



Dinting Vale, Glossop
Landscape and Ecological Management Plan

22nd August 2022



Section 1: Introduction

Introduction

- 1.1 This Landscape and Ecological Management Plan should be read in conjunction with the following drawings:
 - Detailed Planting Plan (Ref: CLPD 006 P01)
- 1.2 The above plans show the detailed soft landscaping works proposed for the public open spaces, communal areas, and to site boundaries for the proposed new residential development at Dinting Vale, Glossop.

Soft Landscaping Strategy & Aims

- 1.3 The Detailed Soft Landscape Proposals and Landscape Management Plan provides details of the overall aims of the proposed soft landscaping across the site and identifies a series of landscape types to respond to its local context. These are detailed below:

Existing broadleaf woodland

- 1.4 Existing areas of broadleaved woodland are retained and incorporated into the proposals (with the exception of required vegetation removal to accommodate the access and proposals, as identified within the Arboriculture Impact Assessment (AIA) – TEP ref 9131.001). This retained vegetation is incorporated into the proposals with additional vegetation and ecotones provided to enhance the existing landscape character and ecological habitats.
- 1.5 Where these existing trees are incorporated into the scheme, additional landscape edges are proposed. All work within close proximity to retained trees should be completed in line with tree protection measures as outlined within the AIA.

North eastern woodland edge

- 1.6 The north eastern part of the site responds to the existing wooded context and character, and provides a transitional edge to the existing broadleaved woodland. This comprises a transitional landscape of native scrub and shade tolerant meadow, with scattered native trees to enhance the existing wooded character and condition of the site. The proposed open space will provide a soft edge to the development plots and built form and its edge with the retained vegetation. Lengths of native hedgerow are provided at the northern edges of built form to provide a clear boundary and soften the appearance of new residential development.
- 1.7 Proposed meadow planting will include species to increase pollinators, with a flowering lawn mix proposed along the edges of the access route, and shade tolerant meadow mix to provide a transitional edge to the proposed scrub.
- 1.8 Within this character area, the following species are proposed:
 - Tree Species: *Alnus glutinosa*, *Betula pendula*, *Betula pubescens*, *Sorbus aucuparia*, *Fagus sylvatica*.



- Native Scrub Mix: *Corylus avellana*, *Crataegus monogyna*, *Cytisus scoparius*, *Ilex aquifolium*, *Rubus fruticosus*, *Lotus corniculatus*, *Sambucus nigra*, *Viburnum opulus*.
- Native hedgerow species: *Acer campestre*, *Crataegus monogyna*, *Corylus avellana*, *Euonymus europaeus*, *Viburnum opulus*, *Cornus sanguinea*, *Ilex aquifolium*.
- Wildflower meadow (Shade Tolerant): Emorsgate Hedgerow Mixture EH1.
- Amenity grass seeding: Emorsgate Hard wearing amenity grass A19 (All Purpose Landscaping).
- Flowering Lawn seeding: Emorsgate Flowering Lawn Mixture EL1.

Central green corridor

1.9 A green corridor is provided along the footpath through the site to provide a soft green corridor and attractive green space. This green corridor comprises native hedgerow to separate residential plots from public space, with specimen trees and meadow planting.

1.10 Within this character area, the following species are proposed:

- Tree Species: *Betula pendula*, *Sorbus aucuparia*, *Betula pubescens*, *Acer platanoides*, *Sorbus aria* 'Majestica', *Tilia cordata* 'Greenspire', *Acer campestre*.
- Native Scrub Mix: *Corylus avellana*, *Crataegus monogyna*, *Cytisus scoparius*, *Ilex aquifolium*, *Rubus fruticosus*, *Lotus corniculatus*, *Sambucus nigra*, *Viburnum opulus*.
- Climbers: *Hydrangea anomala petiolaris*, *Lonicera periclymenum* 'Serotina'
- Native hedgerow species: *Acer campestre*, *Crataegus monogyna*, *Corylus avellana*, *Euonymus europaeus*, *Viburnum opulus*, *Cornus sanguinea*, *Ilex aquifolium*.
- Wildflower meadow (Shade Tolerant): Emorsgate Hedgerow Mixture EH1.
- Flowering Lawn seeding: Emorsgate Flowering Lawn Mixture EL1.

