

LANDSCAPE MANAGEMENT ACTIONS SUMMARY & MATRICES

Berewood, Waterloooville
Town Park Phase B
(and the Cricket Pavilion)

Prepared on behalf of

GRAINGER PLC

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BEREWOOD, WATERLOOVILLE

LANDSCAPE MANAGEMENT ACTIONS SUMMARY & MATRICES

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Rev	Description	Date	By/Chk
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1. INTRODUCTION

- 1.1. This document has been prepared by landscape consultants Allen Pyke Associates for Phase B of the Town Park and the Cricket Pavilion Site at Berewood, Waterloooville. Both sites are located in the Market Town character area.
- 1.2. The document is based on Section 5 of the Land Management Strategy (LMS) ref: D2050 v3.0 by Fabrik in association with Biodiversity by Design in October 2014. The LMS was prepared as part of the outline planning documents and *“sets out the broad management and maintenance objectives for the protection and enhancement of the landscape fabric of the Site. It describes how features of landscape and ecological significance will be managed, and explains the requirements of the various management bodies that will undertake the work and regularly fine-tune the strategy on the basis of regular inspections and monitoring”*.
- 1.3. The LMS provides a comprehensive description of the landscape and ecological management objectives for the development. It outlines different management regimes required for each type of vegetation or habitat. It is stated in the LMS that the *“document should be considered a starting point for an evolving document and is to be reviewed on a phase by phase basis”*.
- 1.4. The purpose of this document is to condense the detailed information provided by the LMS into a simple format relating to the landscape maintenance works for Town Park Phase B and the Pavilion site in the form of an Annual Maintenance Operations Matrix. This should be read in conjunction with Section 5 of the LMS, which is included in Appendix B.
- 1.5. Refer to Ecological Appraisal and Phase 2 Surveys, Town Park and Cricket Pavilion Ecology Update Note by Lindsay Carrington Ecological Services for details on ecology strategy and management objectives.

APPENDIX A - ANNUAL MAINTENANCE OPERATIONS MATRICES

TOWN PARK PHASE B AND CRICKET PAVILION SITE - ANNUAL MAINTENANCE OPERATIONS MATRIX

Town Park Phase B lies immediately north, and adjacent to, the completed Town Phase Phase A. It is bound to the north, east and west by housing phases 3, 8 and 5 respectively. The Cricket Pavilion Site is at the heart of the phase and forms visual landmark for users of the wider Town Park and overlooking housing areas.

TOWN PARK PHASE B AND CRICKET PAVILION SITE - MANAGEMENT REGIME	Code	J	F	M	A	M	J	J	A	S	O	N	D
TREES (EXISTING)	T(e)												
Inspect trees during fortnightly maintenance visits. Tree works should only be carried out if a tree presents a Health & Safety risk. The minimum necessary works are to be carried out. Consult with an ecologist prior to carrying out works.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decline of mature trees to be managed to provide standing deadwood habitats.													
Deadwood from dead trees or as a result of tree works to be retained for ecology purposes. When such works are required, Ecologist to be consulted.													
EXISTING HEDGES	H(E), H(N), H(O)												
Individual hedgerows are to be allowed to grow tall (locally up to 4m in height). Cutting to be undertaken outside of the bird nesting season. Where hedgerows are not adjacent to footpaths and where their growth does not obstruct access or use, hedges to be cut on a two-three year cycle (biennial cuts on a rotation basis would be ideal) for conservation and habitat creation purposes – Ecologist to be consulted.		✓	✓								✓	✓	✓
Gappy hedgerows to be enhanced on prepared soil to prevent weeds from taking over.		✓	✓	✓							✓	✓	✓
Hedges should be maintained periodically so that they are neat, tidy, vigorous, dense and do not obstruct or overhang footpaths and roads or encroach on other maintained areas. Cutting shall generally maintain the original profile of the hedge and will be undertaken according to vigour and type.										✓	✓		
A natural hedge bottom flora should be allowed to develop and all litter, leaves, debris and any other rubbish shall be removed to the designated area for disposal.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A 2-metre margin of field layer vegetation adjacent to all hedgerows on site should be managed on a biannual rotation with a cut and removal of arisings to allow a margin of rough grassland to develop alongside the hedgerows.													
TREES (PROPOSED)	T(n)												
Check tree ties and stakes and adjust as required. Re-firm trees as necessary.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out formative pruning to trees up to 4m high. Reduce crown by removing up to one third of side branches to achieve a balanced crown and strong leader. Remove all dead branches. Consult with a specialist if extensive works are required.		✓	✓	✓	✓								

