
**CHESTNUT FARM, CHURCH LANE, DAUNTSEY,
WILTSHIRE SN15 4HW**

**LANDSCAPE IMPLEMENTATION AND MANAGEMENT
PLAN**

FOR

**CHANGE OF USE AND ALTERATIONS TO 3 NO.
AGRICULTURAL BUILDINGS TO FORM 4 NO.
DWELLINGS AND ASSOCIATED WORKS.**

Prepared by:

WHLandscape

On behalf of:

E & V Kidner

Project Reference: 25.2030

Revision:

November 2025

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by E & V Kidner to produce a landscape implementation and management plan (LIMP) to accompany a detailed Landscape Works Plan (drawing number 2030-01). This information is formally submitted by the client's Agent to Wiltshire council to enable the discharge of Conditions 4 and 5 of Planning Permission PL/2023/09594 for the construction of a series of barn conversions on land at Chestnut Farm, Church Lane, Dauntsey, Wilts. SN15 4HW.

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ILLUSTRATIVE MATERIAL

DWG-2030-01: LANDSCAPE WORKS

1. INTRODUCTION

1.1 This document, along with the associated Landscape Works Plan (Drawing no. 2030-01), provide the detailed landscape information to enable the discharge of Conditions 4 and 5 of Planning Permission PL/2023/09594. It should also be reading in pursuance of Condition 6. Conditions 4 and 5 are reproduced in full below:

CONDITION 4.

No development shall commence on site, including vegetation removal and demolition, until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to a Soft Landscape Plan which also includes the location and specification of bird and bat boxes to be installed. The approved details shall be implemented before occupation of the final works.

The installation of these features detailed with in the plan will be supervised by a professional ecologist. These features will continue to be available for wildlife for the lifetime of the development.

REASON: *To mitigate for impacts to biodiversity arising from the development.*

CONDITION 5

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- *a detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
- *means of enclosure;*
- *all hard and soft surfacing materials;*
- *minor artefacts and structures (e.g. furniture, refuse and other storage units, signs, lighting etc); and*
- *proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc).*

REASON: *The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the*

development and the protection of existing important landscape features and the amenity of the development's future occupants.

1.2 Soft landscaping proposals will include planting new native hedges on the perimeters of the site, as well as incidental native tree planting, and the establishment of new lawn areas for each garden plot. As the site (a former working farmyard) is devoid of existing vegetation, the management and enhancement of existing trees is not part of this LIMP.

1.3 Hard landscaping will consist of permeable gravel surfacing to the driveway and parking/turning area (edged by soft red brick laid in a stretcher course) to facilitate sustainable urban drainage, further details of which can be found in the SUDS Statement submitted in pursuance of Condition 7 of the Planning Permission. This area will comprise 20mm York Cream Chippings (or similar approved) in a cellular confinement system (Permavoid Geocellular System or Similar approved), secured with an appropriate edge restraint (EverEdge Titan or similar approved).

1.4 Whitehall Flagstone Beige Antique paving (or similar approved) will be used for patio areas/side paths. This will be laid in a random bond and laid on sharp sand on a granular bed with sand pointing to the joints to create a permeable surface (see reference to SUDS in paragraph 1.3, above). Other hard surface detailing will be provided by granite setts (medium grey, 100x100x100mm). Deeper granite setts will also be used to provide a rumble strip that separates the gravel area from the tarmac bound surface at the site's entrance. Hard landscaping management detail is provided in section 5.

1.5 Appointment of a suitably qualified contractor(s) to complete the role of implementing the landscape scheme, and the management of the landscaping thereafter will be undertaken by the client/project manager prior to the construction of any development above slab level. Planting will be undertaken during the first planting season after the completion of the proposed development and the implementation of hard landscaping proposals.

1.6 It is important to note that the specification tables show stock sizes at the time of planting. Their eventual size will depend on individual species traits, growing conditions and appropriate management.

2. EXISTING VEGETATION

2.1 The approved scheme is for the redevelopment of existing (now redundant) older farm buildings loosely grouped around existing hardstanding – much of which is concrete. There is no notable vegetation within the site, and only fragmented vegetation on its peripheries. Coniferous hedging marks the boundary with the adjacent residential property, and this flanks the southern side of the access track. A small area of ruderal vegetation lies just outside the site boundary, and the applicant plans to use this area to create a small fruit orchard with a species rich grass sward established below. This area will be separated from the site by a timber knee rail.