Southern, eastern and western boundary

1.11 Existing boundary vegetation found to the southern and eastern edges of the site, is to be enhanced with additional native scrub and meadow, to increase the character and setting of the existing landscape features and provide beneficial ecological habitats.

1.12 Within this character area, the following species are proposed:

- Tree Species: *Acer campestre*, *Betula pendula*, *Alnus glutinosa*, *Prunus cerisfera* 'Nigra', *Sorbus aucuparia*.
- Native Scrub Mix: *Corylus avellana*, *Crataegus monogyna*, *Cytisus scoparius*, *Ilex aquifolium*, *Rubus fruticosus*, *Lotus corniculatus*, *Sambucus nigra*, *Viburnum opulus*.
- Climbers: *Hydrangea anomala petiolaris*, *Lonicera periclymenum* 'Serotina'.



- Native hedgerow species: *Acer campestre*, *Crataegus monogyna*, *Corylus avellana*, *Euonymus europaeus*, *Viburnum opulus*, *Cornus sanguinea*, *Ilex aquifolium*.
- Wildflower meadow (Shade Tolerant): Emorsgate Hedgerow Mixture EH1.
- Flowering Lawn seeding: Emorsgate Flowering Lawn Mixture EL1.

Internal plot frontage

1.13 This planting character area is located around the plot frontages and along internal roads. It's primary aim is to provide a soft and attractive appearance within the development plots, to increase visual amenity and provide areas of screening to soften built form and areas of hardstanding.

1.14 Providing both screening and visual interest, the proposed planting mixes include evergreen shrub species to provide year round interest and visual screening in addition to native and ornamental trees, shrubs and low level flowering lawn areas. Proposed shrubs have also been chosen to provide foraging opportunities for pollinating species.

1.15 Within this character area, the following species are proposed:

- Tree Species: *Amelanchier lamarckii*, *Betula utilis jacquemontii*, *Prunus cerasifera* 'Nigra', *Prunus padus*, *Prunus serrula tibetica*, *Sorbus aria* 'Majestica', *Sorbus aucuparia*, *Tilia cordata* 'Greenspire'.
- Evergreen and Herbaceous Shrubs: *Carex comans* 'Frosted Curls', *Choisya ternata* 'Sundance', *Escallonia* 'Red Dream', *Geranium Rozanne*, *Hebe franciscana* 'Blue Gem', *Hebe* 'Midsummer Beauty', *Hebe pinguifolia* 'Sutherlandii', *Hebe* 'Red Edge', *Lavandula angustifolia*, *Potentilla fruticosa* 'Primrose Beauty', *Rosmarinus officinalis*, *Rudbeckia* 'Goldsturm', *Spiraea japonica* 'Anthony Waterer', *Spiraea japonica* 'Nana', *Stipa tenuissima*, *Thymus citriodorus* 'Aureus', *Verbena bonariensis*, *Viburnum tinus* 'Eve Price'.
- Climbers: *Clematis montana grandiflora*, *Hydrangea anomala petiolaris*, *Lonicera periclymenum* 'Serotina'
- Amenity grass seeding: Emorsgate Hard wearing amenity grass A19 (All Purpose Landscaping).
- Native hedgerow species: *Acer campestre*, *Crataegus monogyna*, *Corylus avellana*, *Euonymus europaeus*, *Viburnum opulus*, *Cornus sanguinea*, *Ilex aquifolium*.
- Evergreen Hedging species: *Carpinus betulus*, *Escallonia* 'Apple Blossom', *Photinia x fraseri* 'Red Robin', *Griselinia littoralis* 'Variegata', *Escallonia* 'Iveyi'.

Ecological Recommendations

1.16 The following overarching ecological management recommendations are made for the ongoing management of the site:

- Retained trees and hedgerows are to be managed sensitively with works to trees, shrubs and hedgerows are to be completed outside of bird nesting season (ie between October and



February). Where work is unavoidable, a check must be made of affected trees by a suitably qualified ecologist.

