

Redcliffe Homes Limited

Site at Hilperton

# LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Revision No: P2      Date: 13/02/2026



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## INTRODUCTION

This Landscape and Ecological Management Plan sets out the proposed long-term landscape management approaches for the communal / public landscape areas associated with the residential development at Hilperton, including those for which specific ecological mitigation or enhancement measures are proposed,

The Management Plan has been prepared as a guide for the Management Company who is responsible for the long term maintenance of the landscape areas. It sets out the management prescriptions to be adopted.

This Management Plan sets out the long-term design objectives and management tasks over a 10 year period and includes an initial 5 year maintenance schedule. All landscape areas and management regimes will be monitored by Redcliffe Homes to allow for an appropriate refinement or revision of the Plan, so long as the modifications are in accordance with the Key Objective and Overall Design Aims set out in Section 2.0.

## 1. LANDSCAPE DESIGN OBJECTIVES

### 1.1. Key Objective

The key management objective is to maintain a high quality, safe, and attractive landscape setting to the development that benefits wildlife and incorporates sustainable drainage through appropriate management of habitats on the site.

In order to achieve this it will be important to monitor the efficacy of the Management Plan.

### 1.2. Overall Design Aims

The overall landscape and ecological design aims are as follows:

- Provide dark, high quality habitats for foraging and commuting bats
- Conserve and enhance the **Retained Habitats** through appropriate low-intervention management and establish **New Habitats** of value for bats and other wildlife
- To establish visual and physical **Landscape Buffers** along the site periphery;
- To provide a high quality, publicly accessible, local area for play (LAP) within the residential core;
- To provide safe, quality and functional **Play** and **Sports** facilities; and
- **Sustainable Urban Drainage** to be an integral part of the open space.

### 1.3. Guiding Management Principles

The guiding principles for each of the above five identified aims are set out below:

#### **Retained and New Habitats**

These fall predominantly within areas of public open space along the site frontage and the curtilage of the development. Landscape components comprise individual trees (some of which are retained within private gardens – and therefore the responsibility of the owner), woodland/scrub planting and existing scrub and hedgerow. Habitat enhancement includes shrub planting to the northeastern and southwestern corners and a strip of planting opposite plots 30-32. Maintenance access is via POS land / roadside / and/or public footpath.

#### **Landscape Buffer**

The proposed native hedge adjacent existing properties along the western edge and the proposed footpath is to be reinforced with mixed native and beech hedgerow. This will require regular cutting to maintain path widths and achieve the desired height. Proposed woodland planting will require periodic checks to ensure plant protection measures remain in place for the prescribed period and are removed once superfluous to requirements.

### **Local Area for Play**

Relatively low key natural play elements such as timber balancing equipment and seating are proposed. Scope for natural and sensory play is provided with the inclusion of tree planting and seasonal planting.

### **Sustainable Urban Drainage**

Attenuation basins are provided to the residential frontage adjacent the A361 and along the eastern ecological corridor and are to be sown to species rich grass.

## 2. LANDSCAPE MANAGEMENT PROPOSALS

The design proposals for the landscape areas of the site are set out within the planning application. Management principles are devised for the following landscape elements that are proposed or existing within the site.

1. Woodland and Woodland Edge
2. Individual Trees
3. Hedgerows
4. Formal Planting
5. Grassed Areas
6. Wetland
7. Trim Trail Items
8. Footpaths and Paving
9. Street furniture and Boundary Treatment

The management approach for each component is defined below.

### 1. Woodland

#### Existing Retained Scrub

Two areas of scrub on the eastern side of the site will be retained. They currently comprise secondary growth of a mix of native and naturalised trees and shrubs. Where they adjoin the fields there is a hard transition to grassland. On their internal faces there is open space with ruderal vegetation, and on the easternmost edge they run alongside a footpath.

Any immediately necessary remedial management of existing trees on site will have been undertaken prior to the occupation of nearby properties in accordance with the recommendations of the detailed Tree Survey and Arboricultural Method Statement set out within the planning application.

The following management approach is required for the two stands of retained scrub throughout the period of this Management Plan:

- Within publicly accessible areas, and especially within proximity of defined footpath routes, check trees annually and after major storms for necessary remedial works with works undertaken as advised by a suitably qualified tree person.
- Any works will be undertaken according to best practice as set out in the relevant standard BS 5837 Trees in Relation to Design, Demolition and Construction – Recommendations in order to satisfy a duty of care and BS 3998 Tree Work – Recommendations and using qualified tree surgeons/or arborists.
- Any vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the main bird-breeding season (March - July

inclusive) as all birds are protected under *The Wildlife and Countryside Act, 1981* (as amended). Where this is not possible, vegetation should be checked for the presence of nesting birds by a suitably qualified person.

