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LANDSCAPE ARCHITECTS
& ENVIRONMENTAL CONSULTANTS

CHARLES STREET BUILDINGS (LEICESTER) LTD

THURMASTON INDUSTRIAL ESTATE
MELTON ROAD
LEICESTER
PLOTS 2, 4, 5 & 6

LANDSCAPE MANAGEMENT PLAN

PRESENTED BY:

Andrew Davis Partnership LLP
Landscape Architects & Environmental Consultants
Stablemasters Cottatge
Basin Road, Diglis
Worcester WR5 3GA

December 2011

INTRODUCTION AND OBJECTIVES

INTRODUCTION

The Andrew Davis Partnership was commissioned in December 2011 by Charles Street Buildings (Leicester) Ltd to prepare a Landscape Management Plan for Plots 2, 4, 5 and 6, in support of new planning applications for Thurmaston Industrial Estate, Melton Road, Leicester. The document has been prepared in conjunction with Costco Wholesale UK Ltd who are submitting a separate application for Plot 3 that includes its own detailed landscape scheme, incorporating the retention of existing vegetation and implementation of additional planting to the north-west boundary of the plot. The landscape works associated with the wider estate, as shown on the masterplan, will be implemented by Charles Street Buildings (Leicester) Ltd.

This application relates to the proposed phased redevelopment of the site which includes the creation of new buildings, new estate roads and improvements to Melton Road and the wider environment.

This Landscape Management Plan proposal has been prepared for a 4-year period to follow on from the 12 months maintenance during the Defects Liability Period (DLP). The Maintenance Operations and Schedules for Years 2-5 itemise the operations required to establish planting. Recommendations for years 6-10 have been drawn up to meet the ongoing requirements of the new and established landscaping after Year 5 for Plots 2, 4, 5 and 6, while Plot 3, which has its own separate Landscape and Ecology Management Plan, will remain the responsibility of Costco Wholesale UK Ltd (refer to drawing W1520 RP01).

Landscape Management Plan Objectives

- ▶ To maintain the existing landscape infrastructure.
- ▶ To realise the maximum environmental benefits from the landscaping following expiry of the DLP, with particular emphasis on boundaries that border Melton Road and the privately owned Watermead Water Park.
- ▶ To provide an attractive, greener environment for the users and residents of Melton Road.
- ▶ To maintain and provide safe environment for site users.
- ▶ To maintain and enhance the existing ecological interest, primarily associated with the presence of bird and bat species.

The above objectives will be addressed through maintenance and management operations during the next five years to realise the design intent outlined overleaf.

Landscape Proposals Design Intent

The landscape design for the site has three principal aims:-

- To establish a predominantly native landscape infrastructure for all development.
- To significantly uplift the Melton Road frontage to the estate for the benefit of residents, motorists and tenants.
- To maintain and enhance existing biodiversity.

The landscape proposals incorporate the following four key design elements:-

- 1) The retention and management of all existing vegetation/landscape belts to ensure their longevity in the landscape.
- 2) The reinforcement of existing vegetation/landscape belts with substantial areas of native, indigenous tree and shrub planting.
- 3) The extension and enhancement of landscape treatments at the northern end of Melton Road by the extension of the avenue tree planting and hornbeam hedgerow into the estate.
- 4) The provision of a substantial belt of amenity and naturalistic shrub planting with avenue trees to the Melton Road frontage and two principal estate access roads, and within individual plots.

KEY ELEMENTS HEADLINES

1) The retention and management of all existing vegetation/landscape belts to ensure their longevity in the landscape.

- Year 1 : Remove dead, diseased, dying and hazardous trees identified in the tree survey.
Years 1-4 : Protect and maintain integrity of existing tree screen to Watermead Country Park.
Years 4-5 : Commission arboriculturist to prepare a management plan for existing mature tree belt for years 5-10.

2) The reinforcement of existing vegetation/landscape belts with substantial areas of native, indigenous tree and shrub planting.

