. MANAGEMENT CONSIDERATIONS

2.1. Management Responsibilities

2.1.1. The implementation of this management plan will be the responsibility of the land owner. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

2.1.2. This plan is not intended as a fully prescriptive or definitive 'maintenance' schedule but identifies key 'management and maintenance' requirements only.

2.1.3. The implementation of this plan will be undertaken by a management company with the necessary certificates of competence to implement landscape management operation on site. Where practical, contractors with experience in habitat creation and biodiversity management will be sought. The managing organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

2.2. Health and Safety

2.2.1. The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP'S) and Health and Safety Executive (HSE) guidance.

2.2.2. As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowner's role and the work mangers role. This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

3. MANAGEMENT PLAN INTENTIONS

3.1. Vision of the Management Plan

3.1.1. The vision of this plan is to ensure that the management of the landscape, and open space described within this document achieves the aspirations of the intended design and proposed planting. This will safeguard the provision of a valuable asset and valued place to live, which is welcoming and responds positively to the local residents and landscape context.

3.1.2. Good management and maintenance operations are integral to establishing and maintaining good design and biodiversity. This in turn provides favourable environments and conditions for people, flora and fauna.

3.2. Aims of the Management Plan

3.2.1. The main aims, below, guide the basis for the specific management operations of this plan, these include:

Aim 1: The sustainable management of existing vegetation: To retain existing trees and other vegetation that are worthy of retention, and to enhance their character, composition and age structure through positive management with consideration to long-term viability and health and safety;

Aim 2: To achieve a high standard of maintenance: To take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and / or improved over time as appropriate;

Aim 3: To maintain and enhance biodiversity: To protect and enhance the nature conservation interest of both existing and new habitats and to ensure the adoption of management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including bats and reptiles;

Aim 4: To ensure health and safety: To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property; and

Aim 5: To provide a mechanism for monitoring and review: To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances.

4. LANDSCAPE PROPOSALS

4.1. The Site

4.1.1. The application site consists of a series of residential units, including apartments, public open space with proposed play areas and soft landscaping to verges and front gardens.

4.1.2. A landscape and a planting scheme have been created for this development which includes the creation, enhancement and retention of both existing and new landscape elements and these are described below.

4.2. Existing Landscape Elements

4.2.1. There are no landscape elements being retained within the red line boundary as the site is previously heavily developed, with no landscape features on site.

4.3. Proposed Landscape Elements

4.3.1. A landscape scheme has been proposed which includes native and wildlife friendly ornamental tree, hedgerow and shrub planting to add height and seasonal interest. The creation of these landscape elements, along with the hard landscaping proposed for the scheme, are illustrated in **Appendix 1**.

4.3.2. These elements are described in detail below:

- Proposed tree planting
- Proposed hedgerow planting
- Proposed shrub planting
- Proposed amenity grassland
- Proposed species rich grassland
- Proposed SuDS
- Play area
- Hard landscape
- Fencing and furniture

4.3.3. The information includes a description and specific management objectives for each component along with the annual and occasional management regimes required.

4.3.4. The extent and location of the different landscape components is shown in **Appendix 1.**

4.3.5. The details of the play area are shown in **Appendix 1.**

5. MANAGEMENT AND MAINTENANCE

5.1.1. To achieve the long-term vision for the development, a management company / operations manager will be established to ensure that the landscape vision and the strategy of the proposed Landscape Design, is maintained across the site and to carry out day to day landscape maintenance duties to public areas.

5.1.2. All highways will be to adoptable standards. The public open spaces will be retained under the ownership of the management company and will therefore have a long term interest and commitment to the development and a self-interest in establishing and maintaining the highest standards of landscape management.

5.2. On-site Operations and Services

5.2.1. The estate management company will utilise local companies / labour to ensure a local presence and will be accessible to all occupiers. It will deliver the following services:

- All litter collection, cleaning open spaces, sweeping paths and drainage systems;
- Maintain the trees, planting, grass cutting, grounds maintenance;
- Erect and maintain signage and fencing;
- Maintain and empty bins;
- Pest control; and
- Routine inspections and maintenance of the play area and equipment (in accordance with BS EN1176:2008).

5.2.2. Mature trees on the boundaries of the site will be retained wherever possible, in order to maintain the ecological benefit and mature structure the trees impart.

5.2.3. All vegetation clearance will be undertaken outside the bird nesting season (early March-late August) unless a nesting bird survey is undertaken on site prior to any clearance works to ensure no nesting birds are present.

6. MAINTENANCE REGIME

6.1. Maintenance Regime

6.1.1. A maintenance operations schedule for year 1 to year 4-10 and onwards can be found within section 9 of this document, this has been prepared in order to provide a best practice base line for the maintenance and management of the external landscape for the proposed development.

6.1.2. The success of the scheme is dependent upon the quality and frequency of the maintenance it receives during its lifetime.

6.1.3. The following aims and objectives will be adopted as part of the maintenance regime:

- To ensure the successful establishment and continued growth to maturity of the soft landscape scheme;
- To ensure that the design intentions of the scheme are fulfilled;
- To ensure the effects of the different elements within the scheme such as the shrub planting and trees are both successful and effective;
- To enhance the ecological potential of all planting and provide not only successful landscape planting but to achieve habitat potential for wildlife and increased overall biodiversity;
- To maximise the potential of all plants through the adoption of pruning methods specific to species or groups of plants; and
- To maintain a safe environment for site users by maintaining visibility splays and removal of dead, dying or diseased tree branches.

6.1.4. During the first year after Practical Completion, the soft landscape will be maintained by the Landscape Contractor responsible for implementation of the works. The contract should include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Section 7 provides information on the general techniques and methods to be adopted for the ongoing maintenance operations.

6.1.5. This plan covers the maintenance of grassland, newly planted and existing trees, shrub borders, hedges, paved areas, play equipment etc. The overall objectives are as follows:

- Apply good horticultural and ecological practice to all operations;
- Promote healthy growth and establishment of all plants, trees and grass;
- Ensure consistent control of invasive and aggressive competitor species e.g. common nettle and / or invasive plant species listed in Schedule 9 of the Wildlife and Countryside Act 1981 e.g. Himalayan balsam;
- Ensure development of optimum plant form, shape and planting density;

- Provide protection against pests and diseases;
- Promote wildlife value and species diversity where appropriate;
- Ensure long-term commitment to replacement of defective plant material; and
- Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with the original design intentions.

6.1.6. More specific management objectives are outline below:

Retained trees: existing trees to be healthy, free of disease, damaged or broken stems/branches, dead wood etc.