- Any arisings from tree works will where practical be used to create dead wood piles (suitable locations to be agreed with Redcliffe Homes and/or the management company) or chipped to provide mulch for use in amenity planting areas. Alternatively they will be removed from site.
- Standing dead wood will be retained *in situ* where possible. Where, for reasons of health and safety, retention is not possible, dead wood habitat piles and recumbent logs will be created and placed throughout the woodland and at marginal areas, providing habitat for a range of fauna including saproxylic invertebrates and fungi, plants, small mammals, common reptiles and amphibians.
- Manage the edges of the retained scrub to provide a graded transition into the adjacent areas of proposed species-rich grassland. This will provide a transition from trees and shrubs, through bramble or low scrub, into tussocky grassland, over a zone of 1-5m.
- Manage the interior of the scrub to ensure that there is a good age-range from seedlings, young shrubs through to mature shrubs and trees. This may require the periodic coppicing of individual shrubs to allow light into the understorey.

The Contractor should also review the Tree Information to ascertain whether there are any specific requirements for management of existing woodland on this site.

| Description of works                                                                                                                                                                                | Years Active with Priority |   |   |   |   |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                     | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Existing Retained Woodland</b>                                                                                                                                                                   |                            |   |   |   |   |      |
| 1. Inspect woodland annually and after storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Retain or remove arisings from site as appropriate. | √                          | √ | √ | √ | √ | √    |

### New Woodland and Woodland Edge Planting

The native woodland planting includes understorey and scrub layer species and will have been planted with the aim to achieve a shallow wavy form edge, both to soften the edge and provide biodiversity interest. Ruderal vegetation should be allowed to develop at margins.

In years 1-5 the primary aim is to ensure successful establishment of plants, in years 6 onwards the aim will be to create a visually diverse, mature and natural looking woodland with priority given to retention of main canopy species and where applicable, evergreens.

- Plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established.

- Plant protection to be regularly inspected and any damaged protection replaced.
- Plants found to be dead or dying within the first five years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Planting to be allowed to establish to natural canopy height, monitor for encroachment and cut back fringes as and when required (outside of the bird nesting season) to prevent encroachment on footpaths.
- After around 5 years once the plants have established remove canes and guards and/or rabbit proof fencing.
- After 5-10 years selective thinning will be undertaken to allow a mature woodland edge character to develop and for areas of ground flora to establish. Deciduous trees: canopy forming trees within the woodland core mix to be thinned by 25% over this period, aiming for final spacing's in all tree stands of 2-3 metres. Deciduous shrubs: to be progressively thinned over this phase with group coppicing to achieve structural diversity at an early stage. Groups of 5-15m<sup>2</sup> of one or several species to be selected for coppicing over a five year cycle.
- After 11-20 years further thinning for deciduous trees to comprise: canopy forming trees within woodland core mix to be progressively thinned by 30% aiming for final spacing's in all tree stands of 3-4 metres. Deciduous shrubs: coppice a further 15% on a cyclical basis (3% per annum over a 5 year cycle); commence second coppicing cycle; selected small stands of shrubs can remain un-coppiced to develop into taller understorey.
- Pruning and tree works must be undertaken in late summer/early autumn (September/October) to avoid the bird nesting season.
- Arisings from tree works will where practical be used to create dead wood piles within or adjacent to hedgerows (suitable locations to be agreed with Redcliffe Homes and/or the management company) or chipped to provide mulch for use in amenity planting areas. Alternatively they will be removed from site.

| Description of works                                                                                                                                                  | Years Active with Priority |   |   |   |   |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                       | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>New Woodland Planting</b>                                                                                                                                          |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds and grasses, inspect plant protection regularly and adjust or replace where damaged and replace dead or dying plants. | √                          | √ | - | - | - | -    |
| 2. Cut back fringes as and where required to prevent encroachment on footpaths and adjacent land uses. Remove arisings.                                               | √                          | √ | √ | √ | √ | √    |
| 3. Remove tree protection once plants have established (year 5 or sooner).                                                                                            | -                          | - | - | - | - | √    |

| Description of works                                                                                        | Years Active with Priority |   |   |   |   |      |
|-------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                             | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| 4. Selective thinning, coppicing and pruning of trees and shrubs. Retain or remove arisings as appropriate. | -                          | - | - | - | - | √    |

## 2. Individual Trees

### Existing Retained Individual Trees

Existing mature trees will be managed using the same methods as set out for the 'Existing Retained Woodland' above.

| Description of works                                                                                                                                                                   | Years Active with Priority |   |   |   |   |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                        | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Existing Retained Trees</b>                                                                                                                                                         |                            |   |   |   |   |      |
| 1. Inspect trees annually and after storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Retain or remove arisings as appropriate. | √                          | √ | √ | √ | √ | √    |

### New Standard Tree Planting

Individual standard trees and standard tree group planting within the open space areas will be maintained as follows.