- Years 1-2 : Ensure planting kept weed free.
Years 3-5 : Ensure planting is selectively thinned/restocked to maintain plant species diversity and realise design intent.

3) The extension and enhancement of landscape treatments at the northern end of Melton Road by the extension of the avenue tree planting and hornbeam hedgerow into the estate.

- Years 1-2 : Ensure hedge line and avenue trees are kept weed free.
Years 3-5 : Ensure hedgerow is maintained at a height of 1.2m and trimmed to a width of no greater than 1m.
Years 3-5 : Ensure avenue tree canopies are inspected for damage and formatively pruned to maintain design intent.

4) The provision of a substantial belt of amenity and naturalistic shrub planting with avenue trees to the Melton Road frontage and two principal estate access roads, and within individual plots.

- Years 1-2 : Ensure planting areas are kept weed free.
Years 3-5 : Ensure planting is selectively thinned/restocked to maintain plant species diversity and realise design intent.

**MAINTENANCE OPERATIONS
YEARS 2 - 5**

MAINTENANCE OPERATIONS YEARS 2-5

GENERAL REQUIREMENTS

1. **POST PRACTICAL COMPLETION:** Maintain areas in good condition from the end of the DLP. Notify Site Manager if at any time action is required to improve the condition of trees/shrubs/plants and grass or to prevent defects arising. At the end of each year an inspection will be made. Any defective or otherwise sub-standard work found and which is due to materials or workmanship not in accordance with the specification will be made good at no extra expense.
2. **MAINTENANCE GENERALLY:** To include fertilising, watering, cutting, pruning, firming, adjusting stakes/ties/guards, adjusting fencing, applying approved chemicals to combat pests/diseases, keeping plant beds regularly clear of weeds, and removal of all rubbish. Any pavings, structures and equipment will be maintained in accordance with manufacturers' recommendations and/or to standards which are acceptable to the Employer.
3. **MAINTENANCE VISITS:** Make visits at approximately monthly intervals and at other times as necessary to fulfil the requirements to this specification. On all occasions give the Site Manager 48 hours' notice of intention to carry out maintenance works. At the end of each maintenance visit, inform the Employer in writing of all works carried out within 48 hours. Failure to notify the Employer and record work done may result in non-payment.
4. **WATERING:** Ensure that sufficient water is applied to maintain healthy growth of trees/shrubs/plants and grass. Inform the Site Manager when watering may be required and when instructed provide water, water carts or hoses with a fine rose attachment or sprinklers at normal mains pressure, allowed to run until the full depth of topsoil specified has been thoroughly soaked over the entire areas of all trees/shrubs/plants and grass on each occasion.
5. **DROUGHT CONDITIONS:** Should emergency legislation be imposed restricting the use of water, inform the Employer without delay and ascertain the availability and additional cost of second class water from an approved sewage works, delivered to site and applied as specified.

MAINTENANCE OPERATIONS

6. **STAKES/TIES/GUARDS:** Inspect and maintain in good order. Adjust and repair where necessary to prevent rubbing of bark. Cut back any damaged wood and treat wounds with fungicidal sealant.
7. **PRUNING:** Prune at appropriate time to remove dead, diseased and dying wood, and unwanted suckers to promote healthy growth and natural shape. Dress cut ends exceeding 25mm diameter with a fungicidal sealant. Remove prunings from site. Crown lift trees as necessary to maintain a symmetrical head to the tree and to avoid operational conflicts. Trees should be assessed after Year 5 for growth rate and establishment and the need for future pruning or crown lifting.
8. **PESTS AND DISEASE:** Apply approved chemicals as necessary to control outbreaks of pests and diseases.

9. **FERTILISER:** Apply evenly around the base of all trees in the first week of December and the first week of April at the following rates for Years 1-3, and once at the end of each year for Years 4 and 5.

