

LAND TO THE NORTH WEST OF BOORLEY GREEN, WINCHESTER ROAD, BOORLEY PHASE 2

SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



Ecology
Archaeology
Arboriculture
Landscape Architecture



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1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

- 2.1. ACD Environmental were commissioned in 2017 to prepare the following documentation:
 - Soft Landscape Proposals
 - Hard Landscape Proposals
 - Soft Landscape Specification
- 2.2. The controlling authority are Eastleigh Borough Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

Eastleigh Borough Council

Eastleigh House,

Upper Market Street,

Eastleigh,

SO50 9YN

Tel: 02380688000

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.
- 3.5. Homeowners will be responsible for the maintenance of tree and shrubs planting on their properties. During dry spells watering on plots should be carried out in accordance with para 8.15. Maintenance of lawns on plots however, will be the responsibility of the management company.
- 3.6. Proposed wildflower seeded areas and swales will be maintained by the appointed Management Company in accordance with para 7. The Local Planning Authority will be responsible for areas proposed for adoption.

4.0 General Maintenance

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,
- Miller Homes, Gleeson Homes and their appointed Management Companies
- Hampshire County Council,
- Eastleigh Borough Council.

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of Eastleigh Borough Council when the maintenance agreement is completed and is operative.

4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.

- 4.4. The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.
- 4.5. No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Existing Trees and Vegetation

- 5.1. All works should be undertaken in accordance with the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the Management Company.
- 5.2. All operations shall be carefully carried out to avoid damage to the trees being treated, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 5.3. The trees should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.
- 5.4. The under storey should remain undisturbed with little pro-active management required other than the severing of Ivy stems where crown infestation of the larger trees is evident. Where there is a need for surface treatment refer to ACD Landscape Proposal Plan for details.
- 5.5. All diseased wood, prunings and rubbish should be removed from site and the site left clean and tidy.
- 5.6. Heavy branches should be removed in sections and undercut to avoid tearing the bark, thereafter to be lowered by slings. No branch stumps should be left and no cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.
- 5.7. Heavy Ivy infestation is not recommended in development situations, where wind risk may be a concern. The form of the tree can also be affected and it is therefore proposed to remove any dense infestation of Ivy if evident on site or during the maintenance period.

Existing hedge in gas easement to be trimmed back to allow for a 9.15m access.

6.0 Amenity Grass (Turf)

6.1. Areas directly to the front and flat areas of rear gardens to the new properties will be laid to an amenity grade turf. This is due to the potential for heavy use by the new occupants.

6.2. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.

Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

6.3. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.

6.4. Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

6.5. Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

General

- 6.6. Grassed areas beyond the boundaries of domestic ownership will be maintained in perpetuity by the Management Company/ies.
- 6.7. This management plan will be made available to the new owners to help outline the principles of the retained habitats and encourage the future management of these areas in perpetuity.
- 6.8. Mown grassed clippings from within the play area should be boxed off when removed and composted or taken to a green waste disposal site.

7.0 Wildflower Grassland

- 7.1. All wildflower grassed areas within the communal gardens and public open spaces shall be maintained by the appointed Management Company and the Local Planning Authority will be responsible for areas proposed for adoption.
- 7.2. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 7.3. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in the autumn. The timing of the autumnal cut should be varied year on year to encourage diversity.
- 7.4. All arisings are to be removed from site.
- 7.5. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 7.6. The number of species in the wildflower seed mix excluding grasses is eight. Every two years for the first six years and thereafter every five years a quadrat survey is to be carried out of the wildflower areas. This should be for at least 15 one metre squared areas per hectare of wildflower grass area, chosen on a standard W shaped sample spacing. The sample areas should contain a minimum mean of 65% of the forb species. If this is not the case, then remedial measures should be taken to increase the species density to meet or exceed this percentage and quadrat surveys carried out annually until rectification is complete.

8.0 Shrub and Tree Planting

- 8.1. The Management Company will maintain all shrubs and trees beyond the boundaries of domestic ownership in perpetuity.
- 8.2. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.
- 8.3. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 8.4. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 8.5. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 8.6. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 8.7. The management company is responsible for litter picking in those areas that it manages.
- 8.8. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 8.9. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

- 8.10. Wires or straps used in underground guying systems that could cause damage to the growing stem or structural roots shall be cut as soon as the tree is self-supporting.
- 8.11. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 8.12. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.
- 8.13. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 8.14. Minor pruning of dead or damaged wood shall only be carried out when there is a potential safety issue. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 8.15. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company or homeowners, depending on who is responsible are to water the landscape as follows:

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Grass 5Ltr's/m².