- During establishment (the first 2 years after planting) the base of trees, circa 500mm radius, must be kept weed and grass free using suitable means.
- Water tree during establishment to field capacity if the tree is under stress during dry periods.
- Trees will be supported by double short stakes, or similar, during the establishment period – to be removed after 2-3 years, unless there is soil or root movement when the tree is rocked. Stakes and ties to be regularly inspected and adjusted or replaced as necessary.
- Plants found to be dead or dying within the first two years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Throughout the management period grassland at basal areas should be left unmown to protect the trunk and root areas from machinery and to provide associated habitat diversity at the tree base for small mammals, birds and other local fauna.
- Within public areas, trees will be checked annually and after major storms for necessary remedial works with works undertaken as advised by a suitably qualified tree person.

- Pruning of dead, diseased or damaged branches should be carried out as appropriate to promote healthy growth and natural shape, and to favour a single central leading shoot.
- Arisings from tree works will where practical be used to create dead wood piles within or adjacent to hedgerows (suitable locations to be agreed with Redcliffe Homes and/or the management company) or chipped to provide mulch for use in amenity planting areas. Alternatively they will be removed from site.

| Description of works                                                                                                                                                                                                                                        | Years Active with Priority |   |   |   |   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                             | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>New Standard Tree Planting</b>                                                                                                                                                                                                                           |                            |   |   |   |   |      |
| 1. Ensure a 500mm radius around each tree is kept weed and grass free during establishment, inspect plant protection regularly and adjust or replace where damaged. Water during establishment to field capacity if tree is under stress.                   | √                          | √ | - | - | - | -    |
| 2. Replace dead or dying trees with like-for-like                                                                                                                                                                                                           | √                          | √ | - | - | - | -    |
| 3. Remove tree protection once plants have established                                                                                                                                                                                                      | -                          | - | √ | - | - | -    |
| 4. Inspect trees annually and after major storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Prune as required to achieve healthy growth and natural shape. Retain or remove arisings as appropriate. | √                          | √ | √ | √ | √ | √    |

### 3. New Hedgerows

The following management approach is proposed for new hedgerows:

- Plants to be maintained by suitable means, to prevent competition by weeds and grasses until planting has established.
- Plant protection to be regularly inspected and any damaged protection replaced.
- Plants found to be dead or dying within the first two years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Until establishment formative pruning will be undertaken once annually to keep the hedgerow tidy.
- Allow new hedgerows adjacent to the residential edge (and possibly in other locations where natural surveillance is required) to establish to a height of 1-2metres. Cut once annually to a height of approximately 1 metres, with sides, ends and tops of the hedgerow pruned to an 'A' profile, where practicable and dependent on access, to achieve an appropriate shape and structure in relation to the height of the hedge.

- Allow new hedgerows that are proposed primarily to provide screening / biodiversity benefits, to establish to a height of 3 metres along external boundaries and 2.1 metres internally. Then cut 50% of the hedgerow once annually to a height of 1.5 metres on a rotational basis to allow the hedgerow to fruit and provide food for wildlife.
- Cut during the winter months, following fruiting during frost free periods. Cutting should not be carried out during the bird nesting season (March-August) unless supervised by a suitably qualified person.
- Standard trees within/adjacent to the hedgerow will be left uncut and managed in a similar way to standard trees in item 2. above.
- Following pruning operations all arisings should be removed from the site.
- Plant protection and any protective fencing will be removed once the hedgerow is established.

| Description of works                                                                                                                                                                            | Years Active with Priority |   |   |   |   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                 | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>New Hedgerows</b>                                                                                                                                                                            |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds and grasses, inspect plant protection regularly and adjust or replace where damaged and, undertake formative pruning to keep the hedgerow tidy. | √                          | √ | - | - | - | -    |
| 2. Replace dead or dying plants                                                                                                                                                                 | √                          | √ | - | - | - | -    |
| 3. Low hedges (formal): Cut entire hedgerow once annually in winter after fruiting. Remove arisings.                                                                                            | -                          | - | - | √ | √ | √    |
| 4. Taller hedges (screening/biodiversity): Cut once annually in winter after fruiting, 50% of hedge each year on rotational basis. Remove arisings.                                             | -                          | - | - | √ | √ | √    |
| 5. Remove plant protection once plants have established (end of year 3 or sooner), only remove protective fencing once the hedgerow is impenetrable (this may be after year 5).                 | -                          | - | √ | - | - | √    |

#### 4. Formal / Ornamental Shrub Planting

Formal planting may be included within small areas of the site, these will be focal areas and therefore the aim is to maintain a neat, weed free appearance.