Existing and proposed hedgerows: Where appropriate, to regularly clip the hedges to maintain a uniform and tidy appearance and a well-developed cover of vegetation over the whole hedge. Cutting to be within ecological guidelines.

Tree planting: To establish a stable and healthily growing tree with a well-shaped framework for future growth. Where necessary to pollard or coppice species to prevent collapse of the trees. Regular safety inspections and report on condition of trees by arboriculture advisor. Implementation programmes of recommended tree work to comply with British Standard BS3998: 2010 'Tree Work – Recommendations'.

Shrub mix planting: ensure that good horticultural practice is employed to encourage long term health and vitality of all shrubs. Planting to be thinned / re-spaced in order that they have sufficient room to develop. Review opportunities for introducing native shrubs and those with particular wildlife value into planted areas. Maintain a clean and safe environment. Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

Amenity grass: To provide an even stand of closely mown grass in open public amenity spaces of uniform height and colour, comprising of hard-wearing grass species free of broad-leaved weeds.

Species rich grassland: To provide a species-rich, predominantly weed-free sward of grasses and perennial wildflower species through the summer months, with the balance of species maintained in accordance with the original design and in the interests of wildlife and biodiversity. All noxious weeds such as docks, nettles, thistles, ragwort etc. shall be eliminated from the sward.

SuDS: to create a simple, low maintenance SuDs areas which forms a valuable habitat through planting of species-rich grassland appropriate for the location and waterlogged conditions. All noxious weeds such as docks, nettles, thistles, ragwort etc. shall be eliminated from the area.

Hard landscape: To keep all areas of paving and footpaths and drainage systems across the site free of litter, weeds, silt and other debris that will detract from the appearance of the site and will help to retain functionality of the site.

Play Areas: To ensure the ongoing safety of the play area including weekly, quarterly and annual inspections to the standards set out in BS EN 1179: 2018.

Fencing & furniture: To ensure the all fences and furniture are tidy and safe to use. The site features will be subject to regular inspections.

7.MAINTENANCE SPECIFICATION

7.1.1. The following specification items are to be addressed within the long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relation to the Management Objectives above in producing annual programmes of work.

7.1.2. **Maintenance to accord with requirements of BS 7370:1991.**

7.1.3. Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: monthly during the growing season or as necessary to establish a high-quality landscape.

7.2. Proposed Tree Planting

DESCRIPTION

7.2.1. New tree planting is incorporated into the proposed development to provide landscape structure and amenity value. Such tree planting will define focal points and provide height interest to the public open space.

MANAGEMENT OBJECTIVES

7.2.2. The management objectives for new tree planting is to:

- Ensure the satisfactory establishment and growth of new tree planting typical of the respective species;
- Promote conditions so that trees are healthy and safe; and
- Ensure continuity of the design approach and amenity value of tree planting.

ANNUAL WORKS

7.2.3. i) **General tree maintenance during establishment:** Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500mm) to aid mowing and prevent damage to the main stem. All trees shall be fertilised using a suitable and approved liquid feed (N10:P15:K10) at a rate of 60g/m^2 during early May and again in late September. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.

7.2.4. ii) **Watering trees:** Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

7.2.5. i) **Checking and removal of tree stakes and ties:** Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties up to 4 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35mm below the top of the post, in order to prevent chafing against the post in high winds. Remove old posts, ties and arisings and dispose of off-site.

7.2.6. ii) **Long-term tree surgery works:** After 10-20 years of maintenance as above (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment. Branches should be removed only when they pose a risk to the health and safety of people or a property. If any specialist works are required then an approved arboriculturalist will be appointed. If any tree felling or the removal of large branches is required, these works will be undertaken outside of the nesting bird season and will not be undertaken between March and August inclusive. If this isn't possible and works need to take place during this period, a nesting bird check will first be undertaken by a suitability qualified ecologist.

7.2.7. iii) **Tree replacement and enhancement of tree cover:** Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be

suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock size of standards (10-12cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March inclusive).

7.2.8. iv) **Protection:** Newly planted trees should be protected from damage by squirrels. Biodegradable spirals or guards should be installed around the new trees as appropriate to prevent damage from wildlife.

7.3. Existing and Proposed Hedgerows

DESCRIPTION

7.3.1. New hedgerow planting is proposed to the front gardens throughout the development to frame key vehicular routes through the development and provide a separation between the plots.

MANAGEMENT OBJECTIVES

7.3.2. The management objectives for new and proposed hedgerows is to:

- Maintain existing hedgerows in as healthy and attractive condition for as long as possible,
- To ensure continuity of the boundary hedgerows and their contribution to the landscape structure, biodiversity, and screening / amenity value of the site; and
- Ensure the satisfactory establishment and growth of new hedgerows;
- Maintain new planting in a healthy and attractive condition of value to wildlife;

ANNUAL WORKS

7.3.3. i) **Weeding and general maintenance:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Seven visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Note: For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

7.3.4. ii) **Annual cutting of hedgerows:** To maintain a formal profile, trim or cut the top and sides of hedgerows twice a year in the first two years after planting and annually in following years, to an approximate height of 0.6m to form an even and tidy hedge line. Cut larger stems and prune any diseased rotten wood back to sound wood. Remove all cut material from site. Pruning works should take place annually in January / February (outside of the bird nesting season once leaves have started to drop) to provide a food source for birds for as long as possible throughout the winter months.

7.3.5. iii) **Annual Cutting of Native Hedgerows:** To maintain a natural profile, hand trim or cut the top and sides of native hedges to an approximate height of 3m to form an even and tidy hedge line, retaining individual hedgerow trees. Cut larger stems and prune any diseased rotten wood back to sound wood. Remove all cut material from site. Pruning works should take place annually in January / February (outside of the bird nesting season once leaves have started to drop) to provide a food source for birds for as long as possible throughout the winter months.

7.3.6. iv) **Watering of new hedges:** During first 3 years of establishment, water new hedges during dry periods (being any period without substantial rainfall for 14 days or more). Water shrubs to field capacity (minimum 10 litres per m^2) applying water in the morning or early evening to reduce evaporation. Apply at a frequency of up to 2 times per week from April to the end of September (to a maximum of 20 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

7.3.7. i) **Occasional Works to Hedgerows:** Where identified by the annual Arboricultural Assessment e.g. where hedgerows have become overgrown or require more extensive work, carry out recommended remedial work, including coppicing or hedge laying (in sections) to thicken and rejuvenate the hedge line. All extensive works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. All arisings that result from such management works shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles.

7.3.8. ii) **Timeframes & Specialist Advice:** All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

7.3.9. iii) **Gapping up hedges:** Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of native species to an approximate density of 6

plants / linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusively). Plants should be a minimum size of open ground whips 600-900mm high or 3L container grown stock for evergreen species (such as holly). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.

