



Chartered Town Planning

Local Plan Representations

Planning Applications

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Church Place

Lydiard Millicent

Public Open Space & Ecological Management Plan

January 2017

Supplementary illustrative document to append planning application 17/08735/FUL

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1.0 MAINTENANCE / MANAGEMENT OBJECTIVES FOR LANDSCAPE AREAS

Introduction

1.1 A) The Open Space and Ecological Management Plan should be read in conjunction with MDP Masterplan Drawing No. 328-D-11-A (or latest revision) and the Ecology Report prepared by Smart Ecology.

1.2 B) A private management company (“the management company”) will be established or contracted to maintain the Public Open Space (POS), SUDS pond and Playground or the services of a qualified and insured third party will be engaged to undertake the same. Said management company will be financed by the proposed residents under a clause in the deeds of the Freeholds. The extent of the POS is denoted in the Masterplan cited above.

General Principles

1.3 Apply good horticultural and ecological practice to all operations.

1.4 Implement the recommendations wherever practicable for ecological mitigation contained in the Ecological Assessment prepared by Smart Ecology (July 2017) and any supplements to this document

1.5 Promote healthy growth and establishment of all planting and landscaped areas.

1.6 Ensure consistent control of invasive weeds.

1.7 Ensure development of optimum plant form and shape.

1.8 Provide protection against pests and diseases.

1.9 Promote wildlife value and species diversity where appropriate.

1.10 Ensure long term commitment to replacement of defective plant material.

1.11 Review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions.

1.12 Maintain boundaries and hard surfaces in a safe condition and repair / replace as necessary.

1.13 Ensure the POS is open for public enjoyment unless essential maintenance is undertaken which would preclude such access being sensible and appropriate.

2.0 REGULAR MAINTENANCE & GENERAL OPERATIONS

Management Objective:

To enhance the landscape quality and improve visual amenity by maintaining the site in a healthy, neat & tidy state.

- 2.1 Following planting of the site which is to be carried out in accordance with Drawing No. 754-01D (or latest revision) 'Landscape Proposals' and the Specification Notes contained on the drawing, management of the landscape infrastructure will be coordinated by a Management Company set up by the developer.
- 2.2 All planting will be maintained for 12 months by the landscape contractor until the end of the Rectification Period. Any trees, shrubs or hedges which are found to be dead, dying or otherwise defective during a maintenance visit must be replaced at the contractor's expense during the next planting season.
- 2.3 Following this, maintenance of the communal areas will be under a separate contract between the developer and the landscape contractor. Any trees, shrubs or hedges which are found to be dead, dying or otherwise defective during a maintenance visit within the five years from planting must be notified to the Management Company.
- 2.4 Failures due to natural causes, or as a result of failure to comply with the maintenance requirements set out in this document, shall be replaced by the landscape contractor at his own expense.
- 2.5 Failures due to vandalism or other causes outside the control of the contractor shall be replaced at a rate to be agreed with the Management Company.
- 2.6 All replacement planting will be carried out during the next maintenance visit within the appropriate planting season.
- 2.7 Repeated failure of replacement planting shall be discussed between the Management Company and Contractor and a course of action put forward for approval by the LPA to plant a substitute species or provide alternative treatment of the area to achieve a suitable standard of landscaping in keeping with adjacent areas.
- 2.8 Leaves shall be removed from all hard surfaces and grass areas during leaf fall and disposed of off site prior to the end of December.
- 2.9 Mulch shall be topped annually for the first three years to maintain a depth of 75mm over soil in areas where complete ground cover has not been achieved by plant growth.

- 2.10 The contractor shall ensure that the ground is moist before mulching, either by timing operation to follow rainfall or by applying mulch immediately after watering.
- 2.11 Arisings etc. shall be removed from hard surfaces /planting beds, and the site shall be maintained in a clean and tidy condition.
- 2.12 Litter removal: Remove litter/tipped material from the whole landscaped area of the site during each maintenance visit.
- 2.13 Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification.

3.0 SHRUBS

Management Objective:

To allow shrubs to mature and 'knit' together, developing a healthy natural form.