- Formal shrub planting will be kept weed free either by mechanical means or by use of mulch, applied at 50mm depth and kept regularly topped up.
- Water tree during establishment to field capacity if the plants are under stress during dry periods.

- Plants found to be dead or dying within the first two years post planting to be replaced on a like-for-like basis as soon as possible within the next available planting season.
- Once established plants to be pruned bi-annually or annually depending upon growth rate as necessary to maintain a neat form and a low height (below 1 metre), keeping plants free of adjacent hard surfaces and in good condition.

| Description of works                                                                                                                                          | Years Active with Priority |   |   |   |   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                               | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Formal Planting</b>                                                                                                                                        |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds, application of fertiliser annually. Water during establishment to field capacity if plants are under stress. | √                          | √ | √ | - | - | -    |
| 2. Replace dead or dying plants                                                                                                                               | √                          | √ | - | - | - | -    |
| 3. Formative pruning and cutting back of plants to maintain a neat, tidy form                                                                                 | -                          | - | - | √ | √ | √    |

#### 5. Grassed Areas

The grassed areas of the site comprise amenity and species rich grassland including wet grassland around the SUDS feature.

#### 6. Amenity (short mown) Grassland

The amenity grassland relates to short mown grassland areas, which includes a 1-2 metre strip adjacent to roadsides, to each side of any footpaths provide through the open space, mown areas within the children's play and mown grass paths (2-3 metre wide).

- During the initial establishment the grassland should be mown when it reaches 75mm in height and cut to 40mm in height in the first year. The arisings (cuttings) from this first mow should be removed off site to encourage grassland establishment.
- Cutting frequency of up to 7 cuts during the growing season, with a final cut height of around 50mm. The first shall be undertaken by mid-April and mowing continued until October, approximately monthly.
- Arising (cuttings) shall be distributed evenly over the grassland areas and not formed into windrows.
- Re-sow worn grass areas (using an appropriate amenity grass seed mix) as required to maintain a dense sward of grass and undertake weed control (using a suitable approved herbicide) as required.

| Description of works                    | Years Active with Priority |   |   |   |   |      |
|-----------------------------------------|----------------------------|---|---|---|---|------|
|                                         | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Amenity (short mown) Grass Areas</b> |                            |   |   |   |   |      |

| Description of works                                                                                                      | Years Active with Priority |   |   |   |   |      |
|---------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                           | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| 1. During establishment mow only when the grass reaches 75mm height and cut to 40mm. Remove arisings from first mow only. | √                          | - | - | - | - | -    |
| 2. Cut 7 times annually (April-October) to 50mm or lower. Distribute arisings evenly.                                     | √                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                                             | √                          | √ | - | - | - | -    |

#### 7. Species Rich (Longer) Grassland

This is applicable to longer areas of grassland identified within the informal open space and / or that are to be managed specifically for ecological mitigation and enhancement purposes.

- Establishment of new (sown) grassland: Regular cutting when the grassland reaches 150mm in length (4-5 times) will be undertaken taken in the first half of Year 1 as the sward is establishing to reduce the number of coarse grasses and pernicious weeds.
- After the first year two grass cutting visits should be undertaken per year. Grass to be cut to a height of 50mm. This should be carried in late July and late September/early October.
- Where space permits a 4m buffer of uncut grassland will be left every other year along hedgerows and woodland adjoining open space areas to ensure dense tussocky structure develops.
- Prior to mowing a check will be made to ensure that no ground nesting birds are present. If present, delay mowing until fledged.
- Arisings should be removed from the site no more than 10 working days after cutting.
- Re-sow any worn grass areas (using an appropriate grass seed mix) as required to maintain a dense sward of grass and undertake weed control (using a suitable approved herbicide) as required.

| Description of works                                                                                       | Years Active with Priority |   |   |   |   |      |
|------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                            | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Meadow / Conservation (Longer) Grassland</b>                                                            |                            |   |   |   |   |      |
| 1. During year 1 mow regularly (4-5 times) when the grass reaches 150mm height. Remove arisings by day 10. | √                          | - | - | - | - | -    |
| 2. Two cuts annually to a height of 50mm. Remove arisings by day 10.                                       | -                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                              | √                          | √ | - | - | - | -    |

#### 8. Species Rich Wet Grassland

Areas of new grassland around the edge of the new attenuation ponds may experience occasional inundation but will largely be free of standing water. A wildflower grass seed mix suitable for wet conditions will be sown (Emorsgate EP1).