Semi-mature/extra heavy standard	300gms
Heavy standard	200gms
Feathered	100gms

Note: Fertiliser to be Enmag or equal approved with N:P:K ratio of 4:19:10.

10. **WATERING:** The Contractor is to ensure each tree has sufficient water to guarantee continued healthy growth at all times. Monitor growth in Year 2 for signs of wilt and water as necessary to ensure continued healthy growth.
11. **GRASS:** Monitor sward development in low maintenance grass areas and for continued healthy growth and signs of drought.

MAINTENANCE OPERATIONS - PLANTING

12. **WEED CONTROL:** Keep all plant beds regularly clear of weeds by hand work and/or by applications of an approved contact herbicide, **applied using a guard**. Remove all arisings from site. Visits are to take place at approximately monthly intervals in Year 2, and then as scheduled.
Note: Weed killer to be a glyphosate-based product, e.g. 'Round Up'.
13. **CULTIVATION:** Lightly fork over plant beds as necessary to break up any compacted areas and to keep soil loose, with approved cambers and hollows to trap moisture.
14. **FIRMING:** Firm plants as necessary to prevent desiccation and blowing over. Stock which has blown over must be re-erected and made firm as soon as possible.
15. **PRUNING:** Prune at appropriate time to remove dead, diseased and dying wood, unwanted suckers, and thin or malformed shoots to promote healthy growth and natural shape. Remove prunings from site. In Years 3-5, shape and selectively prune shrubs to ensure continued healthy growth and space for the development of all plants as necessary.
16. **PESTS AND DISEASES:** Apply approved chemicals as necessary to control outbreaks of pests and diseases.
17. **FERTILISER:** At the end of each maintenance year, apply fertiliser evenly over all planting beds at the rate of 100 gms/m².
18. **WATERING:** The Contractor is to ensure shrubs have sufficient water to guarantee continued healthy growth.
19. **RUBBISH:** Keep all plant beds regularly clear of debris and litter, and leave the whole of the works in a clean and tidy condition after each maintenance visit.
20. **THINNING:** In Years 3-5, selectively remove over-mature or leggy amenity plants as necessary to maintain the objectives of the planting design and allow continued healthy growth for all remaining plants.

21. **RE-STOCKING:** Selectively bulk up planting areas where necessary thinning has opened up areas in the canopy, to ensure the objectives of the planting design are maintained.
22. **MULCH:** At the end of each maintenance year, apply approved mulch to specified depth over planting areas as previously mulched.

MAINTENANCE OPERATIONS - ADVANCED STOCK TREES

23. **WATERING:** The Contractor is to ensure trees have sufficient water to guarantee continued healthy growth.
24. **INSPECT:**
 - Bark for vandalism/damage and seek advice on whether wounds should be treated.
 - Canopy for broken, damaged, diseased or dying branches and formatively prune or treat accordingly.

EXISTING TREES

25. **EXISTING TREES TO WATERMEAD WATER PARK AND ADJACENT TO THE GRAND UNION CANAL:** Inspect annually for dead wood/structural defects. Trunks will be kept clear of sucker growth to a height of 4m. Cut once in late November.
26. **SCRUB GROWTH TO GRAND UNION CANAL:** Inspect annually and cut back along the plot boundaries to maintain a clean and tidy edge.

ANNUAL INSPECTION

27. **INSPECT:** all planted areas and ensure the scheduled works set out in the Management Plan are appropriate for the coming year. Bulk up planting as necessary to maintain design intent.

