

LAND TO THE NORTH WEST OF BOORLEY GREEN WINCHESTER ROAD BOORLEY PHASE 3

SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



Written by:	JM
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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 2019 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 shrub 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 Developments and Wellbeck Land and their appointed Management Companies (should these be contracted out),
- Hampshire County Council Highways,
- 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. 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 and Local Planning Authority if necessary.
- 5.2. All operations should be carried out in a sensitive manner, taking care not to unnecessarily damage the trees that are being worked on, or any other neighbouring vegetation. The practice of natural target pruning should be used to ensure that branches are not cut “flush” with the stem, and conversely, a “stub” is not left proud, as in both scenarios it is not possible for the tree to adequately react to the wounding and may lead to an area of decay developing.
- 5.3. All trees on site should be visually checked annually. These checks should be staggered so that the trees are inspected at different times in the year. If any tree displays signs of decline, distress or damage then a competent person should be instructed to carry out a tree inspection where necessary. A comprehensive inspection of all the trees on site should be carried out by a competent person at a maximum interval of every three years.
- 5.4. All arisings from any work carried out, including leaf material, branches, wood chip and timber should be removed from site, unless otherwise specified. The work site should be left clean and tidy as instructed.
- 5.5. If large branches or entire trees need to be dismantled it is recommended that a rigging system be used where possible in order to reduce the risk of damage to surrounding structures and also to reduce ground compaction and deterioration during works. It is preferable if contractors are certificated with NPTC Unit CS41 Dismantling and Rigging.

- 5.6. 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 or to simply sever any ivy stems at the base of the tree during the maintenance period.

6.0 Amenity Grass (Turf)

- 6.1. 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.
- 6.2. 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. Grass edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; trim edges elsewhere but not against trees; spike annually in October.
- 6.5. Should significant areas of amenity grass turf fail these shall be replaced with matching turves to achieve continuous grass cover. 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.
- 6.7. This management plan should 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.

7.0 Wildflower Grassland

- 7.1. All wildflower grassed areas within the gardens shall be the responsibility of the domestic owners, the communal gardens 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 September/October (following flowering).
- 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 tussocky grassland can be sown in autumn or spring, it should be allowed to flower and then cut back in the autumn if there is sufficient material. It should then be cut back in the autumn every 2-3 years.
- 7.7. Should areas of wildflower fail these shall be seeded again the following autumn.

7.8. The number of species in the wildflower grass seed mix (excluding grasses) is

Wild Flowers 20%

0.80% *Achillea millefolium* – Yarrow
0.60% *Agrimonia eupatoria* – Agrimony
0.20% *Arctium minus* – Lesser Burdock
2.00% *Centaurea nigra* – Common Knapweed
1.00% *Centaurea scabiosa* – Greater Knapweed
0.40% *Chaerophyllum temulum* – Rough Chervil
0.40% *Cruciata laevipes* – Crosswort
1.00% *Daucus carota* – Wild Carrot
1.60% *Dipsacus fullonum* – Wild Teasel
0.60% *Filipendula ulmaria* – Meadowsweet
1.80% *Galium album* – Hedge Bedstraw
0.80% *Knautia arvensis* – Field Scabious
0.40% *Lathyrus pratensis* – Meadow Vetchling
1.60% *Leucanthemum vulgare* – Oxeye Daisy
1.60% *Malva moschata* – Musk Mallow
1.80% *Plantago lanceolata* – Ribwort Plantain
1.60% *Poterium sanguisorba* – Salad Burnet
1.20% *Silene dioica* – Red Campion
0.20% *Silene vulgaris* – Bladder Campion
0.40% *Vicia Cracca* – Tufted Vetch

7.9. Every two years for the first six years, and thereafter every 5 years, carry out a quadrat survey of the wildflower areas. This should be for at least 15 no. 1 metre sq. 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, 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 be carried out annually. 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 – 20Ltr'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 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 does not include wildflower or native hedgerow areas which should not be given a top dressing. The top dressing 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. Replacement of any failed shrubs or trees will have a matching species in the first planting season following the failure.

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 but must be done outside of bird nesting season (usually March to August). If this is not possible it must only be done after a nesting bird check. An active nest should be protected from disturbance by a 5m buffer until the young have fledged and left the nest. Native species should be managed for wildlife. Trimming will be done on a 3-year rotation, trimming only 1 side or the top per year to allow fruit to develop and remain available for wildlife throughout the year.
- 9.4. Trimming of field hedges: Hedges are to be trimmed to specified height and profile using suitable mechanical cutters.
- 9.5. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height of 1m as shown on original landscape proposals.