- During initial establishment the grassland should be mown, using equipment suitable for the ground conditions, when it reaches 150mm in length for the first year. The arisings from this first mow should be removed off site, to encourage grassland establishment.
- Once grassland has established this will be subject to different cutting regimes on a rotational yearly basis. A twice annual cut (late July and late September/early October), will be undertaken, and then an annual cut, either in spring or late summer the following year. This approach will then alternate. Any wet grassland that is directly adjacent to ponds or woodland should be cut once every 2 years.
- Arisings should be removed from site no more than 10 working days after cutting.
- Re-sow worn grass areas (using an appropriate grass seed mix) as required to maintain a dense sward of grass and undertake weed control (using a suitable approved herbicide) as required

| Description of works                                                                                                   | Years Active with Priority |   |   |   |   |      |
|------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                        | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Wet Grassland (base of SuDS)</b>                                                                                    |                            |   |   |   |   |      |
| 1. During year 1 mow regularly (4-5 times) when the grass reaches 150mm height. Remove arisings by day 10.             | √                          | - | - | - | - | -    |
| 2. Two year rotation; cut twice in first year to a height of 50mm then once in second year. Remove arisings by day 10. | -                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                                          | √                          | √ | - | - | - | -    |

#### 9. Grassland Generally

For *all* grassland types the Management Contractor should use appropriate machines in size, shape and method for the type of work involved. All litter, stones or other debris should be collected and removed by the Contractor immediately prior to grass cutting operations. Care shall be exercised by the Management contractor to avoid damage when mowing or strimming around trees and hedges or other structures.

#### 10. New SUDS Feature[s]

The new SUDS feature will have some standing water in suitable conditions. Aquatic and emergent plants will occupy a proportion of the wet area (up to 50%) and the edges will be planted with coir rolls containing wetland edge plants.

The permanently wet areas and the drainage function of the basins/swales will be managed by the Management Company as public open space. In brief the responsibilities comprise:

- Regular/monthly inspections.
- Litter removal to prevent blockages/debris/fly tipping.
- Maintenance of marginal vegetation around areas of open water. This includes removal of arisings from site.
- Monitoring of channels and inlet, outlet and control structures (including after storm events), with remedial work as required to maintain water flows and prevent silt/vegetation build up. Hydrobrakes should be inspected every 6 months to ensure they are performing correctly.
- Cutting back of any naturally colonising bank side vegetation as required.
- Possible major vegetation maintenance and watercourse channel works at 15-20years.
- Making good of any damage to surrounding landscape areas.
- File records of visits / repairs. Consult with the EA if action is required for cleaning inlets/outlets i.e. if ponds performance will be affected whilst undertaking tasks.

Easements have been incorporated into the development and landscaping layouts to allow 3.5m access to be provided to the ponds/swales to allow maintenance vehicles to operate where needed.

| Description of works                                                                                                                                                                           | Years Active with Priority |   |   |   |   |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>SuDS Generally</b>                                                                                                                                                                          |                            |   |   |   |   |      |
| 1. Regular/Monthly inspections, remove litter/debris, invasive / colonising vegetation and silt build up as necessary. Inspect hydrobrakes every 6 months. Record visits / repairs undertaken. | √                          | √ | √ | √ | √ | √    |

#### 11. Trim Trail Items

These should be maintained and managed as a safe, secure and clean environment and made available for public use. The following maintenance operations are required:

- Signage should be installed to communicate to users/residents, a contact number for maintenance issues, which will be the Management contractor.
- A regular inspection of play equipment (at every site maintenance visit) and a general maintenance check/record of all equipment, surfacing, fencing, furniture, gates and associated fittings, nuts, bolts and plugs will be undertaken in accordance with manufacturers recommendations and ROSPA guidance. Particular attention should be paid to the safety of the play features, with all

fixings and platforms secure and all individual play equipment sound and operational. Damaged equipment should be cordoned off immediately and rectified / replaced, as soon as reasonably practicable.