**MAINTENANCE SCHEDULES
YEARS 2 - 5**

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 2

TASK	TIMING	No. VISITS	OBJECTIVE
<u>Litter pick</u> Remove litter from planting beds.	Once per month all year round	12	To maintain neat and tidy appearance.
<u>Weed control</u> Control weed species in shrub beds and to base of avenue trees by application of non-selective herbicide, e.g. glyphosate (anti-drift shield to be used). Hand weed areas of ground cover where chemical application inappropriate.	Once per month during May, June, July, August and September	5	To ensure the successful establishment of the proposed landscape infrastructure.
<u>Control of pests and diseases</u> Spray to combat pests and diseases, as necessary.	Spring and summer	2	To ensure plant establishment and maintain healthy growth.
<u>Watering</u> Watering of avenue trees, hedgerow and shrub beds. NOTE: In hot weather, watering requirements for advanced stock avenue trees to be monitored and additional visits made to ensure sustained healthy growth.	Fortnightly (April, May, June, July, August, September)	12	To ensure plant establishment and maintain healthy growth.
<u>Avenue trees</u> Check and adjust tree ties and replace any broken and missing stakes to accommodate growth. Inspect canopies for damaged branches, remedially prune as required and monitor need for formative crown-lifting adjacent to roadways to avoid damage. Inspect base of trees for sucker growth and cut back as required, removing all arisings from site.	Biannually	1	To maintain design intent of landscape masterplan.
<u>Amenity planting/structure planting</u> Check and adjust tree stakes and replace any broken and missing stakes/ties to accommodate growth on all trees including feathered tree planting. Inspect shrubs/transplants for damaged branches, remedially prune as required and monitor need for formative pruning/shaping subject to establishment. Coppicing of no greater than 25% to take place across willow, hazel and cornus species groups.	Annually	1	To ensure continued healthy growth of plants and maintain design intent.
<u>Hornbeam hedgerow</u> Clip hedgerow twice a year to height of 1.2m and width of no greater than 1m.	Biannually (April and August)	2	To maintain design intent.
<u>Fertiliser</u> Top dress planted areas with slow-release fertiliser.	Annually in December	1	To maintain healthy growth.
<u>Mulching</u> At the end of maintenance year, top up mulch to maintain a minimum of 25mm depth of cover.	Annually	1	To suppress weed growth.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 2 continued...

<p><u>Hardstanding</u> Hardstanding areas to be kept free from litter and mulch arisings.</p>	Monthly	12	To ensure neat and tidy appearance of site.
<p><u>Japanese Knotweed</u> Re-emergence to be monitored throughout the growing season following the successful completion of CSB's eradication programme.</p>	Monthly	12	To ensure eradication of invasive species.
<p><u>Replacements</u> The planning condition requires replacement of all lost, damaged, diseased or dead plants for the five years following initial planting scheme with similar plants as originally approved. Thereafter, replace any dead trees to ensure the continuity of a healthy avenue. At 3-5 year intervals, review the establishment of the hedge and shrubs to assess whether selective thinning or restocking is required to maintain design intent.</p>	Annually	1	To maintain design intent.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 3

TASK	TIMING	No. VISITS	OBJECTIVE
<u>Litter pick</u> Remove litter from planting beds.	Once per month all year round	12	To maintain neat and tidy appearance.
<u>Weed control</u> Control weed species in shrub beds and to base of avenue trees by application of non-selective herbicide, e.g. glyphosate (anti-drift shield to be used). Hand weed areas of ground cover where chemical application inappropriate.	Once per month during May, June, July, August and September	5	To ensure the successful establishment of the proposed landscape infrastructure.
<u>Control of pests and diseases</u> Spray to combat pests and diseases, as necessary.	Spring and summer	2	To ensure plant establishment and maintain healthy growth.
<u>Watering</u> Watering of avenue trees, hedgerow and shrub beds. NOTE: In hot weather, watering requirements for advanced stock avenue trees to be monitored and additional visits made to ensure sustained healthy growth.	Fortnightly (April, May, June, July, August, September)	12	To ensure plant establishment and maintain healthy growth.
<u>Avenue trees</u> Check and adjust tree ties and replace any broken and missing stakes to accommodate growth. Inspect canopies for damaged branches, remedially prune as required and monitor need for formative crown-lifting adjacent to roadways to avoid damage. Inspect base of trees for sucker growth and cut back as required, removing all arisings from site.	Biannually	1	To maintain design intent of landscape masterplan.
<u>Hornbeam hedgerow</u> Clip hedgerow twice a year to height of 1.2m and width of no greater than 1m.	Biannually (April and August)	2	To maintain design intent.
<u>Amenity planting</u> Selectively thin, prune and shape all amenity planting, removing all arisings from site. Restock areas as necessary in accordance with the Design Intent section of the Management Plan.	Annually	1	To maintain design intent.
<u>Structure planting</u> Selectively thin, prune and shape areas of structure planting to prevent overcrowding and suppression of healthy plants to maintain continued healthy growth. Remove all arisings from site. Coppicing of no greater than 25% to take place across willow, hazel and cornus species groups.	Annually	1	To maintain healthy growth and design intent.
<u>Fertiliser</u> Top dress planted areas with slow-release fertiliser.	Annually in December	1	To maintain healthy growth.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 3 continued...