- Trees will be managed in the interest of creating micro-habitats for birds, mammals and insects, and will include limiting management to only necessary activity as well as allowing and retaining Ivy growth
- Deadwood should be left in situ where possible at the margins of the site, and bird and bat boxes should be installed on suitable trees or residential properties (locations to be determined by qualified ecologist).
- Areas of native scrub are proposed adjacent to retained woodland to provide a transitional habitats between the existing vegetation and proposed development.
- Native species rich hedgerows have been incorporated throughout the development
- Proposed species throughout the development have been chosen to include a range of species both ornamental and native species and species have been chosen to provide blossom and nectar to support pollinators and a range of species.
- Species rich meadow is proposed to increase pollinating species.



Section 2: Planting Objectives

- 2.1 The landscape works undertaken on-site will be maintained for a period of 12 months by a landscape contractor post Practical Completion, and following on from this, the landowner shall be responsible for the replacement of any trees, shrubs or plants which are dying, damaged or diseased within 4 years of planting within the next planting season.
- 2.2 The landscape is designed to:
- Strengthen the existing woodland edges with additional planting;
 - Ensure the protection of key landscape features surrounding the site;
 - Provide an attractive environment within the development, along roads and at plot frontages to ensure longevity of proposed soft landscaping;
 - Increase ecological benefits through ongoing management.

General

- 2.3 All plant stock to meet National Plant Specifications and to be to BS 8545.
- 2.4 All stock to be checked and confirmed by appointed Landscape Architect prior to planting.
- 2.5 All bare root and rootball stock to be planted between November to March.
- 2.6 Planting pits for trees, shrubs and hedging to be prepared with imported topsoil to BS3882: 2015, organic peat free compost and slow release fertiliser.
- 2.7 Mulch to be applied to a depth of 75mm around all trees, shrubs and hedging.
- 2.8 All planted stock to be watered in well.

Tree Planting

- 2.9 The proposed tree planting once established should display the following characteristics and condition relating to ecological requirements:
- There is little or no evidence of adverse impact on tree health by vandalism or herbicide use. There is no current regular pruning regime, so trees retain more than 75% of expected canopy for their age and height;
 - The management regime has encouraged micro habitat sites for birds, mammals and insects with a presence of dead wood, cavities or loose bark;
 - Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.
- 2.10 All tree planting to be selected and planted in accordance with BS 8545: 2014, and be planted between November and March.
- 2.11 Where trees are planted adjacent to existing planting, measures are to be taken to ensure the existing vegetation is protected.



- 2.12 Trees are to be planted at their mature spacing at a maximum spacing as per the information on the detailed planting plan and structural tree pits containing ArborRaft system (Green-Tech or similar) provided at indicated locations in areas adjacent to hard landscaping or underground services. Tree pits should be installed based on information contained within Planting Notes on detailed planting plan.
- 2.13 Tree pits to be at least 150mm greater than diameter of rootball on all sides, and installed depending on the proposed size of trees as indicated within the specification.
- 2.14 Trees should be planted in tree pits backfilled with imported topsoil to BS standard and with organic peat free compost. Slow release fertiliser to be incorporated into tree pits at time of planting.
- 2.15 Standard trees are to be planted with double stakes and a cross bar. Stakes should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.
- 2.16 Double stakes should be equally spaced around the tree outside the root ball and secured to the trunk with a timber crossbar and tie.
- 2.17 Ties should be checked regularly for rubbing and adjusted if necessary. Construction of the stem by ties happens very quickly, so fast-growing trees need frequent checking. After bad weather, check for abrasion and snapped stakes or ties. Tree stakes should be removed after 3 years once the tree has established, ensuring that the stakes are no longer required.
- 2.18 The ground around the base of the tree is to be covered with a bark mulch in order to conserve moisture and reduce weed growth. For trees located within planting beds the bark mulch should be retained until such time as the area has been covered by shrub planting. Additional topping up of necessary mulching should take place on an annual basis.
- 2.19 All weed and grasses that self-seed around the base should be removed immediately.
- 2.20 Water to ensure good establishment.
- 2.21 Ongoing monitoring of trees to include tree surgery such as crown lifting, or dead wood removal will be carried out, and to be completed as and when required.