- A general litter clearance and sweep of the area should be undertaken at every maintenance visit. This will include emptying of any litterbins and the removal of litter, glass, stones, and any other debris from the play surface.
- An annual Risk Assessment should be carried out for the trim trail items, with an annual inspection carried out by an independent inspector. Quarterly operational inspections should be recorded by a qualified person employed by the management contractor (such as a member of the Register of Play Inspectors) in accordance with the Register of Play Inspectors Guidance Notes.

| Description of works                                                                                                                                                                                                                                                                                         | Years Active with Priority |   |   |   |   |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                                                                              | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Trim trail items</b>                                                                                                                                                                                                                                                                                      |                            |   |   |   |   |      |
| 1. Install signage                                                                                                                                                                                                                                                                                           | √                          | - | - | - | - | -    |
| 2. Undertake a regular litter clearance and inspection of play equipment, fencing and surfaces at every site visit and cordon off immediately then repair/replace damaged equipment as soon as is practicable. Record quarterly operational inspections. Annual risk assessment by an independent inspector. | √                          | √ | √ | √ | √ | √    |

## 12. Footpaths and Paving

Maintenance to be undertaken to ensure footpaths within public areas remain clean, tidy and safe for use:

- All hard surfaces within the landscape areas should be maintained in a clean and tidy appearance free from weeds and litter, and this will include a general sweep, and occasional spray of surfaces.
- Self-binding gravel paths should be checked quarterly and after periods of excessive rainfall; any areas of wear that may become a safety concern should be repaired.

| Description of works                                                                                                       | Years Active with Priority |   |   |   |   |      |
|----------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                            | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Footpaths and Paving</b>                                                                                                |                            |   |   |   |   |      |
| 1. Undertake regular checks, maintenance and repairs as necessary to ensure footpaths remain clean, tidy and safe for use. | √                          | √ | √ | √ | √ | √    |

### 13. Street furniture and Boundary Treatment

The following maintenance operations are required for items of street furniture (bins, signage and seating) and boundary treatment (fencing and gates) within public areas:

- These should be regularly inspected as necessary, ensuring that they are in a safe and usable condition and in a good state of repair. Repairs should be carried out as necessary and any significant damage should be repaired immediately or in certain instances replaced. Repairs/replacement should be carried out as soon as practicable. In the interim, items which could cause a hazard to residents/users should be taped off with warning tape or similar.
- Allowance should be made for all street furniture to be regularly cleaned of graffiti, dirt etc, so that they are in a usable condition and of an attractive appearance.
- Litter bins and dog bins will be provided at appropriate locations within the development. These will be emptied at regular intervals to be determined based upon the level of use.

| Description of works                                                                                                                                                                                                                                | Years Active with Priority |   |   |   |   |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                     | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Street Furniture and Boundary Treatment</b>                                                                                                                                                                                                      |                            |   |   |   |   |      |
| 1. Undertake regular checks, maintenance and repairs as necessary to ensure furniture and boundary treatment remains safe, in a usable condition and in a good state of repair. Empty litter and dog bins at intervals appropriate to level of use. | √                          | √ | √ | √ | √ | √    |
| 2. Remove post and wire fence once hedgerow has established. Estimated to be year 4.                                                                                                                                                                |                            |   |   | √ |   |      |

### 14. Other Requirements

Encroachment; the management contractor will notify Redcliffe Homes and/or the management company should any properties encroach on maintenance land as soon as this is observed e.g. introduction of private gates onto planting areas / additional private access or fencing to landscaped areas. The management contractor will also ensure that accesses are kept clear for maintenance.

Litter picks and general litter clearance should be carried out on all landscape areas on a regular basis. This should include the play area(s), existing hedge/tree groups and new planting blocks. Litter picks should be undertaken at every visit to the site for maintenance operations. The overall objective is to ensure that all landscape areas are free from litter and fly tipping.

| Description of works              | Years Active with Priority |   |   |   |   |      |
|-----------------------------------|----------------------------|---|---|---|---|------|
|                                   | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Other</b>                      |                            |   |   |   |   |      |
| 1. Litter pick on a regular basis | √                          | √ | √ | √ | √ | √    |

## 15. Monitoring

The open space areas, including all new and existing habitats will be monitored every other year for the first five years, with monitoring decreased thereafter as appropriate. Management prescriptions will be amended as necessary to ensure the landscaping and associated habitats establish and maintain their quality over time and retain and expand the presence of fauna using these habitats.

| Description of works                                                                                                                                                                                    | Years Active with Priority |   |   |   |   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                         | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Monitoring</b>                                                                                                                                                                                       |                            |   |   |   |   |      |
| 1. Monitor landscaping and habitats every other year for first five years and use results to inform future management for coming years. Reduce detailed monitoring to appropriate frequency thereafter. | -                          | √ | - | √ | - | √    |

### 3. FIVE YEAR MAINTENANCE SCHEDULE

The following maintenance schedule summarises the maintenance operations to be carried out annually within the public areas for the first five years where applicable and indicates where the maintenance operations should be continued into future years (6-10).