Within the biodiversity link the hedges will be 3m wide on the southern side and 2m on the northern side as a minimum. These hedges will be 1.2m in height in front of houses and 2m minimum along garden fences.

- 9.6. The hedgerows in the green corridor and the northern boundary hedge will be maintained with a range of light and temperature conditions for the benefit of invertebrates. This will be done by creating a variety of types of habitat from bare ground to patchy scrub, tall grass and tussock through sensitive management. This can be done by setting cutting equipment to different heights to create variety and cutting the hedgerow on rotation and leaving areas of grass and hedgerow uncut each year.
- 9.7. Replacement of failure hedgerow planting will be a matching species and take place in the first planting season following failure.

10.0 Play Equipment

- 10.1. Routine visual inspections are to be undertaken weekly, by a competent person. Inspections are to be recorded which includes details of any vandalism, use of facility and weather conditions.
- 10.2. Any litter that is present during the routine visual inspections, this is to be removed from the facility immediately. Any vandalism is to be reported to the local planning authority and if any equipment is deemed unsafe due to an incident of vandalism this is to be rectified immediately or the facility closed until the equipment can be made good. During the routine visual inspections the following operations are also to be undertaken:
- Remove any objects which do not belong in the playground. This is to include cleaning of the surface and litter.
 - Inspect for missing or broken parts and if necessary, lubricate or replace components.
 - Inspect frames, structures and joints and retighten as necessary.
 - Inspect moving or wearing parts, nets and ropes and repair and replace as necessary.

- 10.3. Operational inspections for the operation, stability and wear of equipment and surface is to be conducted every three months. Any repair is to be reported to the Local Planning Authority or Appointed Management Company. Any repair works are to be undertaken as a matter of urgency in order to maintain the safe, functionality of the play facility.
- 10.4. An annual inspection is to be undertaken which consists of a technical check of equipment or features for long-term wear. This could be undertaken by an independent specialist or qualified engineer. Any equipment which is deemed unsafe due to long term wear is to be replaced or made good as a matter of urgency in order to maintain the safe, functionality of the play facility. During the annual inspection the following operations are also to be undertaken:
- Inspection of the support structures and foundations for rust or rot, take appropriate action when necessary.
 - 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.

12.0 Swales and SUDs

- 12.1. The swales and SUDs features 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 of amphibians (January - April), invertebrates and breeding birds (March to August). 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. Localised spot weeding of invasive or damaging weeds to be undertaken by hand and removed from site.
- 12.2. Removal of vegetation from the swales and their margins should be carried out between mid-November and mid-February. 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 swales in any given management year, and to avoiding carrying out vegetation removal in such a way that it might damage the swale. 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
- 12.3. 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.
- 12.4. 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. This process must be done outside of hibernation and breeding seasons of amphibians (January - April).

- 12.5. Undertake an annual inspection of the swales with an ecological consultant 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 swale, an assessment of the water level, an assessment of the requirement for management operations, an inspection of the hibernacula associated with each swale and a general assessment of the ecological value of the swales and wider site. The report should be sent to the Local Authority to review.
- 12.6. Ensure Inlet & outlet pipes are cleared of significant blockages to water flow.
- 12.7. All litter is to be removed from swale.

13.0 Maintenance Schedules

Every week

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- Routine visual inspection of play equipment, with operations conducted to ensure that safe use of facility is maintained.

Every two weeks

- 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.

Every month

- 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.

Every six months

- 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.

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.
- Annual inspection of play equipment with operations conducted to ensure that safe use of facility is maintained.

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.

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Years 1-5 Landscape Maintenance Matrix		When activity needs to be carried out											
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)												
	Replacement of failed amenity grass and wildflower												
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 outside of bird nesting)												
	Replacement of failed shrubs												
Hedges	Replacement of failed 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)												
FIVE YEAR POND MANAGEMENT SCHEDULE		Year											
		1	2	3	4	5							
Swale Creation	Minor vegetation acquisition from adjacent ponds where possible, or allow for natural veg colonisation of pond. Seeding of grassland vegetation around pond.												
	Monitor pond development and make good any issues with pond design												
	Monitor vegetation regrowth around drain and no intervention management for first 5 years. Minor rotation scrub management likely to be required in longer term												
	Check inlet and outlet pipes for blockages												
	Erect sign relating to no bottle trapping in pond, and maintain												

Please Note:

acquisition of vegetation from swales should be monitored to ensure that invasive, non-native species are not spread within the environment.

Any



Head Office

Rodbourn Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office

Suite 8 & 9
Courtyard House
Mill Lane
Godalming
GU7 1EY
Tel: 01483 425714

Hampshire Office

Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026300

Email: mail@acdenv.co.uk

Website: www.acdenvironmental.co.uk

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