<p><u>Mulching</u> At the end of maintenance year, top up mulch to maintain a minimum of 25mm depth of cover.</p>	Annually	1	To suppress weed growth.
<p><u>Hardstanding</u> Hardstanding areas to be kept free from litter and mulch arisings.</p>	Monthly	12	To ensure neat and tidy appearance of site.
<p><u>Japanese Knotweed</u> Re-emergence to be monitored throughout the growing season following the successful completion of CSB's eradication programme.</p>	Monthly	12	To ensure eradication of invasive species.
<p><u>Replacements</u> The planning condition requires replacement of all lost, damaged, diseased or dead plants for the five years following initial planting scheme with similar plants as originally approved. Thereafter, replace any dead trees to ensure the continuity of a healthy avenue. At 3-5 year intervals, review the establishment of the hedge and shrubs to assess whether selective thinning or restocking is required to maintain design intent.</p>	Annually	1	To maintain design intent.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 4

TASK	TIMING	No. VISITS	OBJECTIVE
<u>Litter pick</u> Remove litter from planting beds.	Once per month all year round	12	To maintain neat and tidy appearance.
<u>Weed control</u> Control weed species in shrub beds and to base of avenue trees by application of non-selective herbicide, e.g. glyphosate (anti-drift shield to be used). Hand weed areas of ground cover where chemical application inappropriate.	Once per month during May, June, July, August and September	5	To ensure the successful establishment of the proposed landscape infrastructure.
<u>Control of pests and diseases</u> Spray to combat pests and diseases, as necessary.	Spring and summer	2	To ensure plant establishment and maintain healthy growth.
<u>Watering</u> Watering of avenue trees, hedgerow and shrub beds. NOTE: In hot weather, watering requirements for advanced stock avenue trees to be monitored and additional visits made to ensure sustained healthy growth.	Fortnightly (April, May, June, July, August, September)	12	To ensure plant establishment and maintain healthy growth.
<u>Avenue trees</u> Check and adjust tree ties and replace any broken and missing stakes to accommodate growth. Inspect canopies for damaged branches, remedially prune as required and monitor need for formative crown-lifting adjacent to roadways to avoid damage. Inspect base of trees for sucker growth and cut back as required, removing all arisings from site.	Biannually	1	To maintain design intent of landscape masterplan.
<u>Hornbeam hedgerow</u> Clip hedgerow twice a year to height of 1.2m and width of no greater than 1m.	Biannually (April and August)	2	To maintain design intent.
<u>Amenity planting</u> Selectively thin, prune and shape all amenity planting, removing all arisings from site. Restock areas as necessary in accordance with the Design Intent section of the Management Plan.	Annually	1	To maintain design intent.
<u>Structure planting</u> Selectively thin, prune and shape areas of structure planting to prevent overcrowding and suppression of healthy plants to maintain continued healthy growth. Remove all arisings from site. Coppicing of no greater than 25% to take place across willow, hazel and cornus species groups.	Annually	1	To prevent overcrowding and suppression of healthy plants.
<u>Fertiliser</u> Top dress planted areas with slow-release fertiliser.	Annually in December	1	To maintain healthy growth.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 4 continued...