| Description of works                                                                                                                                                                                                                                                                                            | Years Active with Priority |   |   |   |   |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                                                                                 | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| <b>Existing Retained Scrub</b>                                                                                                                                                                                                                                                                                  |                            |   |   |   |   |      |
| 1. Inspect woodland annually and after major storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Retain or remove arisings from site as appropriate. Coppice individual shrubs as appropriate, and manage edges to provide graded transition to grassland. | √                          | √ | √ | √ | √ | √    |
| <b>New Woodland Planting</b>                                                                                                                                                                                                                                                                                    |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds and grasses, inspect plant protection regularly and adjust or replace where damaged and replace dead or dying plants.                                                                                                                                           | √                          | √ | - | - | - | -    |
| 2. Cut back fringes as and where required to prevent encroachment on footpaths and adjacent land uses. Remove arisings.                                                                                                                                                                                         | √                          | √ | √ | √ | √ | √    |
| 3. Remove tree protection once plants have established (year 5 or sooner).                                                                                                                                                                                                                                      | -                          | - | - | - | - | √    |
| 4. Selective thinning, coppicing and pruning of trees and shrubs. Retain or remove arisings as appropriate.                                                                                                                                                                                                     | -                          | - | - | - | - | √    |
| <b>Existing Retained Trees</b>                                                                                                                                                                                                                                                                                  |                            |   |   |   |   |      |
| 1. Inspect trees annually and after major storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Retain or remove arisings as appropriate.                                                                                                                    | √                          | √ | √ | √ | √ | √    |
| <b>New Standard Tree Planting</b>                                                                                                                                                                                                                                                                               |                            |   |   |   |   |      |
| 1. Ensure a 500mm radius around each tree is kept weed and grass free during establishment, inspect plant protection regularly and adjust or replace where damaged. Water during establishment to field capacity if tree is under stress.                                                                       | √                          | √ | - | - | - | -    |
| 2. Replace dead or dying trees with like-for-like                                                                                                                                                                                                                                                               | √                          | √ | - | - | - | -    |
| 3. Remove tree protection once plants have                                                                                                                                                                                                                                                                      | -                          | - | √ | - | - | -    |

| Description of works                                                                                                                                                                                                                                        | Years Active with Priority |   |   |   |   |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                             | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| established                                                                                                                                                                                                                                                 |                            |   |   |   |   |      |
| 4. Inspect trees annually and after major storms. Undertake any resultant scheduled tree works outside of the bird breeding season as appropriate. Prune as required to achieve healthy growth and natural shape. Retain or remove arisings as appropriate. | √                          | √ | √ | √ | √ | √    |
| <b>New Hedgerows</b>                                                                                                                                                                                                                                        |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds and grasses, inspect plant protection regularly and adjust or replace where damaged and, undertake formative pruning to keep the hedgerow tidy.                                                             | √                          | √ | - | - | - | -    |
| 2. Replace dead or dying plants                                                                                                                                                                                                                             | √                          | √ | - | - | - | -    |
| 3. Low hedges (formal): Cut entire hedgerow once annually in winter after fruiting. Remove arisings.                                                                                                                                                        | -                          | - | - | √ | √ | √    |
| 4. Taller hedges (screening/biodiversity): Cut once annually in winter after fruiting, 50% of hedge each year on rotational basis. Remove arisings.                                                                                                         | -                          | - | - | √ | √ | √    |
| 5. Remove plant protection once plants have established (end of year 3 or sooner), only remove protective fencing once the hedgerow is impenetrable (this may be after year 5).                                                                             | -                          | - | √ | - | - | √    |
| <b>Formal Planting</b>                                                                                                                                                                                                                                      |                            |   |   |   |   |      |
| 1. Weed control to prevent competition by weeds, application of fertiliser annually. Water during establishment to field capacity if plants are under stress.                                                                                               | √                          | √ | - | - | - | -    |
| 2. Replace dead or dying plants                                                                                                                                                                                                                             | √                          | √ | - | - | - | -    |
| 3. Formative pruning and cutting back of plants to maintain a neat, tidy form                                                                                                                                                                               | -                          | - | - | √ | √ | √    |
| <b>Amenity (short mown) Grass Areas</b>                                                                                                                                                                                                                     |                            |   |   |   |   |      |
| 1. During establishment mow only when the grass reaches 75mm height and cut to 40mm. Remove arisings from first mow only.                                                                                                                                   | √                          | - | - | - | - | -    |
| 2. Cut 7 times annually (April-October) to 50mm or lower. Distribute arisings evenly.                                                                                                                                                                       | √                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                                                                                                                                                                               | √                          | √ | - | - | - | -    |
| <b>Meadow / Conservation (Longer) Grassland</b>                                                                                                                                                                                                             |                            |   |   |   |   |      |