Native and Evergreen Hedging

- 2.22 The proposed native hedgerow once established should display the following characteristics and condition relating to ecological requirements:
- Maintained once established to an average height of 1.5 metres, with the average height of woody growth estimated from the base of the stem to the top of shoots;
 - Maintained once established to an average width of 1.5m estimated from the widest point of the canopy, excluding gaps and isolated trees, with newly planted hedgerows indicative of this criterion for up to a maximum of 4 years (if undertaken according to good practice);
 - The gap between the ground and the base of the canopy is less than 0.5 metres for more than 90% of the length, with the vertical gappiness of the woody component of the hedgerow and its distance to the ground to the lowest leafy growth;



- Horizontal gaps within the woody component of the hedgerow are maintained less than 10% of the total length with no canopy gaps more than 5metres in length;
- Undisturbed ground and perennial vegetation is provided on one side of the hedgerow for at least 90% of the length of the hedge, with more than 1m wide undisturbed ground with herbaceous or perennial vegetation present;
- Undesirable perennial vegetation is avoided, with species including nettles, docks and clevers not exceeding 20% of the groundcover;
- 90% of ground around hedgerow is maintained free of invasive species;
- 90% of the hedgerow or undisturbed ground is free of damage caused by human activities including pollution, piles of detritus, inappropriate management, excessive hedge cutting.

2.23 Native hedgerows are to be planted in double staggered rows to establish a natural hedgerow and planted at 6 plants per linear metre, planted in species groups of approximately 10 plants.

2.24 Evergreen hedging should be planted at 3 plants per linear metre in a single row.

2.25 The ground around the newly planted hedgerows is to be bark mulched to a depth of 75mm in order to reduce weed growth and conserve moisture within the soil / root.

2.26 Water to ensure good establishment.

2.27 Careful clipping and pruning will be required in the early years of implementation to promote low bushy growth and to prevent the plants from becoming 'leggy'. Pruning to be completed on a 3 year rotation (3rd of hedge to be pruned each year to improve biodiversity and allow fruiting and flowering species to thrive)

2.28 All bare root stock within hedgerow should be planted with appropriate rabbit guards and checked regularly through establishment period then removed when whips, and hedgerow is established.

2.29 Apply slow release fertiliser twice a year (Years 1-3).

2.30 Any diseased or dead stock should be removed each winter and hedgerow gapped up where necessary with additional native stock.

2.31 Native hedgerows once established should be maintained at a height of 1.5metres and a width of 1.5metres.

Shrub and Herbaceous Planting

2.32 Water to ensure good establishment.

2.33 All shrub planting to plot frontages and along roads are to be planted based on the densities identified on the detailed planting plan. All shrubs and herbaceous species are to be containerised stock.



2.34 Topsoil to be cultivated into beds to a minimum depth of 400mm with 150mm of base material loosened to aid drainage, with organic peat free compost and slow release fertiliser added to planting pits.

2.35 Planting pits for all shrubs should be at least 150mm wider and 100mm deeper than plant container, with 75mm of bark mulch provided to suppress weeds.

2.36 Water to ensure good establishment.

Climbers

2.37 Climbers are to be planted min 150mm away from supporting structure and nursery canes removed. Climbers to be carefully threaded into wire support and attached using appropriate ties.

Wildflower/Grassland

2.38 The proposed meadow/grassland once established should display the following characteristics and condition relating to ecological requirements:

- Wildflowers, sedges and indicator species are clearly and easily visible throughout the sward;
- The sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed;
- Cover of bare ground is between 1% and 5%, including some localised areas;
- Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%;
- Ensure invasive non-native species are not (those listed on Schedule 9 of WCA, 1981), with combined cover of undesirable species present (Creeping thistle, Spear Thistle, Curled dock, Broad leaved dock, Common nettle, Creeping buttercup, Greater plantain, White clover and Cow parsley) accounting for less than 5% of the total area.