Weed control

- 3.1 Keep all beds clear of weeds by cultivation and use of approved herbicides and weed to clear ground every four weeks during the growing season.
- 3.2 Fork over beds as necessary to keep soil loose. Take care to avoid disturbance to roots of planted material. Remove weeds and their roots entirely with minimal loss of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion rake areas to a neat condition with approved cambers and no hollows.
- 3.3 Injurious weeds: Apply suitable foliar acting translocated or contact herbicide as spot treatment to emergent weeds, using an approved applicator to maintain site free of weeds listed by the Injurious Weeds Act 1959.

Watering

- 3.4 Responsibility for areas of watering to be agreed between the landscape maintenance contractor and the Management Company. As a general rule, species will be selected for their hardiness and low-maintenance attributes.
- 3.5 All planting to be regularly monitored for watering requirements during the first 2 growing seasons, with special attention during drought periods.
- 3.6 The contractor shall ensure that sufficient water is applied to wet soil to the full rooting depth and maintain healthy growth of shrubs.

Pest & Disease Control

- 3.7 Planting shall be inspected at each maintenance visit.
- 3.8 Apply approved chemicals to combat insect attack and disease as necessary.

Fertilisers

- 3.9 Shrub areas shall be fertilised annually for the first 3 years after planting.
- 3.10 In March or April, evenly spread 'Enmag' or similar slow release type fertiliser over planted areas in accordance with manufacturer's instructions.
- 3.11 The fertiliser shall be spread evenly with mulch materials lifted and replaced carefully.
- 3.12 Ensure there is a substantial buffer zone between fertilised areas and areas set aside as wildflower meadows or for nature conservation.

Mulch Layer

- 3.13 Where mulches have been applied the surface is to be preserved, and extra care is to be exercised in weeding.
- 3.14 Mulch is to be topped up annually for the first three years, to maintain a depth of 75mm.
- 3.15 Any mulch spill on adjacent hard surfaces to be returned to planted areas.

Pruning & Supports

- 3.16 Pruning shall be in accordance with good horticultural and arboricultural practice. Ensure there is no damage or tear to the stem or bark when removing branches and keep wounds as small as possible, cutting cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. With larger branches, prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- 3.17 Each specimen shall be trimmed and shaped appropriately to species, location, season and stage of growth, leaving a well balanced natural appearance.
- 3.18 Tools shall be clean sharp secateurs, hand saws or other approved tools. Ragged edges of bark or wood shall be trimmed off with a sharp knife.
- 3.19 No growth retardants, fungicide or pruning sealant shall be used unless instructed.
- 3.20 The contractor shall give notice to the Management Company if any disease or infection is detected.

- 3.21 Prune plants annually at appropriate time to remove dead or dying wood and suckers, to promote healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- 3.22 Suckers shall be removed by cutting back level with the source stem or root.
- 3.23 Pruning shall be carried out in accordance with accepted horticultural practice for each type of shrub, including climbers.
- 3.24 All pruning shall be in accordance with BS 7370-4, Clauses 3.6.3 to 3.6.5.
- 3.25 At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken / damaged branches and stems or shoots growing out over grassed areas, paths, signs, lights, roads or obscuring highway sight lines.
- 3.26 Unless otherwise instructed, timing of pruning shall be:
- Winter flowering shrubs: Spring
 - Shrubs flowering between March & July: After flowering period
 - Shrubs flowering between July & October: Back to old wood in winter.
 - Rose bushes: Early spring to encourage basal growths and a balanced habitat
 - Evergreen perennials Tidy during spring and summer by removing dead foliage
 - Perennials with dried, bleached flowerheads (eg. Phormium):
 - Retain dried flowerheads and selectively cut back foliage to remove material showing signs of decay or fungal growth
 - Perennials with woody stems (eg. Penstemon): Prune in April or May after risk of frost has passed.
 - Bulbs Remove foliage after die back necessary to promote a balanced shape and keep tidy.
 - The contractor shall at approximately 3 year intervals on a rotation across the site, reduce down to almost ground level Cornus shrub species which are grown for their coloured bark/stems.
 - Shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly at least twice a year and in particular after strong winds, frost heave or other disturbances. Check stakes for looseness, breaks and decay and replace as necessary. Ties shall be adjusted as necessary to suit stem growth and provide correct and uniform tension with no chafing.
 - If growth is sufficient for shrub to be self-supporting, remove fixing and fill holes with lightly compacted soil. Generally remove stakes and ties after 3 years establishment.