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

- 8.16. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.
- 8.17. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 8.18. Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.
- 8.19. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 8.20. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.
- 8.21. Thinning of whip and ornamental shrub planting is to be carried out annually in the spring before growth starts.

9.0 Hedgerows

- 9.1. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials.
- 9.2. Around free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have fully established. The temporary fences are to be removed from site.
- 9.3. Trimming of ornamental hedges: Hedges are to be trimmed to a minimum until the hedge is close to the desired height. This is to enable the plants to put on as much growth as possible. The hedgerow will then 'fill out' naturally. Pruning operations are to be undertaken in August or September.
- 9.4. Trimming of native open space hedges: Hedges are to be trimmed to height of 1.8m using suitable mechanical cutters on a 3-year rotation. Either each side and the top should be cut in successive years or 1/3 pruned each year. This will provide a continual supply of flowers, fruit, and seeds to be available for wildlife. Flailing should be avoided as wildlife are likely to be using these hedges.
- 9.5. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height of 1m (0.6m for low hedges) as shown on the original landscape proposals.

10.0 Play Area

- 10.1. Play area equipment, installation, impact absorbing surfacing (IAS), management, maintenance and inspections must comply with BSEN 1176 and BSEN 1177 and to the manufacturers maintenance and inspection recommendations.
- 10.2. The play area should not be opened to the public until it has passed a post installation inspection and the independent Register of Play Inspectors International (RPPI) Inspector has confirmed in writing that it is safe.
- 10.3. A risk assessment should be provided for the play area prior to it's opening and relating to each item as well as the general RA's.
- 10.4. A maintenance inspection should be carried out once per week and recorded. A litter pick should be carried out and all of the litter bins should be emptied.
- 10.5. All inspections and requirements are detailed in the BSEN 1176 standard.
- 10.6. The density of planting will require that most weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site. Weeds which grow shall be spot treated with a contact systemic weed killer from the Local Authority's Approved List, applied according to the manufacturer's instruction, care being taken to ensure that no spray touches any part of the shrubs or trees.
- 10.7. Where possible spraying of herbicides should not be carried out near the play area. If herbicides are required for weeds, they should be carried out early in the day, prior to any children visiting. Care should be taken to ensure that no spray touched any part of the shrubs. During herbicide application, access to the play area should be restricted to the public until the herbicide has evaporated or been absorbed. Appropriate warning signage should be in place at these times.
- 10.8. Any vandalism which occurs is to be reported to local Planning Authority and remedied as appropriate by the appointed contractor.
- 10.9. Proposed timber post and rail fence will be constructed using morticed slots to avoid using nails.

10.10. The play area must have passed a post installation inspection by an inspector qualified to annual inspector status and on the Register of Play Inspectors International prior to the play area opening for public use.

The following inspections should be carried out every two weeks:

10.11. Remove any objects which do not belong in the playground. This is to include cleaning of the surface and litter.

10.12. Inspect for missing or broken parts and if necessary, lubricate or replace components.

10.13. Inspect frames, structures and joints and retighten as necessary.

10.14. Inspect moving or wearing parts, nets and ropes and repair and replace as necessary.

10.15. Mown grassed clippings from within the play area should be boxed off when removed and composted or taken to a green waste disposal site.

The following inspections should be carried out quarterly:

10.16. An engineering inspection should be carried out of the play area.

10.17. Breedon Amber self-binding gravel to be applied as per the supplier's specification. When defects appear, additional gravel should be laid and compacted to repair the path.

The following inspections should be carried out annually:

10.18. An independent inspection should be carried out of the play area.

The following inspections should be carried out every year:

- 10.19. Inspection of the support structures and foundations for rust or rot, take appropriate action when necessary.
- 10.20. Inspect painted wood components, plywood and metal parts and apply a new finish in line with manufacturer's recommendations and with BS EN1176 Playground Equipment and Surfacing, where necessary.