7.4. Proposed Shrub Planting

DESCRIPTION

7.4.1. Ornamental shrub planting is proposed to the front gardens.

7.4.2. Native and semi-native planting is proposed throughout the public open spaces.

7.4.3. Proposed species will be selected to provide general habitats and foraging for wildlife including flowering and fruiting varieties.

MANAGEMENT OBJECTIVES

7.4.4. The management objectives for new shrub planting are to:

- Ensure the satisfactory establishment and growth of new native and ornamental planting;
- Maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and
- Ensure continuity of the design approach and amenity value of planting.

ANNUAL WORKS

7.4.5. i) **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied. Note: For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.

7.4.6. ii) **Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid

killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product COSHH sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6-week intervals, from late April onwards. The timing of visits may vary according to weather conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor's expense.

7.4.7. iii) **General planting maintenance:** At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. All shrubs shall be fertilised using an approved liquid feed (N10:P15:K10) at a rate of 60g/m^2 during early May and late September.

7.4.8. v) **Watering:** During first 3 years of establishment water shrubs during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m^2) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any plant failures or excessive die back from drought stress during the management contract.

OCCASIONAL WORKS

7.4.9. iv) **Pruning:** If required, prune back shrubs in the period between September and February (to avoid the breeding bird season) in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back quick and leggy growing plants much harder than other species

but prune back by no more than 30% in any one-year. Prune Cornus varieties back to 200mm above ground every 3rd year but retaining any young growths. In terms of herbaceous plants cut back all deciduous grasses in spring by removing dead stems before new growth starts to appear. Prune Geraniums hard after flowering to reduce foliage by 80%. If pruning between September and February isn't possible and works need to take place during this period, a nesting bird check should first be undertaken by a suitability qualified ecologist before pruning works commence. Where possible, any berry-bearing species should only be trimmed in January and February in order to provide a food source for birds for as long as possible throughout the winter months.

7.4.10. v) **Replacement and enhancement planting:** Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Shrubs that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

7.5. Proposed Amenity Grass

DESCRIPTION

7.5.1. The proposed amenity grass shall be cut regularly to ensure both visual amenity and maximise recreational uses.

MANAGEMENT OBJECTIVES

7.5.2. The management objectives for amenity grass areas will be to:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain healthy and suitable grass areas, appropriate to function and use.

ANNUAL WORKS

7.5.3. i) **Mowing and edging:** Amenity grass areas shall be regularly mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area:

- Close mown lawns shall be cut weekly at peak growing times (mid-March to mid-June and September to October), reducing to once a fortnight in hot and dry summer weather, usually between mid-June and late-August. In mild autumns,

one further cut may be needed in November. Allow for a maximum of 20 cuts per year. Cut to a height of 25mm but increase height to 45mm in hot dry weather.

- For verges and general amenity areas grass areas shall be cut fortnightly from Mid-March until the end of October. Reduce frequency to every 21 days in hot and dry weather. Allow for a maximum of 12-15 cuts per year. Cut to a height of 35mm but increase to a height of 50mm in hot dry weather.

7.5.4. ii) All grass shall be mown initially with a rotary mower once during the spring (mid-March), to a height of 50mm and thereafter using a cylinder mower, collecting the arisings each time, and removing off site. Delay cutting of grass areas containing bulbs (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May. Soft edges between grass areas and planting beds shall be kept free from grass by cutting the grass with a 'half-moon' edging tool to ensure a neat, clean-cut finish once per year at the start of the growing season. The edge of paving and shrub beds shall be kept free of grass using strimmers or edge clippers once per month during the growing season.

7.5.5. iii) **General lawn care:** Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Otherwise amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated in order to maintain the visual amenity of the area.

7.5.6. iv) **Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m^2) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

OCCASIONAL WORKS

7.5.7. v) **Replacement of failed turf:** Small areas of dead, dying or failing grass shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar. Larger areas of degradation may require re-cultivating and reseeding. Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand. Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a 70:30 ratio mix of sand and screened topsoil. This sand / soil mix shall also contain grass seed of the same or similar species to the turf. For more wholesale degradation of the turf sward, the entire area will

require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m² and seed with a general amenity seed mix such as Barenbrug Bar 11 or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

7.6. Proposed Species Rich Grassland

DESCRIPTION

7.6.1. To minimise maintenance of onsite grass areas and increase the biodiversity some of grassed areas are proposed to be a species rich grassland. It is recommended the grass is maintained as meadow and mowing is kept to a minimum.

MANAGEMENT OBJECTIVES

7.6.2. The management objectives for species rich grassland will be to:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain healthy, suitable and low maintenance grass area, appropriate to function and use.

ANNUAL WORKS

7.6.3. **i) Mowing and edging:** In the first year of establishment the grass shall be mowed regularly to prevent weeds smothering the slower growing grasses. The first cut should take place in August (the seed mix used should contain yellow rattle *Rhinanthus minor*, which is a hemi-parasite of grasses and will help to reduce the vigour of competitive grass species without the need for cutting). The mown vegetation should be left *in situ* for 48 hours before removal to allow any seeds present in the cut vegetation to fall through to the ground. In the following years mowing of wildflower grass should be kept to a minimum. The grassland should not be mown between March and July, with mowing occurring as necessary from the August hay cut until spring. These cuts should be to a height of 75mm. Cut vegetation should be allowed to dry and shed seed for 1-7 days before being removed. All grass shall be mown with a rotary / flail mower. Delay cutting of grass in case of extreme draught. The edge of paving and grass shall be kept neat using strimmers or edge clippers once per month during the growing season.

7.6.4. **ii) General grass care:** Apply a selective weed killer once a year, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Do not apply any fertilisers to the sward.

7.6.5. **iii) Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water wildflower grass areas during periods of extreme drought (4 or more weeks without substantial rainfall) to a maximum of 15 occasions. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m²) in the

morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

OCCASIONAL WORKS

7.6.6. i) **Replacement of failed grass:** Small areas showing signs of degradation shall be reseeded directly following the cutting. For more wholesale degradation of the grass sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m^2 and seed with a general amenity seed mix such as RE10 Marginal Land Meadow Grass Mix by Germinal or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

7.7. SuDs

DESCRIPTION

7.7.1. The sustainable drainage system have been designed to function as a part of public open spaces. An appropriate wet grass seed mix is being proposed to the ditches to minimise the maintenance operations. It is recommended the grass is maintained as meadow and mowing is kept to a minimum.