Replacements

- 3.31 Replace failed shrubs within 3 months with like for like. Where repeated failure occurs suggest alternative species for approval to LPA.
- 3.32 Remove dead and damaged plants, carefully move mulch to one side and dig over the soil leaving it fit for replanting. Do not disturb roots of adjacent plants.
- 3.33 Replacement plants should be to the original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- 3.34 Planting pits should be to the original specification or larger as necessary to accommodate the replacement plant, with organic slow release fertilizer incorporated at the rate of 50g/m².
- 3.35 Mulch to be applied to a depth of 75mm.

4.0 TREES

Management Objectives:

To allow new trees to develop to maturity in a natural healthy form, while avoiding conflict with structures or services or circulation routes and to provide benefit to wildlife and increased foraging opportunities for birds

Weed control

- 4.1 Keep an area of 500mm radius around each tree clear of weeds by cultivation and use of approved herbicides and weed to clear ground every four weeks within the growing season.
- 4.2 No strimming to be carried out within 500mm of tree trunk in order to avoid damage to tree trunk.
- 4.3 Fork over beds as necessary to keep soil loose. Take care to avoid disturbance to roots of planted material. Remove weeds and their roots entirely with minimal loss of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion rake areas to a neat condition with approved cambers and no hollows.
- 4.4 Injurious weeds: Apply suitable foliar acting translocated or contact herbicide as spot treatment to emergent weeds, using an approved applicator to maintain site free of weeds listed by the Injurious Weeds Act 1959.

Stakes & Ties

- 4.5 Tree stakes: Trees shall be maintained in a firm position in the ground and all stakes and ties shall be checked every three months and in particular after strong winds, frost heave or other disturbances. Check tree stakes for stability, vertical position, and signs of rot or mechanical damage. Re-firm or replace to original specification as necessary.
- 4.6 Tree ties: Ties on trees shall be checked twice a year and adjusted as necessary to suit stem growth and provide correct and uniform tension with no chafing.
- 4.7 Removal: Stakes should generally be removed during spring after 3 years establishment or when no longer required to support the tree. Remove fixing and stake and fill holes with lightly compacted soil or cut stake down to ground level.
- 4.8 Tree guards: Check where fitted and ensure that the tree stakes and guards are not chafing or causing damage to the tree. Adjust, re-firm, re-fix or replace with new approved tree guards as necessary and remove in spring when no longer needed.

Watering

- 4.9 Responsibility for areas of watering to be agreed between the landscape maintenance contractor.
- 4.10 All trees to be regularly monitored for watering requirements during the first 2 growing seasons, with special attention during drought periods.
- 4.11 The contractor shall ensure that sufficient water is applied to wet soil to the full rooting depth to maintain healthy growth of trees, with 10 gallons applied to each Heavy Standard and Extra Heavy Standard tree per application.

Pest & Disease Control

- 4.12 Tree planting shall be inspected at each maintenance visit for signs of disease or damage to the stem, crown or branches, identifying also those trees which have died.
- 4.13 Apply approved chemicals to combat insect attack and disease as necessary.

Fertilisers

- 4.14 Trees shall be fertilised annually for the first 3 years after planting.
- 4.15 In March or April, apply 'Enmag' or similar slow release type fertiliser over 1m diameter area around each tree in accordance with manufacturer's instructions.
- 4.16 The fertiliser shall be spread evenly with mulch materials lifted and replaced carefully.

Mulch Layer

- 4.17 A 500mm mulched radius around each tree is to be maintained, and extra care is to be exercised in weeding.
- 4.18 Mulch to the original specification is to be topped up annually for the first three years, to maintain a depth of 75mm.
- 4.19 Any mulch spill on adjacent hard surfaces or grass to be returned to planted areas.