11.0 Swales and SUDS ponds

- 11.1 The swales and SUDS ponds and their associated aquatic vegetation will be monitored and managed on a non-interventionist basis annually for four years post development, although plant growth and water levels will be monitored and emergency treatment carried out if necessary. Monitoring visits and management will take place outside the breeding season. Each monitoring visit will consist of an assessment of the water level; an assessment of the health of aquatic vegetation and the need for any further aquatic planting; and an assessment of the colonisation of the swales by aquatic invertebrates.
- 11.2 Removal of vegetation from the swales and their margins should be carried out between mid-November and mid-February. A significant percentage of marginal vegetation should be present at all times. Removal of vegetation should be carried out as sensitively as possible, with all operations carried out by hand or with the use of hand tools. Due care and attention should be given to avoid removing more than 50% of vegetation present in the pond in any given management year, and to avoiding carrying out vegetation removal in such a way that it might damage the pond. The removed vegetation should be kept on site for 24 hours to enable any aquatic species to move back to the water. The vegetation should then be removed from the site.
- 11.3 It is recognised that swales are dynamic functioning ecosystems, and that not all species planted are likely to perform equally well. As such it is to be expected that some species will die out between management intervals. This should not be seen as a cause for concern, provided that an overall diversity of plant species is maintained, providing suitable habitats for the associated fauna.
- 11.4 Over time it is likely that some silt and leaf-fall will accumulate in the swales. De-silting and leaf removal operations will be required on a regular basis, but that these should be carried out infrequently, as required. It is likely that this would need to take place on an approximately ten year cycle.

- 11.5 It is recommended that an annual inspection of the swales be carried out with the Local authority in June of each year, to identify any ecological (and other) problems. This would include a check for the presence of, an assessment of the vegetation in each pond, an assessment of the water level, an assessment of the requirement for management operations, an inspection of the hibernacula associated with each pond and a general assessment of the ecological value of the swales and wider site.
- 11.6 Ensure Inlet & outlet pipes are cleared of significant blockages to water flow.
- 11.7 All litter is to be removed from swale.

FUTURE MAINTENANCE SCHEDULES:

- Annual assessment of swales after year one for four years and action as required
- Every ten years or as assessed appropriate time period, de-silt the swales.

12.0 Rough/Tussocky Grassland

First year management

- 12.1. Following the autumn or spring sowing, the wildflower meadow/ grassland areas to be mowed to a height of 40-70mm, if there is sufficient material. It is then to be mowed to a height of 40-70mm every two months, throughout the first year of establishment to help maintain balance between faster growing grasses and slower developing wild flowers.

Management of established grassland

- 12.2. Once established tussocky grassland requires minimal maintenance. To control scrub and bramble development, tussocky areas are to be cut every 2-3 years between October and February. In the interest of wildlife this cutting is best done on a rotational basis so that no more than a third of the area is cut in any one year leaving the remainder as an undisturbed refuge.
- 12.3 Any perennial weeds to be carefully dug out.
- 12.4 All cuttings should be removed from site.

13.0 Hard Landscape Areas

- 13.1 All Hard Landscape areas beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company.
- 13.2 Bollards should have a one-off treatment after 5 years, completed as per manufacturer's instructions and replaced after 20 years.
- 13.3 All other hard landscape materials such as railings and hard standing to be cleaned and maintained according to manufacturer's instructions.
- 13.4 Once a week a litter pick should be carried out and all of the litter bins should be emptied.
- 13.5 Benches should be inspected on a monthly basis for any visible damage or loose items. The bench should be cleaned repaired when required to preserve its appearance and longevity.
- 13.6 Hoggin paths will have a 75mm compact surface of hoggin on a 100mm Type 1 granular sub base on a geotextile membrane 'Terram 1000'.
Hoggin path should be inspected and where defects occur repairs should be carried out at the earliest opportunity. When defects appear, additional Type 1 granular sub base should be laid and compacted to repair the path.
- 13.5 Tarmac footpaths should be visually checked on an annual basis. Where defects occur, areas should be cordoned off immediately to ensure safety. Repairs should be undertaken at the earliest opportunity. The tarmac footpaths should be checked every five years for repairs and replacement requirements.
- 13.5 Fences should be checked annually and repaired and painted where required.