MANAGEMENT OBJECTIVES

7.7.2. The management objectives for the SuDs will be to:

- To ensure the satisfactory establishment of the grass sward;
- To maintain healthy, suitable and low maintenance grass area, appropriate to function and use; and
- To monitor the performance of the drainage infrastructure and ensure the health and safety.

ANNUAL WORKS

7.7.3. **i) Mowing and edging:** In the first year of establishment the grass shall be mowed regularly to prevent weeds smothering the slower growing grasses. Allow for at least one cut a month from May to October. Cut to 50mm and dispose of arisings. In the following years mowing of wildflower grass should be kept to a minimum. Allow for maximum of 2 cuts a year (June-July and September-October). Cut to a height of 75mm and dispose of arisings.

7.7.4. All grass shall be mown with a rotary / flail mower; ditch mower shall be used when cutting grass on embankments. Delay cutting of grass in case of waterlogged

conditions. The edge of paving and grass shall be kept neat using strimmers or edge clippers once per month during the growing season.

7.7.5. **ii) General grass care:** Apply a selective weed killer once a year, applying strictly in accordance with the manufacturer's instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Do not apply any fertilisers to the sward.

7.7.6. **iii) Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water wildflower grass areas during periods of extreme drought (4 or more weeks without substantial rainfall) to a maximum of 15 occasions. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m^2) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

7.7.7. **iv) Monitoring and maintenance:** the management objective is to ensure ongoing monitoring of the performance of drainage apparatus. All inlets, outlets, manholes, and gullies shall be inspected monthly and after large storms. All litter, debris and trash shall be removed and disposed of site. Any sediments from the inlets outlets and forebays shall be cleared and removed at least once a year. Damaged gully gratings and manhole covers should be repaired or replaced with new products with immediate effect.

OCCASIONAL WORKS

7.7.8. i) **Replacement of failed grass:** Small areas showing signs of degradation shall be reseeded directly following the cutting. For more wholesale degradation of the grass sward, the entire area will require to be re-seeded. Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20mm) and grade until level with adjoining areas. Apply a pre-seeding fertilizer at a rate of 70g/m^2 and seed with a general amenity seed mix such as RE3 Water Meadow Grass Mix by Germinal or other equal and approved, raking until the seed is a few millimetres below the surface. Water thoroughly and maintain the soil in a moist condition, removing stones, weeding and mowing until the grass is established.

7.7.9. **ii) Repairs to the attenuation basin:** Any signs of erosion or any other damage to the attenuation basin should be effected immediately. Any such damages should be repaired and re-seeded with appropriate seed mix. If the performance of the infiltration surface deteriorates or every 5 years rehabilitate using scarifying and spiking techniques. Every 7-10 years remove slit build-up and dispose of site. Restore the basin to design contours if required.

7.8. Proposed Fencing and Furniture

DESCRIPTION

7.8.1. A range of fencing and furniture is being proposed throughout the scheme, including knee railing, bow-top fencing, brick walls, benches and litter bins.

MANAGEMENT OBJECTIVES

7.8.2. The key management objective for the fences and furniture is to ensure that all fixtures are safe, clean and comfortable to use.

ANNUAL WORKS

7.8.3. i) **General cleanliness:** All enclosures and fixtures shall be checked monthly to ensure that they are clean, tidy and free from dust, litter and debris. All arisings shall be removed off site.

7.8.4. Litter and dog waste bins to be checked and emptied weekly by the Landscape Management Contractor. Waste to be disposed of site.

7.8.5. ii) **Condition of fixtures:** All enclosures and fixtures shall be inspected monthly checking for mechanical damage, vandalism, settlement, staining, litter and debris or any other defect. Any such defects shall be documented, and a corrective methodology agreed with landowner and implemented as appropriate by the Landscape Management Contractor.

OCCASIONAL WORKS

7.8.6. i) **Repairs and renewals:** Where scheduled inspection detects any enclosures or fixtures are in need of repairs or replacement to minimise risk of injury, then such repair and/or renewals should be effected immediately. Remove all defective elements and replace with new products.

7.9. Hard Landscape Areas

DESCRIPTION

7.9.1. The proposed hard landscape to the public open space will comprise of self-binding gravel footpaths and play bark mulch safety surfacing.

MANAGEMENT OBJECTIVES

7.9.2. To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.

ANNUAL WORKS

7.9.3. i) **General cleanliness:** All hard surfaces shall be swept as required to ensure that they are clean, tidy and free from litter and debris (removing all arisings off site). Increase sweeping to fortnightly in autumn when leaves are falling.

7.9.4. ii) **Condition of paved surfaces:** All hard landscape surfaces and edgings shall be inspected as required, checking for uneven surfaces, vandalism, waterlogging, litter and

debris or any other defect. Any such defects shall be rectified by levelling out the surface and infilling with approved similar material if necessary.

OCCASIONAL WORKS

7.9.5. i) **Repairs and renewals:** Where scheduled inspection detects paved areas are in need of replacement, extension or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be effected immediately.

7.10. Play Area

DESCRIPTION

7.10.1. Three small play areas are proposed in the site and comprise of natural play elements.

MANAGEMENT OBJECTIVES

7.10.2. The management objective is to ensure the ongoing safety of the play area including weekly, quarterly and annual inspections to the standards set out in BS EN 1179: 2018.

7.10.3. Maintenance to accord with requirements of **BS EN1176:2008.**

WEEKLY WORKS

7.10.4. i) **Routine Inspection:** A weekly inspection of the play area should be undertaken (unless the equipment is subject to very heavy usage or vandalism in which case the inspection period should be increased). The weekly inspection should include:

- Visually checking the equipment and surfacing for any obvious faults or hazards that can be a danger to children, parents or carers;
- Ensuring the safety surface and surrounding areas are free from debris which could cause injury or be a hazard to health or the environment, for example, litter or fouling; and
- Any additional tasks set out in the manufacturer's maintenance instructions.

7.10.5. Inspections should be undertaken by a competent person in strict accordance with the manufacturer's instructions. It is recommended that the estate management company keeps a formal record of each inspection including, but not limited to; the date of the inspection, a review of the condition each item of play equipment and furniture (including fencing, gates, bins and footpaths), inspection of the safety surfacing and an overview of any other hazards present on site.

QUARTERLY WORKS

7.10.6. i) **Quarterly maintenance inspection:** A thorough inspection of all the play equipment should be undertaken every 3 months. The inspection should be carried out by a competent professional in strict accordance with the manufacturer's instructions. The maintenance inspection should include:

- All aspects of the routine inspection;

- Thorough check of fixings;
- Lubrication of bearings;
- Touching-in any scratches to paintwork using the appropriate paint; and
- Repairing safety surfacing and other elements that form the rest of the site.