2.2 No wildlife habitats have been identified within the site boundary.

2.3 LAWN

2.3.1 Following construction phases of the development, the rear plot boundaries for each unit (see drawing 2030-01 for details/locations of these) will be established as grass lawn to create suitable private amenity spaces for future residents. A more species-rich mix may be used for any grass verges within the site. Management will primarily come down to the frequency and height at which the grass is cut, with grass managed as part of a lawn typically receiving more regular, closer cuts than shared amenity space.

Ground Preparation

2.3.2 To prepare the seed bed weeds must first be removed using repeated cultivation or a non-residual herbicide. The ground should be ploughed or dug to bury any unwanted ground cover, then cultivated with a rotovator, finally the soil should be harrowed or raked to produce a medium tilth. It may be necessary to return to site even after seeding in order to remove any invasive species such as docks, thistles, mare's tail or brambles; these should either be manually removed or individually chemically treated.

2.3.3 To achieve an even surface, the ground will be lightly re-cultivated, and any large stones or bricks removed from the surface. Once prepared the ground will be raked and rolled, moving soil if needed to smooth out minor humps and depressions, to produce a firm surface. The final raking and rolling will produce a seed bed with a medium-fine tilth ready for seeding. Cultivation work will be carried out when the soil moisture level is reasonably low, allowing the soil to crumble.

Sowing Specifications

Strong Lawn Grass Mixture – Total Area: <i>As Required</i>			
Seed Mix	Sowing Rate (g/m²)	%	Quantity (g)
Emorsgate EG22 (or equivalent)	25	100	<i>As Required</i>

Sowing

- Seed will be sown in spring when there is sufficient warmth and moisture in the soil. Moisture will be supplied artificially by watering if the soil is dry, however it must be thorough enough to penetrate at least 100mm.
- Seed will be surface sown onto a freshly prepared seed bed and can be applied by machine or broadcast by hand (do not drill). To get an even distribution, divide the seed into two or more parts and sow in overlapping sections.
- After sowing lightly rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roller, or by treading, to give good soil/seed contact.

Maintenance Operations

- Protect the newly sown seed from birds and prevent public access onto the soil. Weed the area by hand, removing any weeds before they flower.
- Newly sown grass seed must always remain moist unless conditions are naturally damp. Seed will be watered with sprinklers twice per day (morning and late afternoon) for 5 to 10 minutes each time so as not to oversaturate the soil. Watering will continue for 3-4 weeks, depending on weather conditions. Once germination occurs and green grass shoots are visible, reduce watering unless conditions are very dry.
- Once grass seed has germinated, the frequency of watering will be slowly reduced to a single long soak of approximately 40 minutes in late afternoon on alternate days, depending on weather conditions.
- Once seedling grasses are established and 50-80mm in height, (typically in good growing conditions after about three to four weeks), lightly roll or tread to firm and level the soil around the grass roots ready for the first cut. Do not roll if the ground is saturated with water.
- When the grass has picked up again (typically after a few days) the first cut can be undertaken with the mower set on a high setting (50mm +). The aim is to trim the sown grass back by about one-third of its height and cut back any weeds. The watering regime continued until the next cut.

- f. After the second cut the lawn can be mown regularly as needed (when grass reached 50-80mm in height), progressively reducing the mowing height over its first spring/summer to the desired height. The grass will be watered weekly at a rate of 40 minutes per day in late afternoon, depending on weather conditions. When there are extended dry periods (i.e. 10 days with no rain), the lawn will be watered to saturation twice a week until dry conditions are alleviated.
- g. A new sown lawn will take a full year or more to reach full strength and ground cover and knit together as a turf. It can be walked on during establishment but heavy use that might cause wear and tear will be avoided.

3. PROPOSED SOFT LANDSCAPING

3.1 IRRIGATION

3.1.1 This document is not able to give precise recommendations with regard to species-specific watering requirements, however the following should be considered in respect of watering for all new planting:

- Use a watering can with a rose attachment on the end to water or a sprinkler or other such method that will administer water slowly and at a low pressure, mimicking rainfall.
- Water should be applied to the base of the plant, evenly distributed over the entirety of the root-ball to encourage even root development.
- Ensure that water is draining well away after 10 minutes of application of water.
- A newly planted tree/shrub should be watered in when planted, and at the point of bud burst in the spring and should be continued throughout the spring and summer until the leaves have fallen in autumn (for deciduous trees).
- Watering is advised for the first 3 summers after planting, further to this the trees and shrubs should be able to access water from the surrounding soil. (**Note:** *Be mindful that newly planted trees need watering, even if it has been raining as often rainwater will not reach the rootball*).
- Evergreens may need to be watered a little during the winter months if it is particularly dry, this does not need to be done routinely and can be a response to a period of dry weather.
- Use organic mulch at the base of the plants to help retain water, prevent weed growth and also give you an indication of where you need to water.