| Description of works                                                                                                                                                                                                                                                                                         | Years Active with Priority |   |   |   |   |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                                                                                                                              | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| 1. During year 1 mow regularly (4-5 times) when the grass reaches 150mm height. Remove arisings by day 10.                                                                                                                                                                                                   | √                          | - | - | - | - | -    |
| 2. Two cuts annually to a height of 50mm. Remove arisings by day 10.                                                                                                                                                                                                                                         | -                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                                                                                                                                                                                                                                | √                          | √ | - | - | - | -    |
| <b>Wet Grassland (around of SuDS)</b>                                                                                                                                                                                                                                                                        |                            |   |   |   |   |      |
| 1. During year 1 mow regularly (4-5 times) when the grass reaches 150mm height. Remove arisings by day 10.                                                                                                                                                                                                   | √                          | - | - | - | - | -    |
| 2. Two year rotation; cut twice in first year to a height of 50mm then once in second year. Remove arisings by day 10.                                                                                                                                                                                       | -                          | √ | √ | √ | √ | √    |
| 3. Re-sow worn patches and treat weeds with a suitable herbicide as required.                                                                                                                                                                                                                                | √                          | √ | - | - | - | -    |
| <b>SuDS Generally</b>                                                                                                                                                                                                                                                                                        |                            |   |   |   |   |      |
| 1. Regular/Monthly inspections, remove litter/debris, invasive / colonising vegetation and silt build up as necessary. Inspect hydrobrakes every 6 months. Record visits / repairs undertaken.                                                                                                               | √                          | √ | √ | √ | √ | √    |
| <b>Trim Trail Items</b>                                                                                                                                                                                                                                                                                      |                            |   |   |   |   |      |
| 1. Install signage                                                                                                                                                                                                                                                                                           | √                          | - | - | - | - | -    |
| 2. Undertake a regular litter clearance and inspection of play equipment, fencing and surfaces at every site visit and cordon off immediately then repair/replace damaged equipment as soon as is practicable. Record quarterly operational inspections. Annual risk assessment by an independent inspector. | √                          | √ | √ | √ | √ | √    |
| <b>Footpaths and Paving</b>                                                                                                                                                                                                                                                                                  |                            |   |   |   |   |      |
| 1. Undertake regular checks, maintenance and repairs as necessary to ensure footpaths remain clean, tidy and safe for use.                                                                                                                                                                                   | √                          | √ | √ | √ | √ | √    |
| <b>Street Furniture and Boundary Treatment</b>                                                                                                                                                                                                                                                               |                            |   |   |   |   |      |
| 1. Undertake regular checks, maintenance and repairs as necessary to ensure furniture and boundary treatment remains safe, in a usable condition and in a good state of repair. Empty litter and dog bins at intervals appropriate to level of use.                                                          | √                          | √ | √ | √ | √ | √    |
| 2. Remove post and wire fence once hedgerow                                                                                                                                                                                                                                                                  |                            |   |   | √ |   |      |

| Description of works                                                                                                                                                                                    | Years Active with Priority |   |   |   |   |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---|---|---|---|------|
|                                                                                                                                                                                                         | 1                          | 2 | 3 | 4 | 5 | 6-10 |
| has established. Estimated to be year 4.                                                                                                                                                                |                            |   |   |   |   |      |
| <b>Other</b>                                                                                                                                                                                            |                            |   |   |   |   |      |
| 1. Litter pick on a regular basis                                                                                                                                                                       | √                          | √ | √ | √ | √ | √    |
| <b>Monitoring</b>                                                                                                                                                                                       |                            |   |   |   |   |      |
| 1. Monitor landscaping and habitats every other year for first five years and use results to inform future management for coming years. Reduce detailed monitoring to appropriate frequency thereafter. | -                          | √ | - | √ | - | √    |

#### 4. SUMMARY

This report provides information on the landscape design objectives/aims behind the resultant philosophy for the management of the communal/public open space areas. It sets out the management principles for each of the key elements of the landscape areas to be managed, before describing the management operations required in order to maintain a quality, neat, tidy, safe, useable and attractive landscape setting to the development.

It is envisaged that Redcliffe Homes' appointed landscape contractor would carry out initial maintenance operations i.e. for a period of 12 months following practical completion of the landscape capital works contract for the public areas. Subsequently a specialist landscape management contractor would be appointed to undertake the required landscape management operations.

At any reviews, which are undertaken, findings and recommendations arising may be provided to Redcliffe Homes for approval. Should the Landscape Management Plan be the subject of a planning condition, these would then be submitted to the Local Planning Authority for comment and any agreed changes to the management plan can then be put into effect.