7.10.7. Formal records should be kept of the quarterly maintenance inspections.

ANNUAL WORKS

7.10.8. i) **Quarterly maintenance inspection:** A full annual inspection of all aspects of the play site should be undertaken by an independent inspector. The inspection should be undertaken by a competent professional registered with either the Royal Society of Prevention of Accidents or the Register of Play Inspectors International (RPII).

7.10.9. A written report should be submitted to the estate management company and should cover site safety and condition, equipment, surfacing, and ancillary item safety and condition, and compliance with BS EN1176:2008 where relevant. Recommendations for any remedial action required should be given together with risk ratings for each item.

OCCASIONAL WORKS

7.10.10. **Repairs and renewals:** Any serious defects that present a safety risk should be corrected without delay. If this is not possible then the equipment / item present the health and safety risk must be isolated, immobilised or removed. Any foundations should also be removed and made safe.

8. IMPLEMENTATION, MONITORING AND REVIEW

Implementation

8.1.1. A Management Company will be established for the site to undertake all management aspects relating to the external landscape areas that lie outside adopted areas and of private residential gardens.

8.1.2. The Management Company will coordinate all management of the site in perpetuity in accordance with this Landscape Management Plan and the accompanying maintenance schedules. A representative of the Private Management Company will be appointed as the main point of contact for residents, relating to the management of the site.

8.1.3. The Management Company may employ a Landscape Management Contractor to carry out general maintenance operations. Specialist Contractors may be used on an as needs basis to complete specialist operations and / or occasional works. This may be the case for the play area where inspections are required to be undertaken by a 'competent' person and the annual play area inspection requires an accredited, external party.

8.1.4. The Management Company may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations. This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and / or health and safety.

8.1.5. All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

Process for Monitoring and Review

8.1.6. The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.

8.1.7. Each annual review will be coordinated and completed by a suitably qualified representative of the Management Company. The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents.

8.1.8. To this end the review shall include (as appropriate):

- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
- Records or attendance sheets demonstrating the maintenance work undertaken; and
- A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.

8.1.9. The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are needed to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.

8.1.10. Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated to stakeholders. Within 5 years of the completion of the site, then the revised document shall be submitted to the LPA as a non-material amendment to the previously approved Landscape Management Plan.

8.1.11. After the first five years, the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

9. DETAILS OF MANAGEMENT SCHEME FOR LANDSCAPE AREAS

9.1. Documentation for Operators

9.1.1. The exact position of each element is identified in Landscape General Arrangement (Appendix 1).

9.1.2. The hand-over to the Management Company will include this document and the above drawing (Appendices 1). This will enable the Management Company to know which areas of the site are covered by which section of this Management Scheme.

9.2. Maintenance of Soft Landscape Areas

General – All areas	Year 1	Year 2	Year 3	Years 4 to 10+
Weekly visual inspection of all areas; removal of any litter, debris or fly tipping as necessary;	Weekly	Weekly	Weekly	Weekly
Keep all grassed and planted areas tidy, rake and remove by hand all grass cuttings, litter and rubbish	Weekly	Weekly	Weekly	Weekly
All planted areas lightly cultivated, forked over to remove compaction, raked level, hand weeded	2 x year March/ October	2 x year March/ October	2 x year March/ October	
Firming up: plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading	Monthly	2 x year March/ October	2 x year March/ October	
Pest and disease control: plants to be inspected and kept free of pests and diseases; control measures to be applied in accordance with manufacturers rates as necessary	1 x year June	1 x year June	1 x year June	1 x year June
Maintain all planted areas weed-free; control by hand-dig; deep-rooted perennial weeds to be treated with herbicide spray	Monthly visits for first year (x12)	7 x year	4 x year	4 x year
Apply organic wood chip/ bark mulch min 5 cm thick, to planted beds & 1m circle around tree stem	2 x year March/ October	2 x year March/ October	1 x year October	1 x year October
Diseased or dead plants to be removed and replaced with	As necessary	As necessary	As necessary	As necessary

appropriate species in the next available growing season				

Existing Trees & Hedgerows	Year 1	Year 2	Year 3	Years 4 to 10+
Assess existing trees to determine need for ivy removal, pruning, crown lifting, removal of dead or dangerous trees. Operations will be carefully planned to minimise site disturbance. Operations will be carried out of the bird breeding season and ideally during early autumn when the soils are driest and there is least risk of disturbing nesting birds.	1x year As necessary	1x year As necessary	1x year As necessary	1x year As necessary

Tree Planting	Year 1	Year 2	Year 3	Years 4 to 10+
Water monthly minimum 30 litres per tree in growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Apply granular slow-release fertiliser at approved rates in spring (March/April)	1 x year March/April	1 x year March/April		
Stakes and ties: check stakes are secure and adjust ties to allow for growth as necessary, avoid chaffing of bark. Remove stakes at the end of the third growing season.	2 x year March/ October	2 x year March/ October	2 x year March/ October	
Remove all tree ties, stakes or supports			Year 3/4	
Inspect annually, prune as necessary, remove dead, damaged or diseased branches; Works to be carried out by an Arboricultural Associated approved contractor in accordance with BS3998: Recommendations for Tree Work. Works will be undertaken outside of the nesting bird season and will not be undertaken between March and August inclusive.	1 x year	1 x year	1 x year	1 x year

Hedgerow Planting	Year 1	Year 2	Year 3	Years 4 to 10+
Water regularly minimum 10 litres per shrub during growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
Remove diseased or dead plants and replace with appropriate species	2 x year March/ October	2 x year March/ October	2 x year March/ October	
Years 1 & 2 cut back hard in June and September to encourage bushy growth; Years 3+, prune/ clip to create regular height and width as required	2 x year June/ September	2 x year June/ September	1 x year January/ February	1 x year January/ February

Shrub Planting	Year 1	Year 2	Year 3	Years 4 to 10+
Water regularly minimum 10 litres per shrub during growing season (March to September) and at least weekly in dry periods to maintain healthy growth	Monthly or weekly in dry periods	Monthly or weekly in dry periods	Monthly or weekly in dry periods	As required in prolonged dry periods
prune as necessary: straggling, crossing stems, over-vigorous shoots, suckers and dead, misshapen or broken branches to be removed with a clean smooth cut; also prune to avoid conflict with footpaths, grass mowing, etc; Works to be carried out by an approved landscape contractor Any berry-bearing species should only be trimmed in January and February	1x year As necessary from September – February	1x year As necessary from September – February	1x year As necessary from September – February	1x year As necessary from September – February
Apply granular slow-release fertiliser at approved rates in spring (March/April)			1 x year March/April	
Edge up planted areas to maintain soil levels 25mm below adjacent hard surfaces and kerbs. Soil washing onto hard surfaces are to be cleared off.	2 x year June/ September	2 x year June/ September	1 x year August	1 x year August