<p><u>Mulching</u> At the end of maintenance year, top up mulch to maintain a minimum of 25mm depth of cover.</p>	Annually	1	To suppress weed growth.
<p><u>Hardstanding</u> Hardstanding areas to be kept free from litter and mulch arisings.</p>	Monthly	12	To ensure neat and tidy appearance of site.
<p><u>Japanese Knotweed</u> Re-emergence to be monitored throughout the growing season following the successful completion of CSB's eradication programme.</p>	Monthly	12	To ensure eradication of invasive species.
<p><u>Replacements</u> The planning condition requires replacement of all lost, damaged, diseased or dead plants for the five years following initial planting scheme with similar plants as originally approved. Thereafter, replace any dead trees to ensure the continuity of a healthy avenue. At 3-5 year intervals, review the establishment of the hedge and shrubs to assess whether selective thinning or restocking is required to maintain design intent.</p>	Annually	1	To maintain design intent.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 5

TASK	TIMING	No. VISITS	OBJECTIVE
<u>Litter pick</u> Remove litter from planting beds.	Once per month all year round	12	To maintain neat and tidy appearance.
<u>Weed control</u> Control weed species in shrub beds and to base of avenue trees by application of non-selective herbicide, e.g. glyphosate (anti-drift shield to be used). Hand weed areas of ground cover where chemical application inappropriate.	Once per month during May, June, July, August and September	5	To ensure the successful establishment of the proposed landscape infrastructure.
<u>Control of pests and diseases</u> Spray to combat pests and diseases, as necessary.	Spring and summer	2	To ensure plant establishment and maintain healthy growth.
<u>Watering</u> Watering of avenue trees, hedgerow and shrub beds. NOTE: In hot weather, watering requirements for advanced stock avenue trees to be monitored and additional visits made to ensure sustained healthy growth.	Fortnightly (April, May, June, July, August, September)	12	To ensure plant establishment and maintain healthy growth.
<u>Avenue trees</u> Check and adjust tree ties and replace any broken and missing stakes to accommodate growth. Inspect canopies for damaged branches, remedially prune as required and monitor need for formative crown-lifting adjacent to roadways to avoid damage. Inspect base of trees for sucker growth and cut back as required, removing all arisings from site.	Biannually	1	To maintain design intent of landscape masterplan.
<u>Hornbeam hedgerow</u> Clip hedgerow twice a year to height of 1.2m and width of no greater than 1m.	Biannually (April and August)	2	To maintain design intent.
<u>Amenity planting</u> Selectively thin, prune and shape all amenity planting, removing all arisings from site. Restock areas as necessary in accordance with the Design Intent section of the Management Plan.	Annually	1	To maintain design intent.
<u>Structure planting</u> Selectively thin, prune and shape areas of structure planting to prevent overcrowding and suppression of healthy plants to maintain continued healthy growth. Remove all arisings from site. Coppicing of no greater than 25% to take place across willow, hazel and cornus species groups.	Annually	1	To prevent overcrowding and suppression of healthy plants.
<u>Fertiliser</u> Top dress planted areas with slow-release fertiliser.	Annually in December	1	To maintain healthy growth.

LANDSCAPE MANAGEMENT SCHEDULES

MAINTENANCE YEAR 5 continued...