2.39 Most of the sown meadow species will consist of perennials which will be slow to germinate and grow and are therefore unlikely to flower during the first growing season. The resulting planting will consist of mainly annual weeds within the first growing season which will require topping or mowing.

2.40 When sowing within the autumn period, spring and summer cuts of the species are not to occur within the first growing season. Once the annual planting has flowered cuts are to occur within the mid-summer period and any excess vegetation is to be removed. It is important to cut back annuals before they die back, set seed and collapse. This cut will reveal the developing meadow mixture and give it the space required to develop.

2.41 In the second and subsequent years the Wildflower Meadow areas will require a summer 'hay cut' in combination with autumn and possibly spring mowing. In order to allow sown species to flower the meadow area must not be cut from spring to the mid-summer period (July / August) until the species have flowered.



2.42 After flowering has occurred a hay cut is to be completed using a scythe, petrol strimmer or tractor mower to approximately 50mm and the arisings left spread out over the ground for 1 to 7 days in order for seeds to be shed before the arisings are removed from the site.

Amenity Grass

2.43 Amenity grass seeding is to be established within the public open spaces and at plot frontages using a wear-tolerant mixture.



Section 3: Management Regimes

- 3.1 As a minimum monthly maintenance visits should be undertaken to inspect, monitor as well as to carry out routine operations, including weeding and litter picking, with other specific operations being undertaken as scheduled below.
- 3.2 During the growing season (generally late April until the end of October – but depending on climatic conditions) further visits will need to be undertaken to ensure that amenity grass areas are kept in a tidy and well-kept condition. This is likely to be on a fortnightly basis.
- 3.3 Existing trees and scrub are to be maintained by:
- Monitor removal of invasive plant species on a regular basis and weed control;
 - Pruning hedgerows to maintain correct shape and prevent plants encroaching on paths or roads, removing damaged and diseased limbs where necessary – work to be carried out outside of bird nesting season;
 - Replacing dead or dying trees and shrubs with similar species;
 - Watering; and
 - Areas of deadwood are to be retained where possible.
- 3.4 Trees, shrubs and hedges are to be maintained by:
- Fertilising for continued healthy growth;
 - Pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads;
 - Flail cutting of existing hedges on a rotational basis;
 - Weed control;
 - Watering;
 - Check and adjust ties; and
 - Firming up of stakes.
- 3.5 Wildflower meadow areas to be maintained by:
- Periodic cutting;
 - Weed control through mowing or spot spraying where necessary; and
 - Re-seed any bare areas as necessary.
- 3.6 Amenity Grass to be maintained by:
- Regular cutting; and
 - Weed control.



Section 4: Responsibilities and Monitoring

- 4.1 The first 12 months management is to be included within the landscape contract and be undertaken by the landscape contractor to their own specification with the sole purpose of ensuring that the softworks are planted (in accordance with the Detailed Planting Proposals Plan) and successfully established. All plant failures within the first year will be replaced by the contractor on a like for like basis.
- 4.2 Maintenance and management activities for subsequent years (following end of defects period) are set out below to ensure the soft landscaping is managed effectively beyond the time limits of the implementation and establishment works.
- 4.3 The responsibility for this management and maintenance will be with the appointed management company. The maintenance and management of the ecological provisions will be included within the scope of works for the management company with inspections and repair work carried out as soon as practically possible following identification of any necessary maintenance.
- 4.4 Management and maintenance operations will be monitored and reviewed on an on-going basis and where required modified if the operations and frequencies set out do not deliver the required results or meet the specific aims and objectives.



Section 5: Maintenance and Management Activity Schedules

5.1 The first 12 months' management is to be included within the landscape contract; however, maintenance activities for subsequent years have been included below for information, to ensure the soft landscaping, ecological habitat features are managed effectively beyond the time limits of the construction works.

