

Site at Linglongs Road, Whaley Bridge

Landscape Maintenance Schedule – Rev C

1.0 Introduction

This document outlines the strategy for long-term maintenance of public realm areas on the development. Land within the application boundary can be delineated in one of three ways; Private Conveyance, Adopted Highway and Managed Area. Managed areas consist of all land not conveyed to house purchasers or adopted as public highway, namely the following; Incidental open space, existing and proposed trees, unadopted footpath links, drainage ditches and culverted watercourses. These areas will be maintained long term by managing agents appointed by Barratt following release of the reserved matters consent but prior to properties being sold. A fair and competitive estate charge will be levied against each plot purchaser to fund maintenance and – if required – replacement of features within managed areas.

The following documents inform the scope of maintenance required;

- i) Drg. No. 466/P/MP01 Rev C Management Areas Plan.
- ii) Drg. No. 466/ED/02 Rev L Drainage Layout.
- iii) Drg. No. D6270.02.001J Landscape Masterplan.
- iv) Drg. No. D6270.02.002L Bird and Bat Box Location.
- v) Drg. No. VD17501-100-01F Linglongs Road Junction General Arrangement.
- vi) Report No. 6270.01.001 Arboricultural Method Statement.
- vii) Report No. 6270.02.003 Landscape and Ecological Management Plan.
- viii) TEP Tree Survey Data

Features can be broken down on more detail maintained as follows;

1.01 Amenity Grassland

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Cut fortnightly between March and October (inclusive). Cutting to include edge strimming and removal of cuttings.
- iii) Litter pick all areas fortnightly.

1.02 Species-rich Grassland

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Inspect monthly.
- iv) Cut to 150mm annually in late February/early March. Cutting to include edge strimming and removal of cuttings.
- iii) Litter pick fortnightly.

1.03 Wet Grassland

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) To be inspected on a monthly basis, litter picked and cleared of debris as required.
- ii) Cut to 150mm annually in March. Cutting to include edge strimming and removal of cuttings.

1.04 Ditches

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Inspect monthly.
- iii) Headwalls and inlet/outlets to be inspected monthly. Vegetation, Blockages, Silt and any other debris to be cleared as required or as necessary once reported by clients.

1.05 Ornamental Planting

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Weed and litter pick once per calendar month between March and October (inclusive).
- iii) Maintain and prune once per calendar month between March and October (inclusive).
- iv) Any gaps caused by any dead, dying or diseased plants which are evident during a maintenance visit shall be made good in the next planting season.

1.06 Native Structure Planting

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Weed and litter pick once per calendar month between March and October (inclusive).
- iii) Any gaps caused by any dead, dying or diseased plants which are evident during a maintenance visit shall be made good in the next planting season.

1.07 Native Woodland Edge Planting, Wet Woodland Edge Planting and Semi-native Woodland Edge Planting

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Weed and litter pick once per calendar month.
- iii) Any gaps caused by any dead, dying or diseased plants which are evident during a maintenance visit shall be made good in the next planting season.

1.08 Native Broad Hedgerow and Hedgerow Planting

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Weed and litter pick once per calendar month.

1.09 Existing Veteran/Mature Trees

- i) Maintain trees in accordance with TEP Landscape and Ecological Mitigation Plan.

1.10 Tree Planting and Semi-Mature Tree Planting

- i) Maintain trees in accordance with TEP Landscape and Ecological Mitigation Plan.

1.11 Bird Boxes

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.

1.12 Bat Boxes

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.

1.13 Stone Wall along Linglongs Road (Wall to be re-built as part of S278 works)

- i) Wall to be inspected monthly and repaired as required.

1.13 Private Surface Water Culvert

- i) Inspect manholes for sign of blockages annually. CCTV if required. Clear where necessary.
- ii) Headwalls and inlet/outlets to be inspected monthly. Vegetation, Blockages, Silt and any other debris to be cleared as required or as necessary once reported by clients.

1.14 Hedgerows

- i) Maintain in accordance with TEP Landscape and Ecological Mitigation Plan.
- ii) Trim back growth overhanging adjacent footpaths or windows when required.
- iii) Remove/replace individual specimens as required.

1.15 Paths

- i) To be inspected every six months and repaired as necessary.
- ii) To be gritted as necessary.

1.16 Private Parking Areas

- i) Shrub beds to be weeded and maintained on a monthly basis. Areas to be swept and drainage maintained, as necessary. Street lighting to be maintained, as necessary, including payment of electricity costs.
- ii) Neighbour disputes managed if required.

1.17 Shared Drive (plot specific charge)

- i) Area to be swept and maintained, as necessary.
- ii) Area to be inspected twice yearly.

1.18 Land Drains and Catchpits

- i) Inspect catchpits for high silt levels, every 3 months. De-silt as necessary.
- ii) Inspect land drains for sign of blockages every 3 months. CCTV if required. Clear where necessary.
- iii) Headwalls and inlet/outlets to be inspected monthly. Vegetation, Blockages, Silt and any other debris to be cleared as required or as necessary once reported by clients.

1.16 Communal Visitor Parking (opposite plot 58)

- i) Shrub beds to be weeded and maintained on a monthly basis. Areas to be swept and drainage maintained, as necessary. Street lighting to be maintained, as necessary, including payment of electricity costs.
- ii) Neighbour disputes managed if required.
- iii) Abandoned vehicles removed.
- iv) Stored vehicles (including caravans and trailers) removed.

Revision	Date	Author/Revised by	Description
-	13.10.17	IEH	
A	09.04.18	SPG	Drainage maintenance schedule updated to comply with FRA.
B	21.04.18	IEH	Updated in accordance with TEP Landscape and Ecological Mitigation Plan
C	22.04.18	IEH	Detail on management arrangements and document references added.
D	17.10.18	IEH	Notes on visitor parking opposite plot 58 added.