



10 year
LANDSCAPE MAINTENANCE PROGRAMME
for
LAND AT CRICKLADE

16th January 2026

GENERAL NOTES

1. The following landscape maintenance programme should be read with the latest revisions of Peter Quinn Associates' Detailed Landscape Proposals plan (drawing No 26/591/01) and Landscape Maintenance plan (drawing No 26/591/02). It has been devised to ensure the rapid establishment of the proposed planting and seeding and its subsequent long-term success. It is restricted to the area hatched pink on the Landscape Maintenance plan.
2. The programme illustrates the first 10 years after implementation. Should the implementation be phased, then the maintenance should be applied to each phase separately. From the end of the 10th year (31st December), the programme follows the final maintenance table titled **ANNUAL SCHEDULE**. Please note that the frequencies of operations not conducted yearly are not shown on the table. The user should refer to the specification for precise details.
3. The programme covers the following areas and features:
 - *Newly planted shrub & transplant beds and associated features*
 - *Newly planted standard trees*
 - *Newly planted hedges*
 - *Existing hedges*
 - *Wildflower meadow areas*
 - *Short-mown grass paths and lawns*
 - *Play equipment*
4. The programme is divided into a specification and schedule of works. The **specification** is divided into **establishment operations** such as watering which will generally not be required after the first few years following planting, and **regular operations** such as grass cutting which will be required in perpetuity.
5. The **schedule of works** is presented as a series of maintenance tables in which operations are laid out on an annual basis. It is assumed that maintenance would start on the **1st January** immediately following planting in **November/December**. Should maintenance commence at a different time, for example because of delays in planting, then the tables should be adjusted as appropriate. Refer to Landscape Architect for clarification where necessary.
6. Estimates have been made for the timings of certain operations which cannot properly be assessed at present. Adjustments should be made to the programme as appropriate (see "*Landscape Inspection*" in "*Regular Operations*" below).
7. All materials and stock used in maintenance operations should match the original specification (except in the case of plants succumbing to transmittable diseases - see "*Replacement Planting*" in "*Establishment Operations*" below). All operations to be carried out by appropriate and suitably experienced staff.
8. All works to be to the relevant British Standards where applicable.
9. Shrub/tree works should not be carried out when birds may be nesting: all works to conform with the Wildlife and Countryside Act 1981 and the European Habitats Directive 1992/Nesting Birds Directive.
10. Arboricultural inspections to be carried out by an Arboriculturalist. Landscape inspections to be carried out by a Landscape Architect. Landscape maintenance staff are to carry out all other inspections in this programme where the inspector is not specifically described by profession. Maintenance staff should report to supervisors any problem relevant to maintenance, user and farm animal safety, aesthetics or plant survival.

SPECIFICATION

A. ESTABLISHMENT OPERATIONS

1. Watering: shrubs, seedlings, transplants and whips (PROVISIONAL)

Water each shrub and tree seedling/transplant/whip with 10 litres of water during dry spells (periods with no significant rain for >21 days) **April to September of year 1 only**. Do not water otherwise. Repeat watering every 7 days until significant rain has fallen (as agreed with Client but based on around ¾ inch of rain in 24 hours).

Landscape maintenance contractor to monitor weather and inform Client prior to watering operations commencing, and prior to watering operations ending.

2. Watering: trees (PROVISIONAL)

Water each individual, staked tree with 50 litres of water during dry spells (periods with no significant rain for >21 days) **April to September of year 1 and year 2 only**. Do not water otherwise. Repeat watering every 7 days until significant rain has fallen (as agreed with Client but based on around ¾ inch of rain in 24 hours).

Water to be applied via watering tube, where fitted. Apply to surface close to tree trunk where no watering tube is present.

Landscape maintenance contractor to monitor weather and inform Client prior to watering operations commencing, and prior to watering operations ending.

3. Weedkill: establishment

Spray with systemic, translocated herbicide all weeds within newly-planted beds (except where the canopy of shrubs has closed and shades out weeds) and across a **1500mm** diameter circle around all newly-planted, staked trees, including trees planted in grass. Spraying should kill all weeds and should thus maintain bare earth within the beds between shrubs and trees, and a circle of bare earth around each tree.

Allow for **six** visits in **year 1**. Visits to take place as follows:

Mid March
Mid April
Mid May
Mid June
Mid July
Mid September

Allow for **four** visits in **year 2**. Visits to take place in the middle of the months of March, April, May and June.