Component	Task	Time of Year	Frequency
YEAR 1: Monthly visits throughout the first year, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens	Oct to March	As required (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Retain areas of deadwood on site where possible	Throughout	As required	
Hedgerows	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly/every visit
	Apply suitable non-selective herbicide to control weeds.	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	Mar / April	Annually
	Remove debris / litter	Throughout	Monthly/every visit



	Replace any failed specimens.	Oct to March	As required (next available planting season)
	Top up bark mulch hedge base to full depth of 75mm.	April	Annually
	Watering of newly established hedgerows.	Throughout	As required after a period of four weeks without significant rainfall.
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule.	May to Sept	As required (annually)
Shrub and Herbaceous Planting	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Re-firm plants	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens	Bare root stock Oct to March. Containerised stock all year round	As required (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
	Amenity Grass Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept
All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy		Throughout	2 hours per year per 100 linear meter
Remove debris / litter		Throughout	Every visit
Cut to within the limits of 20mm- 40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings		April to August	Fortnightly, or as often as required during growing season.
Remove loose moss by scarification		April to May	Annually
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)



Flowering Lawn Seeded Areas	All edges of flowering lawn area against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 25mm-40mm during April to June. From June onwards mowing to be relaxed over summer months to allow species to flower, with a further cut completed in 4-8 weeks when sward becomes higher. Remove all arisings	April to June/ September to March	Fortnightly, or as often as required during growing season.
Wildflower Meadow Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Cut to 50mm and remove arising's. Cut to take place immediately after first flowering of annuals*	July / Aug*	Annually*
	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
	Check fencing and tree guards	Throughout	Monthly
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Retain areas of dead wood at margins of the site where practical	Throughout	Annually (As required)

**First cut of annuals and subsequent 'Hay Cuts' must take place after flowering*

***No cutting or grazing to take place from spring through to late July/ August*



Component	Task	Time of Year	Frequency
YEAR 2 Monthly visits recommended throughout year 2, fortnightly during growing season, and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboricultural practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Check and adjust stakes. Re-firm tree by adjusting tree ties and ensuring soil is re-firmed around the base	Feb and after strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations.	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed
Retain areas of deadwood on site where possible	Throughout	As required	
Hedgerows	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so



Shrub and Herbaceous Planting	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Re-firm plants	After strong winds, frost heave and other disturbances	As required (annually)
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised stock all year round.	Only if instructed (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so	
Amenity Grass Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear meter
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm- 40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August	Fortnightly, or as often as required during growing season.
	Remove loose moss by scarification	April to May	Annually
Flowering Lawn Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of flowering lawn area against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 25mm-40mm during April to June. From June onwards mowing to be relaxed over summer months to allow species to flower, with a further cut completed in 4-8 weeks when sward becomes higher. Remove all arisings	April to June/ September to March	Fortnightly, or as often as required during growing season.
	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)



Wildflower Meadow Areas	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arisings over the wildflower area to shed seed. Leave arisings for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arisings**	Sept and Mar**	Autumn & Spring only**
	Spot treatments of noxious weeds using selective herbicides	Throughout	As required (Annually)
	Check fencing and tree guards	Throughout	Monthly
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Retain areas of dead wood at margins of the site where practical	Throughout	Annually (As required)

*First cut of annuals and subsequent 'Hay Cuts' must take place after flowering

**No cutting or grazing to take place from spring through to late July/August

Component	Task	Time of Year	Frequency
SUBSEQUENT YEARS Monthly visits recommended throughout subsequent years and more frequently if required due to weather conditions			
Trees	Prune and repair wounds in accordance with good horticultural and arboriculture practice	Oct to Feb	As required (annually)
	Maintain 1-meter diameter circle of plant free soil around the base of the tree	Throughout	Once every four weeks in growing season. Five times per year in total.
	Hand weed	June to Sept	Monthly
	Apply suitable non-selective herbicide to control weeds	April / Oct	Twice a year (only if required)
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	April / May	Annually
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Remove debris / litter	Throughout	Every visit
	Top up bark mulch around bases of trees to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells
	Retain areas of deadwood on site where possible	Throughout	As required
Hedgerows	Trimming	April to Oct	5 times
	Re-shaping	Hard-prune Oct to Feb	Annually if required
	Hand weed	Throughout	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required