Formative Pruning

- 4.20 Tree pruning shall be carried out by an approved member of the Arboricultural Association and in accordance with good horticultural and arboricultural practice. Pruning of trees to be to BS 3998 and Health and Safety Executive (HSE) Forestry and Arboricultural Safety leaflets.
- 4.21 Ensure there is no damage or tear to the stem or bark when removing branches and keep wounds as small as possible, cutting cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. With larger branches, prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- 4.22 Each specimen shall be trimmed and shaped appropriately to species, location, season and stage of growth, leaving a well balanced natural appearance.
- 4.23 Tools shall be clean sharp secateurs, hand saws or other approved tools. Ragged edges of bark or wood shall be trimmed off with a sharp knife.
- 4.24 No growth retardants, fungicide or pruning sealant shall be used unless instructed.
- 4.25 The contractor shall give notice to the Management Company if any disease or infection is detected.
- 4.26 Adjacent structures, plants or trees are to be protected during pruning.
- 4.27 Trees to be pruned to maintain a well-balanced natural appearance, removing any suckers or basal growth.
- 4.28 Chain saw operatives must hold a Certificate of Competence.
- 4.29 Pruning work should be carried out between November and February to avoid the bird nesting season.
- 4.30 Prune out all dead, diseased or damaged wood and remove any sucker growths.

- 4.31 Formative crown pruning of young trees up to 4m high should remove dead branches and reduce selected side branches by one third to preserve a well balanced head and ensure development of a single strong leader.
- 4.32 Duplicated branches and potentially weak or tight forks to be removed and cut back to live wood.
- 4.33 Fruit trees within the orchard and elsewhere within the site shall be pruned annually in accordance with good practice to encourage fruiting.
- 4.34 Where appropriate, prunings to be utilised in the creation and maintenance of habitat piles in unobtrusive areas.

Replacements

- 4.35 Remove all dead and condemned trees including its roots, stakes and ties.
- 4.36 Replace failed trees within the next planting season with like for like. Where repeated failure occurs suggest alternative species for approval to LPA.
- 4.37 Remove dead and damaged trees, carefully move mulch to one side and dig over the soil leaving it fit for replanting. Do not disturb roots of adjacent plants.
- 4.38 Replacement trees should be to the original specification or to match the size of adjacent or nearby trees of the same species, whichever is the greater.
- 4.39 Planting pits should be to the original specification or larger as necessary to accommodate the replacement tree, with organic slow release fertilizer incorporated at the rate of 50g/m².
- 4.40 Mulch to be applied to a depth of 75mm for a 500mm radius around each tree.

5.0 PLAYGROUND

Management Objectives:

To ensure that the childrens play area, seating and fencing remain in good useable condition such that the community garners the fullest benefits from it.

The following passage and checklist has been duplicated from the ROSPA guidance on the Inspection and Maintenance of playgrounds. The completion of this checklist should take place annually by the Management Company. Suitable public liability insurance must be in place and made publically available to inspect.

5.1 ADMINISTRATION

1. Have all previously reported defects been rectified?
2. Have accident records and the hazard register been reviewed to identify hazards?

SITE

3. Is the site clear of litter and dangerous objects?
4. Are the trees free from potential falling deadwood and other hazards (e.g. pointed or broken branches at eye height)?
5. Is access to the site in good condition and clear of obstruction?

SWINGS

6. Is the main frame safe and secure?
7. Are all moving parts in working order?
8. Are seats and attachments in good condition?
9. Are chains and shackles in good condition?
10. Are all bolts in place and secure?
11. Are posts treated/painted when necessary to prevent rotting or splintering?

SLIDES

12. Is the main frame safe and secure?
13. Is the sliding surface clear of obstructions?
14. Is the sliding surface secure and free of gaps from side rails?
15. Are the surfaces free from rust, rotting or splintering?
16. Is the gel-coat surface of fibreglass slides intact and free from glass fibre protrusions?
17. Are surfaces treated for rust or splintering, when necessary?