Allow for **two** visits to spray around staked **trees only**, during **year 3** and **year 4**. Visits to take place in the middle of the months of March and May.

4. Firming-in

Check and firm-in all newly-planted stock in **late October of year 1** and **late March of year 2** to firm roots loosened by strong winds, frost and dry-weather cracking of topsoil.

5. Replacement planting

Inspect all planting areas in the **September** of **year 1** and **year 5**.

In **December** of **year 1** and **year 5**, remove any dead or dying stock. Replace with plants of the same species/variety except where plants have died of a transmittable or unavoidable disease or pest, or from waterlogging.

Where plants have died from a transmittable disease, replace with stock from a different (native) genus with a similar growth habit. Use adjacent (established) stock as a guide. Where shrubs have been killed by waterlogging, do not replant until drainage problem has been solved at source.

When plants have been killed or significantly damaged by browsing animals, replacement planting should be protected by guards appropriate to the browser and plant stock. Refer to Client or Landscape Architect for approval of guards before purchase and installation. Alternatively, stock may be replaced with a native species growing within the same bed that has not been subject to browsing. Ideally the replacement species should be one that will grow to around the same mature size.

6. Mulch

Supply and top up mulch on all beds to form a minimum settled depth of 75mm of woodchip or bark chip (particle size 20-75mm).

Check that mulch mat is present and correctly located. Replace and recover with mulch as necessary.

Supply and top up mulch around all staked trees in grass to form a minimum settled depth of 100mm of woodchip or bark chip (particle size 20-75mm) in a circle 1500mm in diameter. Note: Mulch to be 100mm deep across entire circle.

Collect all mulch that has spread onto adjacent surfaces since last visit and re-spread within planting.

Allow for one visit in **February year 1** and one visit in **February year 2**.

7. Newly-planted native hedge cutting (NE boundary)

Cut newly-planted native hedge **mid February** as follows:

- 500mm high in year 1
- 750mm high in year 2
- 1000mm high in year 3
- 1250mm high in year 4

Cut sides at an angle of between 5° and 10° from vertical so that the hedge tapers towards the top and is no more than 1200mm wide at the base. Hedge should be cut with a reciprocating bar or other similar and approved machinery. Flail cutters should not be used.

Remove any clippings and other plant-based debris to compost area (located within western POS).

8. Existing native hedge: formative cutting

In January or February of year 1 existing hedges are to be cut as follows:

OOS Newly planted hawthorn hedge (N boundary): cut hedge to 1.5m high.

Hedge H1 (NW boundary): cut hedge to 3.0m high.

Group G3 (W boundary): Cut side nearest development from ground level to top of canopies to produce face c.1.5m from base of trunks so that the top of the face slopes away from the development.

Groups G10 and G11 (E boundary): Cut side nearest development from ground level to top of canopies to produce face c.1.2m from edge of proposed path so that the top of the face slopes away from the development.

Unless otherwise described above, hedges (OOS and H1) are to be cut as follows:

Cut sides/faces at an angle of between 5° and 10° from vertical so that hedge/group tapers towards the top. Grass and herbs at the bases of hedges to be left uncut in a strip either side, each a minimum of 900mm wide.

Existing, emergent, native trees should have their canopies raised to give 1m clearance from the top of the cut hedge but should otherwise be left uncut.

Hedges should be cut with a reciprocating bar or other similar and approved machinery. Flail cutters should not be used. Larger trunks that cannot be cut by a reciprocating bar should be cut by chainsaw. Larger, vertical trunks should be cut at 600mm above ground level to allow re-growth to form within body of hedge.

Cut branches/trunks with a diameter of >75mm should not be chipped and should be kept in lengths 3m+ and stacked in discrete piles at the base of the hedge to enhance wildlife habitat. All other material generated by tree works to be removed to compost area (located in western POS).

All hedge works to be carried out by suitably qualified and experienced landscape contractors or tree surgeons.

All paved surfaces to be left completely clear of leaves, branches, thorns and other woody debris. Remove all clippings and other debris to compost area (located in southeastern corner of site or as otherwise directed by client).

9. Tree fixings

In **October** of **year 1, year 2, year 3** and **year 4** carry out the following:

- Check tree ties, stakes & other woodwork for looseness, breakages, fit, chaffing etc. Replace, tighten or loosen as necessary.
- Check functioning of tree watering devices and clear tubes as necessary.
- Check that strimmer guards are present, are properly fixed and set with their bases at ground level. Clear much that has entered space between guard and trunk. Replace/adjust guard as necessary.