	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Oct to March	Only if instructed (next available planting season)
	Top up bark mulch around bases of transplants to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Shrub and Herbaceous Planting	Prune to encourage healthy and bushy growth and desirable ornamental features; e.g. flowers, fruit, autumn colour, stem colour	Feb (or as appropriate to species)	Annually
	Hand weed	Oct to March	Monthly
	Apply suitable non-selective herbicide to control weeds	April to Sept	As required
	Apply fertiliser: Slow release, applied as per manufacturer's recommendations	Mar / April	Annually
	Remove debris / litter	Throughout	Every visit
	Replace any failed specimens (not part of rectification/defects)	Bare root stock Oct to March. Containerised stock all year round	Only if instructed (next available planting season)
	Top up bark mulch around bases of shrubs to full depth of 75mm	April	Annually
	Watering	May to Aug and as necessary depending on weather conditions	As required – weekly in dry spells if instructed to do so
Amenity Grass Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of grass areas against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear meter
	Remove debris / litter	Throughout	Every visit
	Cut to within the limits of 20mm- 40mm during April to August inclusive and 30mm-50mm the rest of the year. Remove all arisings	April to August	Fortnightly, or as required during growing season.
	Remove loose moss by scarification	April to May	Annually
Flowering Lawn Seeded Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	All edges of flowering lawn area against buildings, footpaths, roadways, trees, posts and any other obstruction are to be kept neat and tidy	Throughout	2 hours per year per 100 linear metres
	Remove debris / litter	Throughout	Every visit



	Cut to within the limits of 25mm-40mm during April to June. From June onwards mowing to be relaxed over summer months to allow species to flower, with a further cut completed in 4-8 weeks when sward becomes higher. Remove all arisings	April to June/ September to March	Fortnightly, or as often as required during growing season.
Wildflower Meadow Areas	Repair eroded areas – rotovate to 150mm, seed with appropriate mixes as per planting schedule	May to Sept	As required (annually)
	Remove debris / litter	Throughout	Every visit
	Annual 'Hay Cut' - Cut to 50mm and spread arisings over the wildflower area to shed seed. Leave arising's for 1 to 7 days then remove	July/August after flowering*	Annually*
	Cut to 50mm and remove arising's**	Sept and Mar**	Autumn & Spring only**
	Spot treatments of noxious weeds using selective herbicides	Throughout	Annually (As required)
Ecological Habitat Features	Check all bird and bat boxes and access panels for damage that would affect their functionality. Repair / replace as soon as practically possible following inspection.	Throughout	Monthly
	Retain areas of dead wood at margins of the site where practical	Throughout	Annually (As required)

**First cut of annuals and subsequent 'Hay Cuts' must take place after flowering*

***No cutting or grazing to take place from spring through to late July/August*



Longer Term Scrub and Woodland Copse Planting Management

5.2 Beyond 5 years, the following woodland copse management activities are recommended for those responsible for the longer-term management of the soft landscaping within the development:

Years 6 to 10

5.3 As per Years 1 to 5 (except watering), with the addition of:

- Removal of tree guards in January
- Monitoring of the health and vitality of planting monthly throughout the year
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February
- Control and removal of invasive non-native species
- Thinning of dense woodland growth
- Undertake a safety audit at year 10, in August.

Years 11 to 15

5.4 As per Years 1 to 5 (except watering), with the addition of:

- 20% thinning of woodland by targeted removal of weakest trees, undertaken monthly between November and February
- Monitoring of health and vitality of planting, monthly between November and February
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February
- Control and removal of invasive non-native species
- Thinning of dense woodland growth
- Undertake a safety audit at year 15, in August.

Years 16 to 20

5.5 As per Years 1 to 5 (except watering), with the addition of:

- Monitoring of the health and vitality of planting monthly between November and February
- Removal of deadwood and pruning of any crossing lateral branches. Deadwood to remain on site in the form of stockpiles. Undertake monthly between November and February.
- Assessment of the requirement to removal any trees that have reached life expectancy or are compromising the establishment of younger woodland trees. Undertaken once per year, at any time during the year.

Undertake a safety audit at year 20, in August.