Grassed amenity areas	Year 1	Year 2	Year 3	Years 4 to 10+
Mow 2 x month in growing season; maintain grass height between 30-50mm	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season	2 x monthly in growing season
Apply approved lawn fertiliser to manufacturers rates	1 x year in spring	1 x year in spring	1 x year in spring	1 x year in spring
Maintain weed-free; spot treat perennial weeds with selective herbicide	2 x monthly in growing season	2 x monthly in growing season	1 x year in spring	1 x year in spring
Spike and scarify with spring-tined rake to remove moss and thatch; collect and remove arisings	1 x year in autumn	1 x year in autumn	1 x year in autumn	1 x year in autumn
Over-seed damaged, worn, shaded areas @ 10-15 seeds per sq. inch, to maintain a robust sward	2 x year March/ September	2 x year March/ September	1 x year September	1 x year September

Species-rich Grassland	Year 1	Year 2	Year 3	Years 4 to 10+
In the first year, mow at least 1x month, first cut in August. In following years mow 2 x year, cut to 75mm, NOT CUT between March - July	1x month First cut in August (6 times total)	2 x year As necessary from August until spring	2 x year As necessary from August until spring	2 x year As necessary from August until spring
Maintain weed-free; spot treat perennial weeds with selective herbicide	1x year in spring	1x year in spring	1x year in spring	1x year in spring
Over-seed damaged, worn, shaded areas @ 5g/ sq. m, to maintain a robust sward	1 x year after cutting	1 x year after cutting	1 x year after cutting	1 x year after cutting

9.3. Maintenance of Hard Landscape Areas

Paved areas	Year 1	Year 2	Year 3	Years 4 to 10+
General: Weekly inspection of footpaths and safety surfacing is required. Sweeping by hand as required.	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly
Paved surfaces: All paving to be maintained to original levels and falls. If required infill gaps and holes with similar material.	Inspect weekly	Inspect weekly	Inspect weekly	Inspect weekly
Weed killing for paths and safety surfacing to be undertaken in early spring; control to be effected using an approved compound containing one or more residual chemicals; one application at the correct rate. Annual weeds should be spot treated with a contact herbicide when they are growing strongly.	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required	1 x year plus spot treatment as required

9.4. Maintenance of Fencing & Furniture:

Fencing & Furniture	Year 1	Year 2	Year 3	Years 4 to 10+
General: weekly inspection is required. Clean the litter and debris from the fencing and furniture.	Inspect and cleanse weekly	Inspect and cleanse weekly	Inspect and cleanse weekly	Inspect and cleanse weekly
Check and Empty all the litter & dog waste bins	Weekly	Weekly	Weekly	Weekly

9.5. Maintenance of Play Area

Play area equipment, surfacing and furniture, railings and gate associated with play area	Year 1	Year 2	Year 3	Years 4 to 10 and future years
Routine visual inspection and report. Detailed maintenance operations should be in accordance with the play equipment manufacturers guidelines. This includes site furniture, fencing and gates	Weekly	Weekly	Weekly	Weekly
Quarterly inspection and report. Detailed maintenance operations should be in accordance with the play equipment manufacturers guidelines. This includes site furniture, fencing and gates	4x year	4x year	4x year	4x year
Annual inspection by independent, accredited inspector. Detailed maintenance operations should be in accordance with the play equipment manufacturers guidelines. This includes site furniture, fencing and gates	1 x year	1 x year	1 x year	1 x year

10. BRITISH STANDARDS

10.1.1. In addition to the standards described above, the soft landscape works should meet the following British Standards:

Topsoil Handling, Stripping and Storage

- BS ISO 15799:2019 Soil quality – guidance on ecotoxological characterisation of soils and soil materials
- BS 3882:2007 Specification for topsoil
- BS 6031:2009 Code of practice for earthworks
- BS 4428:1989 Guide of practice for general landscape operations (excluding hard surfaces) AMD 6784

Quality of Trees and Shrubs

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-4:2007 Nursery stock. Specification for forest trees, poplars and willows
- BS 3936-10:1990 nursery stock specification for ground cover plants

Maintenance of Gardens/ Landscapes

- BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS3998: 2010 'Tree Work – Recommendations

Maintenance of Play Area

- BS EN1176:2020 Playground equipment standard (broken down into parts with specific safety requirements and test methods for specific types of play equipment)

Horticulture

- BS EN 12579:2013 Soil improvers and growing media - sampling
- BS EN 13037:2011 Soil improvers and growing media - determination of pH

Turf

- BS 3969:1998+A1:2013 Recommendations for turf for general purposes
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

APPENDIX 1

URBAN GREEN



KEY

Hard Works

Vehicular Asphalt Surfacing
To roads.
Black colour. *To engineer specification & recommendation*

Pedestrian Asphalt Surfacing
To pavements.
Black colour. *To engineer specification & recommendation*

Vehicular Asphalt Surfacing with Red Chip
To feature junctions.
Black with inlaid light grey chip. *To engineer specification & recommendation*

Precast Concrete Flag Paving
To private paths and patios.

Reclaimed Sett Paving
To pedestrian thresholds.
Reclaimed from site.

Precast Concrete Block Paving
To vehicular thresholds, Tobermore City Pave.
Colours: Silver / Mid Grey Mix.

Self Binding Gravel Surfacing
To pathways.
Buff colour.

Tactile paving
To crossing points as per highways engineer details.

1.8m Brick Pier With Brick Panel
1800mm high, with engineering brick to cap.
Brick to match architecture.

Metal Railings
900mm high

Metal Railings on Low Wall
900mm high. With matching gates.

Timber Feather Edge Fence
1800mm high. With matching gates.

2.4m V-Mesh Fencing

2.1m Acoustic Fencing

Picnic Benches
Fordham Picnic Bench - Furnitubes or equal and approved.

Benches
Fordham Bench - Furnitubes or equal and approved.

Timber Play Features

Play Boulders

Installations
Opportunity to salvage industrial artefacts from site.

Bollards
Opportunity to salvage industrial artefacts from site.

Bat Boxes
Proposed locations TBC as per ecologists proposals

Bird Brick
Proposed locations TBC as per ecologists proposals

Swift Brick
To ecologists proposals

Hedgehog Highway Fence Openings
To ecologists proposals

Soft Works

Existing Vegetation
To be retained and enhanced

Proposed Feature Tree Planting
Heavy standard.