10. Animal guards: inspection

In **October** of **year 1, year 2** and **year 3**, check functioning of tree and shrub animal browsing guards (where used: see also “*Replacement Planting*” above) and replace/adjust as necessary.

11 Animal guards: removal

In **February of year 5** remove tree and shrub animal browsing guards (where used: see *“Replacement Planting”* above) to tip or re-use.

NOTE: Do not remove strimmer guards.

12 Tree stakes - removal

Remove all tree stakes and associated cross-bars and ties in **February of year 5**. Remove to tip or re-use.

B. REGULAR OPERATIONS

13. Litter Pick

Irrespective of the source, collect and remove to tip all litter from all areas, including litter and other foreign objects caught in shrubs, trees and fences. All glass around play features to be removed upon discovery.

Grassed areas to be cleared of any litter **before** any scheduled mowing. Fallen leaves to be removed from paving and re-spread in shrub & transplant areas. Leaves on grassed areas should not be cleared as they are important for sward health.

Allow for 12 visits annually (one per month).

14. Pest control

Check all newly-planted tree and shrub stock for transmittable diseases and pests twice per year (**May and September**). Allow for control of pests by pruning, spraying, removal of entire plant to tip or other horticulturally appropriate operation, and replacement.

Where plants have died from a transmittable disease or pest, replace in the following **December** with stock from a different (native) genus with a similar growth habit. Use adjacent (established) stock as a guide.

15. Mowing: Short-grass

From **year 1**, cut short-grass areas to 75mm high 13 times per year as follows:

<i>Month</i>	<i>Frequency</i>
<i>January</i>	<i>0</i>
<i>February</i>	<i>0</i>
<i>March</i>	<i>1 (first cut in first week of month)</i>
<i>April</i>	<i>2</i>
<i>May</i>	<i>2</i>
<i>June</i>	<i>2</i>
<i>July</i>	<i>1</i>
<i>August</i>	<i>1</i>
<i>September</i>	<i>2</i>
<i>October</i>	<i>1</i>
<i>November</i>	<i>1 (last cut in middle of month)</i>
<i>December</i>	<i>0</i>

Any litter present should be cleared **before** mowing.

Leave any adjacent paved surfaces completely clear of clippings.

Do not leave clumps of cut grass on grass surface as these may cause bare patches to form in the sward. If not mulched by mowing operation, collect and dispose of all clippings within compost area (western POS).

Ensure that any mown-grass paths are minimum 900mm wide and that the paths and cut edges of the short grass areas follow the lines shown on the plan.

Ensure that short grass mowing is restricted only to the areas as shown on the plan. Do not expand short-mown areas across areas shown as meadow.

Do not mow or strim right up to tree trunks as this is very likely to cause serious damage to bark and may lead to tree death or instability. Leave a circle of at least 2m diameter of unmown grass around each tree.

The shade of the developing canopy and competition for water from the tree will eventually reduce the vigour of this grass.

16. Mowing: wildflower meadow areas

Mow areas labelled as “wildflower meadow” to 100mm high.

From **year 1**, allow for 2 cuts per year: one in mid summer after the main flush of flowering is over and Yellow Rattle seeds, if present, have set (approx. **late July**) and one in **early October**.

All grassed areas to be cleared of litter before mowing (see above).

Do not use mulching decks or other similar devices to mulch or otherwise macerate the grass and wildflowers in meadow areas: removal of cut material is an essential part of reducing the fertility of the soil and thus grass vigour over time. A sustained reduction in vigour will lead to an increasingly more attractive, more biodiverse and more easily maintained meadow.

All hay and other clippings must be collected and disposed of within site compost area (western POS) within 2 days of cutting.

Do not mow or strim right up to any tree trunks as this is very likely to cause serious damage to bark and may lead to tree death or instability. Leave a circle of at least 2m diameter of unmown grass around each tree. The shade of the developing canopy and competition for water from the tree will eventually reduce the vigour of this grass.

Note that compost should not be piled to more than 1.5m in height.

17. Weed control

Pernicious weeds (comprising Himalayan balsam, dock, bindweed, Japanese knotweed, giant hogweed, Oxford ragwort, creeping thistle and spear thistle) growing in any area, to be spot-killed or removed by hand. Remove plants to tip off-site.