14.0 Maintenance Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- Once a week a litter pick should be carried out and all of the litter bins should be emptied.
- Play area inspections in line with section 10.

Fortnightly

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.
- Benches should be cleaned and inspected on a monthly basis and repaired or replaced when required.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Grass cutting to Wildflower areas – cut in line with guidance given in section 7.0
- Hedges to be managed – cut in line with guidance given in section 9.0
- After two years tree stakes and ties are usually ready to be removed.

- After two years decorative shrubs can be thinned where required.
- Removal of vegetation from the ponds and their margins between mid-November and mid-February.
- As shrubs are growing, remove as appropriate to create an eventual density of 1 – 2 shrubs per square metre depending on the size of the shrub. Shrubs are to be thinned out where required in the first five years of establishment. See Maintenance matrix on Page 24.
- Play area inspections in line with section 10.0.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.
- Assessment of swales after year one for four years and action as required
- Maintenance of tussocky grassland in line with section 12.0
- Play area inspections in line with section 10.0
- Once the native shrub mix have established, it should be thinned out where required to create the densities of planting that are specified on the drawings and maintain a diversity of species.

Densities

- For native hedgerows, the larger species such as *Crataegus monogyna*, *Malus sylvestris* and *Quercus robur* will need older thicker branches to be cut back to give a bushy appearance and allow more sunlight to shine through. Thinning can be done in early spring or autumn.

Larger species

Crataegus monogyna 10%

Malus sylvestris 10%

Quercus robur 5%

Sorbus aucuparia 5%

- Smaller shrubs such as *Cornus sanguinea*, *Rosa canina*, *Sambucus nigra* will form an understorey. Branches can be selectively removed and cut to the ground to create a symmetrical and bushy appearance. Thinning can take place in early spring or autumn.

Smaller species

Cornus sanguinea 10%

Ligustrum vulgare 5%

Prunus spinosa 20%

Rosa canina 10%

Sambucus nigra 10%

Viburnum opulus 10%

Decorative shrubs

- Depending on the shrubs speed of growth, they should be thinned to half of their current density to allow them to grow to their natural shape.

Thinning should take place within 2-3 years of planting, although this is species and growing conditions dependant and will have to be accessed on an individual basis.

Native scrub

- The native shrub can be thinned to half of the density within the 2-3 years following planting, this can be further reduced where required.

Every 3 Years

- Trimming of native open space hedges: Hedges are to be trimmed to height of 1.8m using suitable mechanical cutters on a 3-year rotation. Either each side and the top should be cut in successive years or 1/3 pruned each year. This will provide a continual supply of flowers, fruit, and seeds to be available for wildlife. Flailing should be avoided as wildlife are likely to be using these hedges.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

15.0 Landscape Maintenance Matrix

Item	Activity and minimum frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Amenity grass areas	Grass cut (every 10-14 days)												
Wildflower grass areas	Mown once in March and then left until after seed has set, then should be mown in the autumn at a varied time each year												
	Quadrat survey of wildflower (every 2 years for first 6 years)												
All planting areas	All amenity planting areas given an application of top dressing (annually)												
	Top dressing any hollows due to settlement (annually)												
	Inspection and replacement of all failed stock in adoptable areas (annually)												
	Bark mulch topped up (bi-annually)												
	All plants to be watered during summer months (weekly until rainfall, or as required)												
Decorative shrubs	Hand weeding (monthly)												
	All plants inspected for wind firmness and firmed as necessary (monthly)												
	Shrubs maintained in a balanced shape and prevented from obscuring signs/windows/paths (twice a year)												
Hedges	Hedge clipping and trimming of planting in visibility splays to 600mm in height (annually)												
	Decorative hedges to be trimmed after flowering and outside of nesting season (annually)												
Specimen trees	Checking of specimen trees for stakes, ties and guying (annually)												
	Prune to maintain shape and remove crossing or diseased branches as required when tree is dormant (check annually)												
Litter and debris removal	Clear litter and debris (fortnightly)												
Hard landscaping features	Paths swept and treated for weeds and moss, damage, chewing gum and litter (monthly)												
	Inspection and cleaning of hard landscaping including railings, bollards, benches, bins (weekly)												

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