3.1.2 The table (below) provides a guide to the necessary irrigation period.

Irrigation Schedule: Years 1 to 3		
Size of nursery stock	Irrigation Frequency	Irrigation Rates**
<50mm girth (Hedge plants)	Daily for 2 weeks; every other day for 2 months; weekly until established.	Water will be applied to trees at a rate of 8-12 litres of water per 25mm of trunk diameter; Water will be applied to shrubs at a rate of 4-8 litres of water per 25mm of trunk diameter.
50-100mm girth (Standard trees)	Daily for 1 month; every other day for 3 months*; weekly until established.	
>100mm girth (Selected Standard + trees)	Daily for 6 weeks; every other day for 5 months*; weekly until established.	
* When planting in winter, the irrigation frequency can be reduced to 2-3 times each week (after the initial period of daily watering) instead of every other day. ** During the period between May to September weekly watering rates will be no less than 20 litres per tree and 10 litres per individual shrub/linear metre of hedgerow unless ample rainfall renders this unnecessary. During extended dry periods (i.e. 10 days with no rain), plants will be watered every other day.		

3.2 INDIVIDUAL TREE PLANTING AND MANAGEMENT

4.2.1 All tree locations and species must be taken into consideration by the Project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. Root barriers are to be installed as directed by the Project Structural Engineer where trees are within 3.00m of services, structures and surfaces or are located closer to site features than the offsets recommended in Table A.1 of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. Supply and aftercare of trees shall be in accordance with BS 8545: 2014 'Trees: from nursery to independence in the landscape', with aftercare proposals detailed below.

3.2.2 All tree pits must be backfilled with topsoil in accordance with BS 3882: 2015 'Specification for topsoil' and BS 8601:2013 'Specification for subsoil and requirements for use'. If soil has not been supplied by site then approved soil must be imported to site, all certificates must be handed to the Site Manager on delivery. All trees will comprise pot grown or root-balled stock.

Ground Preparation and Planting

General

- a. All trees are to be pit-planted in minimum 1.00m² square pits, which have been cleared of all vegetation. The base and side (unless root barriers are being used) of tree pits are to be 'broken' to assist root penetration and improve drainage.
- b. Trees will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- c. Trees are to be planted a minimum of 3.00m from any existing and proposed drainage channels and service runs that cross the site. (The precise routes of drainage, and any service points, are to be determined before planting commences to prevent conflicts.)
- d. Trees are to be planted a minimum of 1.00m from any fencing or boundary walls to prevent future conflicts.
- e. Root barriers (GreenBlue Urban or similar approved) should be used where necessary to protect services, structures and surfaces if trees cannot be suitably repositioned in their immediate locality.
- f. All trees will be watered to capacity once planted.

Tree Pits

- a. Tree pits are to be excavated to a depth of 750mm and backfilled with:
 - 300mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
 - 450mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- b. A general-purpose slow-release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during its final cultivation.
- c. The tree planted within the gravel area opposite buildings A and B will incorporate a SettStone precast tree grill manufactures by GreenBlue Urban (see link below).
<https://greenblue.com/gb/products/settstone-precast-tree-grille/#technicalspecs>

Staking

- a. All trees will be single staked using (Ht) 1200mm (Dia) 1000mm tree stakes. Trees are to be secured with tree buckle and rubber block, attached to the stakes with flat headed wood nails.
- b. All trees will be mesh guarded to prevent damage by vermin.
- c. All other specifications for tree staking are shown on dwg. 2030-01 'Landscape Works'.

Planting Specifications

Tree Species						
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
<i>Acer campestre</i>	Field Maple	Selected Standard	10-12	3.00/3.50	Min 2.00	1
<i>Fagus sylvatica</i> 'Pupurea'	Copper Beech	Extra Heavy Standard	14-16	4.50/6.00	Min 2.00	2
<i>Prunus avium</i>	Wild Cherry	Standard	8-10	2.50/3.00	1.75/2.00	2
<i>Prunus padus</i>	Bird Cherry	Selected Standard	10-12	3.00/3.50	Min 2.00	2
Total:						7

Maintenance Operations

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
 - Years 0 – 2: Tree will be checked quarterly and after inclement weather.
 - Years 3 – 5: Tree will be checked annually and after inclement weather.
 - Years 5+: Trees will be checked at least once every two years and after severe inclement weather.
- b. For the first three years, trees will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), trees will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around trees will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.
- d. Limited formative pruning will be necessary to ensure that healthy and balanced crowns develop, avoiding 2 weeks either side of bud burst and leaf fall, at which time the stakes, guards and tree ties will be checked to ensure that the trees are not being damaged by them.
- e. Stakes and guards will be removed when the trees are established, after approximately 3 to 5 years depending on species.
- f. Any losses will be replaced during the following planting season to achieve a stocking rate of 100% by the end of the 5-year period.
- g. Mature and established trees will be inspected at least once every two years and after severe inclement weather, and any necessary remedial work performed.