STRUCTURES

18. Is the main frame safe and secure?
19. Are timber posts sound and free of large structural cracks and splinters?

20. Are timber floors and palings stable and free of large cracks and splinters?

21. Are all nail heads flush with timber (not protruding)?

22. Are all bolts in place and secure?

23. Are all joints and connections firm (not loose)?

24. Are chains and ropes secure and in good condition?

25. Are all components in place (none missing)?

26. Are frames maintaining shape (not distorted)?

27. Are surfaces free from rust or rot?

IMPACT-ABSORBING MATERIAL

33. Is the material loosened and levelled with a rake and cleared of objects to prevent compaction?

34. Is material that gathers under platforms and other structures removed and spread to main areas of impact?

35. Is the material maintained to recommended compacted depth (minimum compacted depth 250 mm)?

36. Are borders free of splinters, exposed nails and pins?

6.0 GRASS & WILDFLOWERS

Management Objectives:

To allow grass and wildflower areas to establish and knit together to form a dense sward and to increase both floristic diversity and foraging opportunities for bats, badgers, birds and invertebrates

General

6.1 Grass/wildflower areas should be maintained in a manner appropriate for the intended use. Grass/wildflower areas should be maintained as a healthy, vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Waterlogging and compaction should be prevented and trampling, abrasion or scalping should be repaired.

- 6.2 Litter and fallen leaves should be removed regularly to maintain a neat appearance.
- 6.3 Grass on banks and to sides and bottoms of ditches shall be maintained to the standards specified for areas immediately adjacent.
- 6.4 The contractor shall carry out all necessary preliminary inspections of areas to be cut on each occasion and shall remove and dispose of all litter, stones and other debris which might damage plant or create a possible hazard to persons and property.
- 6.5 Any molehills within areas of amenity grass shall be spread and levelled and stones brought up to the surface removed and disposed of off-site.
- 6.6 The areas shall be cut to a neat, even finish without rutting or compaction, particularly when ground conditions are soft.
- 6.7 Grass cutting machines shall be appropriate for the size of the area being maintained and the standard specified. Inaccessible margins, corners and the like shall be cut by other suitable machines or by hand at the same time.
- 6.8 Cutters of all mowers should be sharp, properly set and shall cut the sward cleanly and evenly. Mowers shall have their height adjusted so that at no time does 'scalping' take place.
- 6.9 Trim grass neatly around the base of columns and other obstructions and sweep adjacent hard surfaces clear of cuttings and arisings. Leave edges neat and well-defined.
- 6.10 Do not use mowing machinery or nylon filament rotary cutters closer than 100mm to tree stems to avoid damage to bark. Use hand held mechanical tools carefully in operations close to stems.
- 6.11 Create 150mm wide mowing strips along the base of walls and fences where there is no hard surfaced edging. Mowing strips to be maintained by application of suitable herbicide twice during the growing season.
- 6.12 Special care to be taken with grass cutting to avoid damage to plants.
- 6.13 The use of strimmers is to be handled with care. In the event of damage to plants by careless handling of equipment, the Contractor will be required to make good any loss at his own expense.
- Mowing regime for grass areas***
- 6.14 Maintenance of grass areas to be carried out in accordance with the requirements of BS 7373:1991 (or later amendments) from the installation of works.

- 6.15 Amenity grass areas should be maintained to a grass height of 25-45mm by fortnightly cuts during the growing season with all arisings removed from site.

Mowing regime for wildflower areas

- 6.16 Initial maintenance of the wildflower area should be carried out for the first two years in accordance with the seed supplier's recommendations.
- 6.17 The meadow species (EM1) sown are perennial and will be slow to germinate, usually not flowering in the first season.
- 6.18 The cornfield annuals (EC1) acting as a nurse crop will require cutting in mid-summer after flowering but before setting seed, with the vegetation removed to allow the underlying meadow mixture to develop.
- 6.19 Once established in the second and subsequent years, wildflower areas should be managed as a traditional meadow with a main summer hay cut in combination with autumn and possibly spring mowing. The areas should be cut to approx 50mm height after flowering in July or August, with arisings left on site for 2 days (to allow invertebrate species to return to the grassland) and then removed. Cutting should be carried out during suitable weather conditions with cut material over 50mm in length removed from site or composted in designated areas.
- 6.20 Meadow grassland should not be cut or grazed from spring through to late July / August to allow the species to flower.
- 6.21 A 1.5m wide grass margin to wildflower areas adjacent to the footpaths and amenity grass should be cut to 70mm at approximately monthly intervals or as necessary, to ensure the height does not exceed 150mm.