Proposed Standard Tree Planting
Standard.

Proposed Feature Shrub Planting

Proposed Climbing Plants

Proposed Ornamental Hedge Planting
Single species ornamental shrubs - see schedule for species

Proposed Native Hedge Planting
Native hedgerow mix - See schedule for species

Proposed Ornamental Shrub Planting
Shrub mix - See schedule for species

Proposed Native Shrub Planting
Native shrub mix - See schedule for species

Proposed Feature Mixed Planting 1
Herbaceous, grass & shrub species mix.
Herbaceous mix 1- See schedule for species

Proposed Feature Mixed Planting 2
Herbaceous, grass & shrub species mix.
Herbaceous mix 2- See schedule for species

Proposed Groundcover Planting
Ornamental groundcover mix- See schedule for species

Proposed Wildflower Meadow
Urban Pollinator Mix- See schedule for species

SUDs Planting mix
Refer to planting schedule

Proposed Turf Grass
To amenity spaces and front gardens.

Proposed Seeded Amenity Grass
To rear gardens.

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P22	15/04/26	UPDATE	JW	SA
P21	17/02/26	UPDATE	AL	SA
P20	12/01/26	UPDATE	TH	SA
P19	12/01/26	UPDATE	TH	SA
P18	03/12/25	UPDATE	AG	GBS
P17	31/07/25	MINOR UPDATE	GBS	SA
P16	16/07/25	MINOR UPDATE	GBS	SA
P15	07/07/25	UPDATE	GBS	SA
P14	11/04/25	UPDATE	IG	AL
P13	08/04/25	UPDATE	IG	AL
P12	04/04/25	UPDATE	AL	SA
P11	03/04/25	UPDATE	AL	SA
P10	31/03/25	UPDATE	AL	SA
P09	28/03/25	UPDATE	AL	SA
P08	25/02/25	UPDATE	AL	SA
P07	21/02/25	UPDATE	AL	SA
P06	07/02/25	UPDATE	MA	SA
P05	16/01/25	UPDATE	MA	AL
P04	08/01/25	UPDATE	MA	SA
P03	20/12/24	UPDATE	MA	SA
P02	13/12/24	UPDATE	IG	SA
P01	22/11/24	FIRST ISSUE	IG	SA

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
KEEPMOAT HOMES

Project:
THE IRONWORKS
LAND AT CRABTREE LANE

Title:
GENERAL ARRNAGEMENT

Issue:
PLANNING

Drawn:	Checked:	Approved:
IG	AL	SA
Project: UG2791	**Scale @ A1:** 1:500	**Date:** 22/11/24
Dwg No: UG_2791_LAN_GA_DRW_101		**Revision:** P22


Ashton Canal
Factory
Factory
CRABTREE LANE
EASTERN BY-PASS
160
150
151
149
147
145
143
141
1No. Bet fas
2No. SOR STR ss
65m Ilex cren'con' Hedge
320No. plants @ 5m
2No. BET PEN ss
59m Ilex cren'con' Hedge
295No. plants @ 5m
2No. COR COL ss
1No. PYR CHA xhs
3No. Nep BC
4m Ilex cren'con' Hedge
20No. plants @ 5m
19m Ilex cren'con' Hedge
95No. plants @ 5m
1No. SOR STR ss
1No. Nep BC
3No. TIL STR s10
3m Ilex cren'con' Hedge
15No. plants @ 5m
3No. AME ROB ss
1No. BET PEN ss
2No. BET PEN ss
1No. BET PEN ss
1No. BET PEN ss
2m Euo Gre Hedge
6No. plants @ 3m
7m Euo Gre Hedge
21No. plants @ 3m
19m Ilex cren'con' Hedge
95No. plants @ 5m
6m Euo Gre Hedge
18No. plants @ 3m
1No. AME ROB ss
3No. TIL STR s10
1No. BET PEN ss
1No. TIL STR s10
40m NATIVE HEDGEROW MIX
200No. plants @ 5m
10m Ilex cren'con' Hedge
50No. plants @ 5m
1No. AME ROB ss
1No. COR COL ss
5No. BET PEN ss
6m Euo Gre Hedge
18No. plants @ 3m
6m Euo Gre Hedge
18No. plants @ 3m
5m Euo Gre Hedge
15No. plants @ 3m
7m Euo Gre Hedge
21No. plants @ 3m
1No. Bet fas
1No. Bet fas
1No. Bet fas
2No. COR COL ss
1No. SOR STR ss
1No. SOR STR ss
3No. TIL STR s10
3No. TIL STR s10
1No. SOR STR ss
1No. SOR STR ss
3No. TIL STR s10
3No. TIL STR s10
1No. SOR STR ss
1No. SOR STR ss
1No. SOR STR ss

Overflow Lock
Ashton Canal
CRABTREE LANE
Factory
EASTERN BY-PASS
Higher Openshaw Community School
160
150
151
149
147
145
143
141
70
53
66
58
49
19

Notes:-

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

KEY

Hard Works

1.8m Brick Pier With Brick Panel
1800mm high, with engineering brick to cap. Brick to match architecture.

Metal Railings
900mm high

Metal Railings on Low Wall
900mm high. With matching gates.

Timber Feather Edge Fence
1800mm high. With matching gates.

2.4m V-Mesh Fencing

2.1m Acoustic Fencing

Bollards
Opportunity to salvage industrial artefacts from site.

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P05	15/04/26	ISSUE UPDATE	JW	SA
P04	12/01/26	ISSUE UPDATE	TH	SA
P03	12/01/26	ISSUE UPDATE	TH	SA
P02	09/01/26	SECOND ISSUE	GBS	SA
P01	02/12/25	FIRST ISSUE	AG	GBS