4.3 HEDGE PLANTING AND MANAGEMENT

Ground Preparation and Planting

- a. Hedging material will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- b. All invasive and pernicious weeds will be removed from the site before works commence. Clearance will be restricted to non-residual herbicide in accordance with manufacturers specifications and hand weeding. All planting beds will be free from weeds and waste materials.
- c. Planting beds are to be excavated to a depth of 500mm and backfilled with:

- 200mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
 - 300mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- d. All Mixed Native hedging material will be planted in a double staggered row at 45cm centres using 5 plants per linear metre, taking care to ensure species are mixed and not heavily grouped.
- e. Evergreen broadleaf hedging material (*Buxus sempervirens*) will be planted from 3 litre pots and are to be planted in a single row using 5 plants per linear metre.
- f. Planting areas will be mulched using 50mm of matured wood bark, or wet straw
- g. Plants will be individually staked using (Ht) 600mm bamboo canes and guarded with spiral guards to prevent damage by vermin.
- h. All hedgerow plants will be watered in once planted.

Planting Specifications

Mixed Native Hedge Species – Total Length: 50.00m						
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	%	No.
1	<i>Acer campestre</i>	Field maple	1 + 1 transplants	80-100	15	45
	<i>Corylus avellana</i>	Hazel	1 + 1 transplants	80-100	10	30
	<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	80-100	60	180
	<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	60-90	5	15
	<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	80-100	10	30
Total Plants:						300
Hedge to be planted in a triple staggered row at 45cm centres using 6 plants per linear metre.						
In addition, <i>Rosa canina</i> (dog rose) and <i>Lonicera periclymenum</i> (honeysuckle) will be added to the hedgerows at a rate of 1 plant per every 10 linear metres (See DWG-1856-01 for planting locations). Plants to be from 1L pots.						

Beech Hedge – Total Length: 105.00m						
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	%	No.
2	<i>Fagus sylvatica</i>	Beech	Pot-grown (3ltr)	45	100	420
Hedge to be planted in a double staggered row at 45cm centres using 4 plants per linear metre.						

Maintenance Operations

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
 - Years 0 – 2: Hedging plants will be checked quarterly and after inclement weather.
 - Years 3 – 5: Hedging plants will be checked biannually and after inclement weather.
 - Years 5+: Hedging plants will be checked annually and after severe inclement weather.
- b. For the first three years, hedge plants will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), plants will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around hedges will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.
- d. Pruning will be required to ensure the growth of strong, dense hedging and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.
- e. Hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.
- f. The ultimate height of the domestic hedging is at the discretion of the property owner; however, the following is recommended:
 - Mixed native hedging – minimum of 2.50m in height at maturity
 - Beech hedge – minimum of 2.00m in height at maturity
- g. Guards and stakes will be removed once the plants are well established.
- h. Any losses will be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.
- i. Established hedges will be inspected annually and after severe inclement weather, and any necessary remedial work performed.

TABLES

TABLE 1: WOODY PLANTS – 5 YEAR MANAGEMENT SCHEDULE

Year/Season/ Month	Trees	Hedges
Planting November - March	Plant new trees to specification. Irrigate as necessary. If planted in November – December check plants twice before Spring (March). If planted in January – February check plants once before Spring (March).	Plant new hedges to specification. Irrigate as necessary. If planted in November – December check plants twice before Spring (March). If planted in January – February check plants once before Spring (March).
Year 1 Spring (March – May)	Weed monthly. Check trees (including stakes and guards). Check for damage. Irrigate new planting as necessary in dry weather.	Weed monthly. Check hedges (including stakes and guards). Check for damage. Irrigate new planting as necessary in dry weather.
Summer (June – August)	<u>As Spring Year 1</u> Be aware of additional irrigation requirements in dry conditions.	<u>As Spring Year 1</u> Be aware of additional irrigation requirements in dry conditions.
Autumn (September – November)	<u>As Spring Year 1</u>	<u>As Spring Year 1</u> Firm plants as necessary.
Winter (December – February)	Check all trees and replace failures. Check guards and stakes.	Check all hedging plants and replace failures. Check guards and stakes.
Year 2 Spring (March – May)	<u>As Spring Year 1</u> Continue irrigation schedule for new planting.	<u>As Spring Year 1</u> Continue irrigation schedule for new planting.
Summer (June – August)	<u>As Summer Year 1</u> Continue irrigation schedule for new planting, being aware of additional irrigation requirements in dry conditions.	<u>As Summer Year 1</u> Continue irrigation schedule for new planting, being aware of additional irrigation requirements in dry conditions.
Autumn (September – November)	<u>As Autumn Year 1</u>	<u>As Autumn Year 1</u>
Winter (December – February)	<u>As Winter Year 1</u> Prune all deciduous trees.	<u>As Winter Year 1</u> Lightly trim top growth from mid-December to encourage dense low growth.
Year 3 Spring (March – May)	Weed monthly. Continue irrigation schedule for new planting.	Weed monthly. Continue irrigation schedule for new planting.
Summer (June – August)	<u>As Spring Year 3</u> Be aware of additional irrigation requirements in dry conditions.	<u>As Spring Year 3</u> Check hedges (including stakes and guards). Check for damage.