Watering

- 6.22 Responsibility for areas of watering to be agreed between the landscape maintenance contractor ("the contractor").
- 6.23 All grass and wildflower areas to be regularly monitored for watering requirements during the first 2 growing seasons, with special attention during drought periods.
- 6.24 The contractor shall ensure that sufficient water is applied to wet soil to the full rooting depth and maintain healthy growth of the grass sward using a fine rose or sprinkler.

Weed control

- 6.25 Selective herbicide to be used as necessary in amenity grass areas to suppress perennial weeds.
- 6.26 Do not spray areas of bulb or corm planting.
- 6.27 Apply spot treatment to individual weeds within amenity grass areas as necessary.
- 6.28 Diversity of the wildflower area to be maintained the by spot treating with non-selective systemic type herbicide to deal with pernicious perennial weeds such as Dock (Rumex obtusifolius), Rosebay willowherb (Chamaenerion angustifolium), Thistle and Horsetail to control scrub and invasive grass species.
- 6.29 Annually clear any woody species that start to encroach the wildflower area, including ivy, ash and sycamore. Treat stumps with Roundup (Glyphosate) to prevent regrowth.

Fertilisers

- 6.30 Apply spring and autumn fertiliser in accordance with manufacturer's recommendations.
- 6.31 Ensure there is a substantial buffer zone between fertilised areas and areas set aside as wildflower meadows or for nature conservation.

Aeration

- 6.32 Lawn areas should be aerated by coring, spiking or slicing annually in either spring or autumn to prevent thatch build up of more than 15mm.
- 6.33 Equipment used should be appropriate for the size of area being treated.

Scarifying

- 6.34 Scarify with tractor drawn or self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass during dry weather.

Rolling

- 6.35 Following scarification and aeration, grass areas should be gang rolled as necessary to even out rough surfaces.
- 6.36 Rolling should not be carried out on heavy soils or under wet conditions when compaction could occur.

Reinstatement

- 6.37 Top dress and make good any areas of gully erosion, slip and depressions and re-seed/turf to original specification.
- 6.38 Remove any areas of worn or damaged lawn to a depth of 40mm. Cultivate the substrate to a fine tilth and either re-seed or re-turf to existing specification (re-turfing standard to BS7370-3, Clause 12.2 and re-seeding standard to BS 7370-3 Clause 12.6).
- 6.39 Re-seeding / re-turfing should match the existing adjacent grass in quality and appearance.
- 6.40 Provide protection and watering as necessary to promote successful germination and/or establishment.

7.0 HARD LANDSCAPE

Management Objective:

To maintain hard landscape elements in a safe condition with a good appearance

Boundaries

- 7.1 Inspect communal lengths of fencing and walling regularly and repair as necessary to maintain site security.

Hard Surfaces

- 7.2 Undertake regular inspection of communal hard surfaced areas.
- 7.3 Leaves shall be removed from all hard surfaces during leaf fall and disposed of off-site prior to the end of December.
- 7.4 Annually clean surfaces to prevent excessive weed growth on public paths and paved areas and avoid trip or slip hazards.
- 7.5 Identify any areas of potholes or uneven surfaces and carry out repairs as necessary.