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

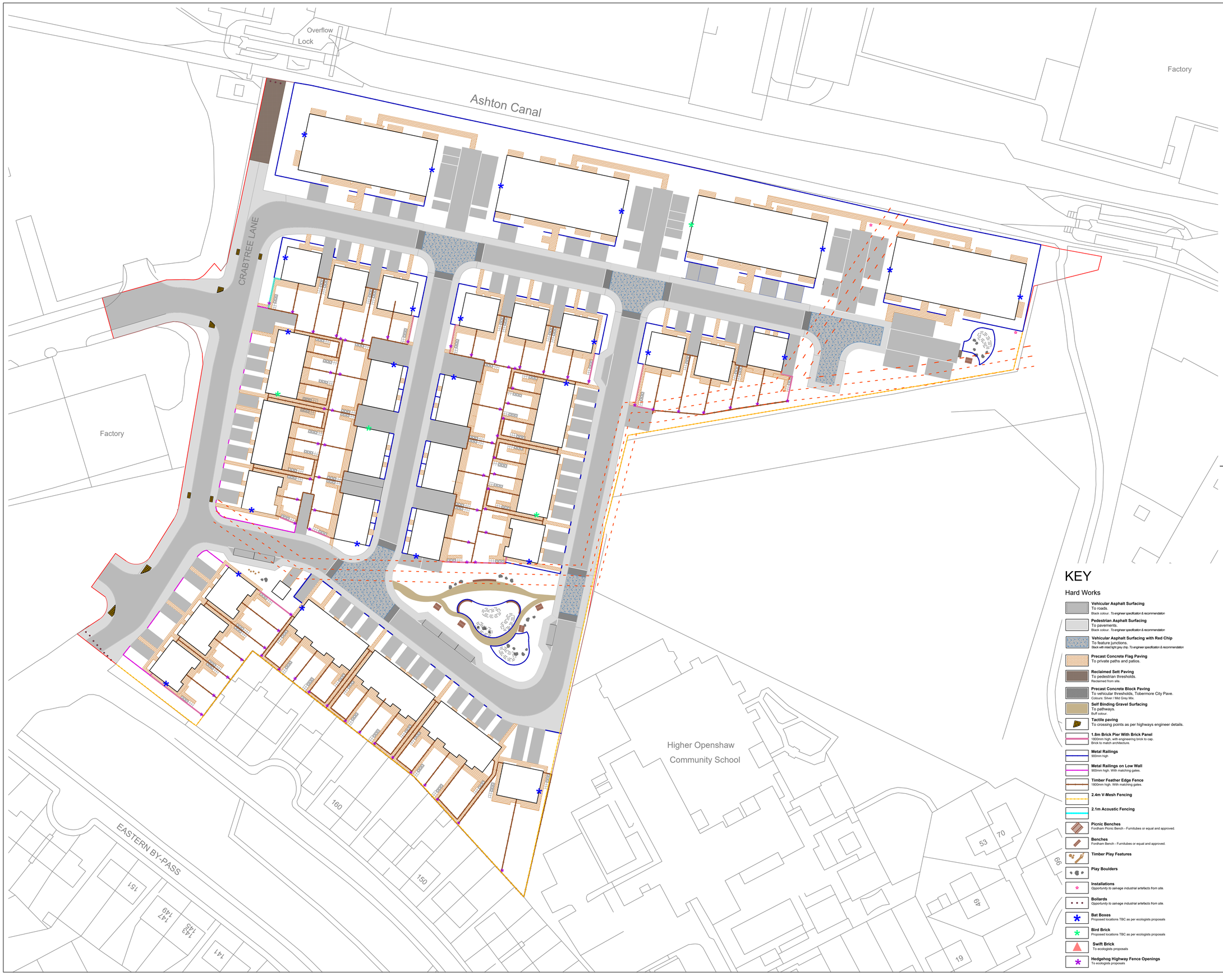
Client:
KEEPMOAT HOMES

Project:
THE IRONWORKS LAND AT CRABTREE LANE

Title:
BOUNDARY TREATMENT PLAN

Issue:
PLANNING

Drawn:	Checked:	Approved:
AG	SW	SA
Project: UG2791	**Scale @ A1:** 1:500	**Date:** 02/12/25
Dwg No: UG_2791_LAN_BT_DRW_501		**Revision:** P05



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

KEY

Hard Works

- **Vehicular Asphalt Surfacing** — To roads. Black colour. *To engineer specification & recommendation*
- **Pedestrian Asphalt Surfacing** — To pavements. Black colour. *To engineer specification & recommendation*
- **Vehicular Asphalt Surfacing with Red Chip** — To feature junctions. Black with inlaid light grey chip. *To engineer specification & recommendation*
- **Precast Concrete Flag Paving** — To private paths and patios.
- **Reclaimed Sett Paving** — To pedestrian thresholds. Reclaimed from site.
- **Precast Concrete Block Paving** — To vehicular thresholds, Tobermore City Pave. Colours: Silver / Mid Grey Mix.
- **Self Binding Gravel Surfacing** — To pathways. Buff colour
- **Tactile paving** — To crossing points as per highways engineer details.
- **1.8m Brick Pier With Brick Panel** — 1800mm high, with engineering brick to cap. Brick to match architecture.
- **Metal Railings** — 900mm high
- **Metal Railings on Low Wall** — 900mm high. With matching gates.
- **Timber Feather Edge Fence** — 1800mm high. With matching gates.
- **2.4m V-Mesh Fencing**
- **2.1m Acoustic Fencing**
- **Picnic Benches** — Fordham Picnic Bench - Furnitubes or equal and approved.
- **Benches** — Fordham Bench - Furnitubes or equal and approved.
- **Timber Play Features**
- **Play Boulders**
- **Installations** — *Opportunity to salvage industrial artefacts from site.*
- **Bollards** — *Opportunity to salvage industrial artefacts from site.*
- **Bat Boxes** — Proposed locations TBC as per ecologists proposals
- **Bird Brick** — Proposed locations TBC as per ecologists proposals
- **Swift Brick** — To ecologists proposals
- **Hedgehog Highway Fence Openings** — To ecologists proposals

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P19	15/04/26	UPDATE	JW	SA
P18	12/01/26	UPDATE	TH	SA
P17	12/01/26	UPDATE	TH	SA
P16	09/01/26	UPDATE	GBS	SA
P15	03/12/25	UPDATE	AG	GBS
P14	01/08/25	MINOR UPDATE	GBS	SA
P13	16/07/25	MINOR UPDATE	GBS	SA
P12	07/07/25	UPDATE	GBS	SA
P11	11/04/25	UPDATE	IG	AL
P10	08/04/25	UPDATE	IG	AL
P09	04/04/25	UPDATE	AL	SA
P08	03/04/25	UPDATE	AL	SA
P07	31/03/25	UPDATE	AL	SA
P06	28/03/25	UPDATE	AL	SA
P05	25/02/25	UPDATE	MA	AL
P04	07/02/25	UPDATE	MA	AL
P03	16/01/25	UPDATE	MA	AL
P02	08/01/25	UPDATE	IG	SA
P01	13/12/24	FIRST ISSUE	IG	SA

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
KEEPMOAT HOMES

Project:
THE IRONWORKS LAND AT CRABTREE LANE

Title:
HARD LANDSCAPE PLAN

Issue:
PLANNING

Drawn:	Checked:	Approved:
IG	AL	SA
Project: UG2791	**Scale @ A1:** 1:500	**Date:** 13/12/24
Dwg No: UG_2791_LAN_HL_DRW_201		**Revision:** P19