Allow for two visits per year in **early May** and **late June**.

Note:

Once the weedkilling operations laid out in, “*A. Establishment Operations*” above are complete, there should be a presumption against weeding: non-pernicious weeds should be left to grow as these generally do not lead to significant problems and are important for wildlife. Such weeds should only be killed where they are either visually unattractive (eg covering fencing), threaten trees, shrubs or other features (eg growing through hard surfacing) or pose a hazard to users, farm animals or wildlife.

Unless they significantly interfere with passage along footpaths, nettles and thistles (other than creeping thistle and spear thistle), often classed as undesirable, should be left to grow unless they become dominant over very large areas, as they are very important for wildlife.

In order to prevent shrub and tree fatalities within established planting, any necessary weeding should, in general, be carried out either manually or with flame guns. Should control prove impossible by these means, herbicide may be used. It should only be applied by glove or brush. It should not be applied with spray equipment as this may lead to unsightly bare areas as well as accidental plant fatalities or water contamination.

18. Tree & shrub pruning

Cut back trees and shrubs that obstruct or interfere with passage along roads, paths and drives. Remove debris to tip within compost area (western POS). Cut branches into manageable lengths as necessary but do not chip. Footways to be left completely clear of branches, thorns and other woody debris.

Allow for two visits per year (**May and September**).

Note:

Where growth does not significantly interfere with passage or present a significant hazard, then plants should not be cut. The soft edges produced by such growth will be in keeping with the setting.

Where attention is necessary, a vertical cut along the bed boundary line should be avoided. Shrubs should be cut to slope back at an angle of between 30° and 60° from vertical to encourage attractive, even and steady re-growth.

Where a single branch (such as a rose sucker) is causing a problem then that branch should be removed as close to the main stem as possible.

Tree branches should only be removed where they grow lower than 3m above adjacent parking, drives, paths, terraces and lawn areas. Branches to be removed should be cut back to the main stem or to a suitable large branch.

No cutting of trees or shrubs should take place in the nesting season or when in flower.

19. Tree inspection: general

All trees (including those planted as part of the development, those previously established on the site and those growing over the boundary from adjacent sites) to be inspected from the ground in **late January** of each year by landscape maintenance staff.

An arboriculturalist should be commissioned to inspect and report on any large branches or trees which appear to be significantly damaged, diseased, dangerous or unstable. Any works recommended by the arboriculturalist are to be carried out by local-authority-approved tree surgeons within one month (subject to arboriculturalist's advice). Works to smaller trees and branches may be carried out by suitably qualified landscape maintenance staff.

Branches growing towards and very close to buildings to be cut back to give c.1.5m of clearance.

Trees should not be "lopped" or "topped" as this is likely to produce very rapid and dense growth in subsequent seasons and lead to an imbalanced crown.

Branches touching aerial cables to be pruned to prevent damage to cables. Trees should not be "lopped" or "topped" below cables. Healthy, stable branches growing more than 500mm above cables should be retained as the shade produced will help reduce the vigour of re-growth around and below the cables.

All works should otherwise be to BS 3998 (2010) "Recommendations for Tree Work".

Any recommendations for work should bear in mind the twin goals of amenity and wildlife benefit. Felling or removal of entire trees should be avoided except where disease is likely to spread to other trees. Overmature or dead trees presenting a danger should have unstable or weak branches removed whilst retaining the main trunk and any large stable branches. The remaining trunk and large branches should only be felled when a danger to users or property has developed or is very likely to develop.

Branches with a diameter of >75mm should not be chipped and should be kept in lengths 3m+ and stacked within woodland beds in discrete piles or added to hibernacula to enhance wildlife opportunities. All other material generated by tree works to be removed to tip within compost area (western POS).

20. Mature tree inspection: arboriculturalist

All mature trees (i.e. all trees with a trunk diameter in excess of 100mm at 1.3m above ground that have been planted as part of the development, that were previously established on the site or that grow over the boundary from adjacent sites) to be thoroughly inspected by an arboriculturalist every 2 years in **early February**. First inspection to be made in **YEAR 2**.

Inspection should report on rot, storm damage, disease, dieback, vandalism, interference from adjacent structures or any other matter which may compromise the health or structural stability of the tree. Aerial inspection to be carried out as judged appropriate by the arboriculturalist.