<p><u>Mulching</u> At the end of maintenance year, top up mulch to maintain a minimum of 25mm depth of cover.</p>	Annually	1	To suppress weed growth.
<p><u>Hardstanding</u> Hardstanding areas to be kept free from litter and mulch arisings.</p>	Monthly	12	To ensure neat and tidy appearance of site.
<p><u>Japanese Knotweed</u> Re-emergence to be monitored throughout the growing season following the successful completion of CSB's eradication programme.</p>	Monthly	12	To ensure eradication of invasive species.
<p><u>Tree stakes and ties</u> At the end of Year 5, or earlier if required, remove all tree stakes and ties from newly planted trees.</p>	Annually	1	To ensure a natural-looking landscape and unrestrained tree growth.
<p><u>Replacements</u> The planning condition requires replacement of all lost, damaged, diseased or dead plants for the five years following initial planting scheme with similar plants as originally approved. Thereafter, replace any dead trees to ensure the continuity of a healthy avenue. At 3-5 year intervals, review the establishment of the hedge and shrubs to assess whether selective thinning or restocking is required to maintain design intent.</p>	Annually	1	To maintain design intent.

LANDSCAPE AND ECOLOGY MANAGEMENT YEARS 6-10

Landscape and Ecology Management Plan Objectives for Years 6-10

- ▶ To maintain and manage the existing and recently implemented landscape infrastructure planting throughout the estate and to individual plots.

Key Operations

Tree survey: Undertake recommendations which arise from the arboricultural tree survey commissioned in Year 5 of the Management Plan to maintain species diversity and screening capacity.

Structure planting: Annually, review the need to selectively thin areas of structure planting. Thinning operations to be undertaken to prevent overcrowding, maintain species diversity and encourage natural regeneration.

Amenity planting: Annually, review the need to selective thin out overcrowded amenity beds or hard prune species to maintain design intent. Restock areas of failed, poorly established or thinned shrubs with the same species to maintain design intent.

After Year 10, agree the continued scope of the landscape management plan with CSB and the local authority.

LANDSCAPE MANAGEMENT SCHEDULES
MAINTENANCE OPERATIONS YEARS 6-10

TASK	TIMING	No. VISITS	OBJECTIVE
<u>Litter pick</u> Remove litter from planting beds.	Once per month all year round	12	To maintain neat and tidy appearance.
<u>Weed control</u> Control weed species in shrub beds and to base of avenue trees by application of non-selective herbicide, e.g. glyphosate (anti-drift shield to be used). Hand weed areas of ground cover where chemical application inappropriate.	Once per month during May, June, July, August and September	5	To ensure the successful establishment of the proposed landscape infrastructure.
<u>Avenue trees</u> Check and adjust tree ties and replace any broken and missing stakes to accommodate growth. Inspect canopies for damaged branches, remedially prune as required and monitor need for formative crown-lifting adjacent to roadways to avoid damage. Inspect base of trees for sucker growth and cut back as required, removing all arisings from site.	Biannually	1	To maintain design intent of landscape masterplan.
<u>Hornbeam hedgerow</u> Clip hedgerow twice a year to height of 1.2m and width of no greater than 1m.	Biannually (April and August)	2	To maintain design intent.
<u>Amenity planting</u> Selectively thin, prune and shape all amenity planting, removing all arisings from site. Restock areas as necessary in accordance with the Design Intent section of the Management Plan.	Annually	1	To maintain design intent.
<u>Structure planting</u> Selectively thin, prune and shape areas of structure planting to prevent overcrowding and suppression of healthy plants to maintain continued healthy growth. Remove all arisings from site. Coppicing of no greater than 25% to take place across willow, hazel and cornus species groups	Annually	1	To maintain healthy growth and design intent.
<u>Hardstanding</u> Hardstanding areas to be kept free from litter and mulch arisings.	Monthly	12	To ensure neat and tidy appearance of site.
<u>Japanese Knotweed</u> Re-emergence to be monitored throughout the growing season following the successful completion of CSB's eradication programme.	Monthly	12	To ensure eradication of invasive species.
<u>Replacements</u> The planning condition requires replacement of all lost, damaged, diseased or dead plants for the five years following initial planting scheme with similar plants as originally approved. Thereafter, replace any dead trees to ensure the continuity of a healthy avenue. At 3-5 year intervals, review the establishment of the hedge and shrubs to assess whether selective thinning or restocking is required to maintain design intent.	Annually	1	To maintain design intent.