8.0 SUDS Pond Management Objective:

To increase the diversity of habitats on site whilst providing means of percolation of surface water

- 8.1 The Pond will feature gently sloping undulating sides. The size of the pond is yet to be determined but the principles set out in this section will still apply.
- 8.2. Minimum depth of 80cm in one area to promote creatures requiring deeper winter refuge areas.
- 8.3. Natural rainwater supply from rooftops of nearby homes
- 8.4. A shallow area will be included to promote marsh plants such as reeds and to allow birds easy access. The pond will be designed to have variable water heights over the course of the year.
- 8.5. A mosaic of vegetation and habitat types including submerged and emergent plants, floating and rooted plants, piles of dead wood, earth and rocks, islands and peninsulas, bare mud and thicker vegetation and green plants.
- 8.6. A minimum of 15m² in area.
- 8.7 The ownership of the Pond will, for the avoidance of doubt, continue to be the same management company. It will not become a burden on local tax payers unless by separate agreement.
- 8.8 Connection to the pond from the housing will be via sub terrainian pipework. To assist in general principles of soakways, this pipework may be perforated to allow a form of surface water dispersal that is closer to a natural environment.

APPENDIX A - 10 YEAR MAINTENANCE PROGRAMME

PROGRAMMED MAINTENANCE: SHRUBS

	Weed control	Watering (first 2 years)	Pest & Disease Control	Fertilisers (first 3 years)	Mulch Layer (first 3 years)	Pruning & supports	Replacements (first 5 years)
January							
February							
March				1 visit	1 visit	1 visit	
April	1 visit	As necessary	1 visit			1 visit	
May	1 visit	As necessary	1 visit				
June	1 visit	As necessary	1 visit				
July	1 visit	As necessary	1 visit			1 visit	
August	1 visit	As necessary	1 visit				
September	1 visit	As necessary	1 visit				1 visit
October							
November						1 visit	
December							

PROGRAMMED MAINTENANCE: TREES

	Weed control	Stakes & Ties (first 3 years)	Watering (first 2 years)	Pest & Disease Control	Fertilisers (first 3 years)	Mulch Layer (first 3 years)	Formative Pruning	Replacements (first 5 years)
January		1 visit					1 visit	
February								
March					1 visit	1 visit		
April	1 visit	1 visit	As necessary	1 visit				
May	1 visit		As necessary	1 visit				
June	1 visit		As necessary	1 visit				
July	1 visit	1 visit	As necessary	1 visit				
August	1 visit		As necessary	1 visit				
September	1 visit		As necessary	1 visit				
October		1 visit						
November								1 visit
December								

PROGRAMMED MAINTENANCE: HEDGES

	Trimming Native Hedges	Trimming Formal Hedges	Weed control	Watering (first 2 years)	Pest & Disease Control	Fertilisers (first 3 years)	Mulch Layer (first 3 years)	Replacements (first 5 years)	Litter control
January									
February									
March						1 visit	1 visit		1 visit
April			1 visit	As necessary	1 visit				1 visit
May			1 visit	As necessary	1 visit				1 visit
June		1 visit	1 visit	As necessary	1 visit				1 visit
July			1 visit	As necessary	1 visit				1 visit
August			1 visit	As necessary	1 visit				1 visit
September		1 visit	1 visit	As necessary	1 visit				1 visit
October	1 visit								1 visit
November								1 visit	1 visit
December									

PROGRAMMED MAINTENANCE: GRASS & WILDFLOWER AREAS

	Mowing Grass areas	Mowing Wildflower areas	Weed control	Watering (first 2 years)	Fertilisers (first 3 years)	Aeration, Scarification & Rolling	Reinstatement
January							
February							
March	1 visit				1 visit		
April	2 visits	As necessary	1 visit	As necessary		1 visit	As necessary
May	2 visits		1 visit	As necessary			
June	2 visits		1 visit	As necessary			
July	2 visits		1 visit	As necessary			
August	2 visits	1 visit	1 visit	As necessary			
September	2 visits		1 visit	As necessary	1 visit		As necessary
October	1 visit	As necessary					
November	1 visit						
December							

PROGRAMMED MAINTENANCE: HARD LANDSCAPE,

	Boundaries	Hard surfaces
January		
February		
March		
April	1 visit	1 visit
May		
June		
July		
August		
September		
October		
November	1 visit	1 visit
December		

To be controlled by condition