Any works recommended by the arboriculturalist to be carried out by a local-authority-approved tree surgeon within one month (subject to arboriculturalist's advice). All works to be to BS 3998 (2010) "Recommendations for Tree Work".

Any recommendations for work should bear in mind the twin goals of amenity and wildlife benefit. Felling or removal of entire trees should be avoided except where disease is likely to spread to other trees. Overmature or dead trees presenting a danger should have unstable or weak branches removed whilst retaining the main trunk and any large stable branches. The remaining trunk and large branches should only be felled when a danger to users or property has developed or is very likely to develop.

Branches with a diameter of >75mm should not be chipped and should be kept in lengths 3m+ and stacked within woodland beds in discrete piles or added to hibernacula to enhance wildlife opportunities. All other material generated by tree works to be removed to compost area (western POS).

21. Landscape inspection

The site should be inspected and the landscape maintenance reviewed by a Landscape Architect once **every five years** in **June**, starting in **year 2**. Timings, quantities and operations in this Maintenance Programme should be adjusted as recommended by the inspector.

Recommendations on gapping-up should also be made and any necessary planting carried out in November (see also "Replacement Planting" in "A. Establishment Operations" above).

22. Drainage: planting beds and grassed areas

Landscape maintenance staff to inspect all areas of planting and meadow at least once per year for problems with drainage. Inspections should be made in **March** and after periods of heavy and sustained rain. Refer drainage problems to Client.

Do not use a rotavator to tackle poor drainage as this is very likely to exacerbate the problem.

23. Fencing and gates

Inspect all fencing and gates (including hinges, latches, locks and all other components) along public footpath for instability, settlement, graffiti, vandalism, significant splitting and any other defect which may affect performance, safety or appearance. Replace, re-attach or repair components as necessary and appropriate. Report more significant problems to Client for further instruction.

Allow for 2 visits per year (**March and September**). Repairs and other works to be carried out within one week of discovery of any fault.

24. Mown-grass paths inspection.

In early **March**, inspect all mown-grass paths or similar pinch points between meadow areas for wear, bare patches, puddles or any other matter likely to significantly affect enjoyment or function. Report any such defects to Client for instruction.

25. Self-binding gravel surfacing.

In early **March** and in early **September** of each year, inspect all self-binding gravel surfacing for wear, significant cracking and minor depressions (forming puddles).

When cracks, minor depressions and similar minor defects are detected, clear leaves and other debris from surface and apply 3mm to dust layer as necessary to restore and maintain the surface. Material to be applied in a layer c.10mm thick and then compacted and worked into surface with brush, water and large vibrating roller until no more material can enter the voids or until the depression is filled. Material should match the geology and colour of that used on the original surface. No puddles should form on surface after rain when resurfacing works have been completed.

More significant defects (including major settlement and puddles in excess of 10mm deep) should be reported to Client or Landscape Architect/ Landscape Manager for instruction.

Edging boards (if used) will rot over time. Boards should only be removed where they present a trip or other hazard or replaced where their absence is causing the edges of the surfacing to fail. However, edgings should not otherwise be replaced as the adjacent soil will, in the majority of cases, provide sufficient support.

In time, the visible edge of paths and the drive will soften as grass encroaches. The grass should not be sprayed or otherwise controlled as wear from use will maintain the paths and drive to an appropriate width.

26. Newly-planted native hedge (northeastern boundary) and OOS (northern boundary)

Cut one half of the length of newly-planted native hedges to 1500mm high in February of each year starting in year 5. Cuts to particular hedges should be alternated so that each length of hedge is cut only once every two years. This will allow hedges to successfully flower and set fruit every other year with subsequent benefits to wildlife and amenity.

Cut sides at an angle of between 5° and 10° from vertical so that hedge tapers towards top and is around 1200mm wide at the base. Grass and herbs at the bases of hedges to be left uncut in a strip either side, minimum 900mm wide.

Remove all clippings and other debris to tip within compost area (western POS). Footways to be left completely clear of branches, thorns and other woody debris.

27. Hedge H1 (northwestern boundary)

Cut one half of the length of H1 to 3000mm high in February of each year starting in year 3. Cuts to the hedge should be carried out so that each half of its length is cut only once every two years. This will allow the hedge to successfully flower and set fruit every other year with subsequent benefits to wildlife and amenity.