		Be aware of additional irrigation requirements in dry conditions.
<i>Autumn (September – November)</i>	<u>As Spring Year 3</u>	<u>As Spring Year 3</u>
<i>Winter (December – February)</i>	Check all trees and replace failures. Check guards and stakes. Remove guards and stakes on vigorous plants. Prune all deciduous trees.	Check all hedging plants and replace failures. Check guards and stakes. Remove guards and stakes on vigorous plants. Lightly trim top growth from mid-December to encourage dense low growth.
Year 4 – 5 <i>Spring (March – May)</i>	Weed monthly. Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.	Weed monthly. Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.
<i>Summer (June – August)</i>	<u>As Spring Year 4</u> Be aware of additional irrigation requirements in dry conditions.	<u>As Spring Year 4</u> Check hedging plants (including stakes and guards). Remove guards and stakes on vigorous hedging plants in year 4 and year 5. Be aware of additional irrigation requirements in dry conditions.
<i>Autumn (September – November)</i>	<u>As Spring Year 4</u>	<u>As Spring Year 4</u>
<i>Winter (December – February)</i>	Check all trees and replace failures. Check guards and stakes. Remove guards and stakes on vigorous trees in year 4 and any remaining guards and stakes in year 5.	Check all hedging plants and replace failures. Check guards and stakes. Remove guards and stakes on vigorous hedging plants in year 4 and any remaining guards and stakes in year 5. Trim hedge to shape annually from mid-December and gap up as necessary to achieve a minimum 95% stocking rate.
Years 5 +	Weed monthly from Spring to Autumn. Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day. Established trees will be checked in winter every two years, starting in year, and any necessary remedial work will be performed in winter.	Weed monthly from Spring to Autumn. Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day. Established hedges will be inspected on an annual basis in winter, and any necessary remedial work will be performed from mid-December to March.

TABLE 2: LAWN GRASS – 5 YEAR MANAGEMENT SCHEDULE

Year/Season/ Month	Lawn Grass
Planting September - March	In September, prepare soil to specification. Second cultivation if needed. Sow seed and rake or harrow and firm with roller. Protect seed from birds and prevent access. Irrigate as necessary.
Year 1 Spring (March – May)	Weed by hand. Prevent access Irrigate as necessary. Prepare for first cut and trim to 50mm+ once seedling grasses are established and 50-80mm in height. Undertake a second cut, after which grassland can be mown regularly as needed (when grass reached 50-80mm in height), progressively reducing the mowing height. Remove clippings for the first four cuts.
Summer (June – August)	Weed by hand. Allow access but limit heavy use. From June establish a regular mowing regime as required, cutting the grass to 50mm+. Remove cuttings as required. Irrigate as necessary, being aware of additional irrigation requirements in dry conditions.
Autumn (September – November)	Weed by hand. Top all plant growth in September if required. Remove cuttings as required. Irrigate grass as necessary. Sow fresh seed in any bare patches.
Winter (December – February)	Weed by hand. Irrigate as necessary.
Year 2 Spring (March – May)	Weed by hand. From April, mow as necessary (Approximately every two weeks). Remove cuttings as required. Irrigate as necessary. Sow fresh seed in any bare patches.
Summer (June – August)	Weed by hand. Mow as necessary (Approximately every two weeks), until November. Remove cuttings as required. Irrigate as necessary, being aware of additional irrigation requirements in dry conditions.
Autumn (September – November)	Weed by hand. Mow as necessary (Approximately every two weeks). Remove cuttings as required. Irrigate as necessary. Sow fresh seed in any bare patches.
Winter (December – February)	Weed by hand. Irrigate as necessary.
Year 3 +	<u>As Year 2</u>