Cut sides at an angle of between 5° and 10° from vertical so that hedge tapers towards top and is around 1500mm wide at the base. Grass and herbs at the bases of hedges to be left uncut in a strip either side, minimum 900mm wide.

Remove all clippings and other debris to tip within compost area (western POS). Footways to be left completely clear of branches, thorns and other woody debris.

28. Play equipment inspection: Certified Inspector

All play equipment to be inspected once per month by Certified Playground Safety Inspector registered with the RPII. Inspections should conform with EN1176 part 7.

Inspect all elements individually for vandalism, breakages, finger traps, sharp edges, splinters, wear, significant cracking and any other significant defects (ie those which pose a noticeable inconvenience or a danger to users, including puddles adjacent to equipment in excess of 10mm deep).

Any significant defects should be reported to Client or Landscape Architect/Landscape Manager for instruction. Physically isolate elements that present an immediate significant danger to users.

29. Emptying of bins

All bins to be emptied as follows:

<i>Month</i>	<i>Frequency</i>
<i>January (1st week)</i>	<i>2</i>
<i>February (1st week)</i>	<i>2</i>
<i>March (1st wk)</i>	<i>2</i>
<i>April (1st and 3rd week)</i>	<i>2</i>
<i>May (1st and 3rd week)</i>	<i>4</i>
<i>June (weekly)</i>	<i>4</i>
<i>July (weekly)</i>	<i>4</i>
<i>August (weekly)</i>	<i>4</i>
<i>September (1st and 3rd week)</i>	<i>4</i>
<i>October (1st and 3rd week)</i>	<i>2</i>
<i>November (1st and 3rd week)</i>	<i>2</i>
<i>December (1st week)</i>	<i>2</i>

Litter and other debris within 1m of bin to be collected and disposed of at the same time. All litter and other debris collected to be disposed of within tip off-site.

Significant wear, defects, vandalism, fire damage and breakages (ie those which affect amenity, prevent use or pose a danger to users) should be reported to Client or Landscape Manager/Landscape Architect for instruction.

SCHEDULE OF WORKS

Year 1 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Water: shrubs				◆	◆	◆	◆	◆	◆			
2. Water: trees				◆	◆	◆	◆	◆	◆			
3. Weedkill: trees & shrubs			1	1	1	1	1		1			
4. Firming-in										1		
5. Replacement planting									1			◆
6. Mulch to beds & trees		1										
7. Newly planted hedge cut		1										
8. Existing native hedge	1											
9. Tree fixings										1		
10. Guards inspection										1		
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 2 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2. Water: trees				◆	◆	◆	◆	◆	◆			
3. Weedkill: trees & shrubs			1	1	1	1						
4. Firming in			1									
6. Mulch to beds & trees		1										
7. Newly planted hedge cut		1										
9. Tree fixings										1		
10. Guards inspection										1		
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		1										
21. Landscape inspection						1						
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 3 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3. Weedkill: staked trees only			1		1							
7. Newly planted hedge cut		1										
9. Tree fixings										1		
10. Guards inspection										1		
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 4 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3. Weedkill: staked trees only			1		1							
7. Newly planted hedge cut		1										
9. Tree fixings										1		
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		1										
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 5 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5. Replacement planting									1			◆
11. Guards removal		1										
12. Tree stakes etc. removal		1										
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 6 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		1										
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 7 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
21. Landscape inspection						1						
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 8 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		1										
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 9 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

Year 10 ESTABLISHMENT OPERATIONS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		1										
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details

ANNUAL SCHEDULE

To be carried out each year after 31st December of year 10 of establishment operations (ie from 1st January of year 11 and thereafter).

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13. Litter pick	1	1	1	1	1	1	1	1	1	1	1	1
14. Pest control					1				1			◆
15. Mow: short grass			1	2	2	2	1	1	2	1	1	
16. Mow: wildflower meadow							◆			1		
17. Weed control					1	1						
18. Tree & shrub pruning					1				1			
19. Tree inspection: general	1											
20. Arboriculturalist inspection		◆										
21. Landscape inspection						◆						
22. Drainage: planting etc	◆	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆
23. Fencing & gates			1						1			
24. Mown path inspection			1									
25. Self binding path inspection			1						1			
26. Newly planted hedge cut		◆										
27. Hedge H1		◆										
28. Play equipment inspection	1	1	1	1	1	1	1	1	1	1	1	1
29. Empty bins	2	2	2	2	4	4	4	4	4	2	2	1

◆ = refer to specification for details