TOWN PARK PHASE B AND CRICKET PAVILION SITE - MANAGEMENT REGIME	Code	J	F	M	A	M	J	J	A	S	O	N	D
NATIVE SHRUB (PROPOSED)	NS												
In general shrubs should not be cut back except where this would conflict with other features or activities, e.g. encroach paths. Where pruning is required a maximum of one third plant clumps maybe cut in one year. Cuts should take place in rotation over a three year period. Approximately 5% of plants in each clump are to be left to mature as standard trees.										✓	✓	✓	✓
ORNAMENTAL SHRUB PLANTING	OS												
Carry out fortnightly inspections of shrub beds. Carry out formative pruning in accordance with timings in Section 5.5i and 5.5ii or as necessary to remove dead, dying or diseased branches, prevent obstructions of paths etc. Remove any dead plants. Carry out weeding by hand. Herbicide use may be considered to persistent weed growth in accordance with Section 5.5i of LMS.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out annual cultivation to a depth of 75mm to relieve compaction and leave weed free surface												✓	
WILDFLOWER MEADOW	WM												
Carry out single hay cut to a height of 50mm after flowering. 90% of arisings to be removed. 25% of the wildflower meadow area should be maintained as Tussocky Meadow (TM) below. The location of TM management should be rotated after 2-3 years.										✓			
FLOWERING LAWN	FL												
Grass to be maintained at a height between 40-75mm					✓	✓	✓	✓	✓	✓	✓		
Carry out at 12-18 cuts between April-October. Cuts will typically be at fortnightly intervals but may be intervals may be extended during April and June if flowers are present. Arisings to be removed.													
AMENITY LAWN	AL												
Grass to be maintained at a height between 40-75mm Carry out at least 16 cuts at fortnightly intervals between April-October. Additional early and late cuts to be carried out in March and December if required. Arisings to be removed.				✓	✓	✓	✓	✓	✓	✓	✓		✓

TOWN PARK PHASE B AND CRICKET PAVILION SITE - MANAGEMENT REGIME	Code	J	F	M	A	M	J	J	A	S	O	N	D
WET GRASSLAND (inc. SCRAPES)	WG												
Carry out cut to a height of 50mm after flowering. All arisings to be removed.										✓			
SWALES	WG												
Carry out two cuts to a height of 50mm. Additional cut may be carried out if surface water flow is impeded by extreme grass growth (due to optimum weather conditions for growth) All arisings to be removed.					✓	(✓)		(✓)		✓			
SuDS DRY PONDS (BASINS)	Sp(d)												
Carry out two cuts to a height of 50mm. Additional cut may be carried out if inlets/outlets are obstructed by extreme grass growth (due to optimum weather conditions for growth) All arisings to be removed.					✓	(✓)		(✓)		✓			
SuDS WET PONDS (BASINS)	Sp(w)												
Carry out removal of marginal and aquatic vegetation on 2-3 yearly basis in order to maintain the following cover (during mid-summer): Emergent vegetation at 25-50% Submerged vegetation at 25-50% No more than one third of vegetation to be removed in one year. Vegetation and silt to be left on side of pond for 24 hours then removed. Remove all non-native species if identified.		✓	✓	✓							✓	✓	✓
Check pond inlets and outlet and clear vegetation only if required to prevent obstructions.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ponds to be monitored by ecologist every three years. If dredging is recommended no more than 1m3 of silt may be removed per 100m2 of pond area.		✓	✓	✓							✓	✓	✓
PLAY AREAS AND FEATURES	PA												
Carry out weekly inspections in accordance with Section 5.9 (PA) of LMS.		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly litter picks in accordance with Section 5.8 (LC) of LMS	LC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly sweeps of hard landscape surfaces, inspect and clear gullies, carry out weed removal as necessary in accordance with Section 5.10 (HL) of LMS	HL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly inspections of street furniture and repair/maintain as required in accordance with Section 5.10 (HL) of LMS.	HL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly inspections of street furniture and repair/maintain as required in accordance with Section 5.10 (HL) of LMS.	HL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TOWN PARK PHASE B AND CRICKET PAVILION SITE - MANAGEMENT REGIME	Code	J	F	M	A	M	J	J	A	S	O	N	D
GENERAL													
During Autumn remove fallen leaves from public and communal hard and soft landscape areas in accordance with Section 5.7 (LE) of LMS	LE										✓	✓	✓
Carry out fortnightly litter picks in accordance with Section 5.8 (LC) of LMS	LC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly sweeps of hard landscape surfaces, inspect and clear gullies, carry out weed removal as necessary in accordance with Section 5.10 (HL) of LMS	HL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carry out fortnightly inspections of street furniture and repair/maintain as required in accordance with Section 5.10 (HL) of LMS.	HL	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Note: These tables list the key routine operations required during both the defects and long-term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification, but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

Specialist maintenance tasks for the following may be necessary subject to supplier's specification:

- cricket pitch,
- green roof to the pavilion;
- reinforced grass to the pavilion carpark

APPENDIX B – SECTION 5, LAND MANAGEMENT STRATEGY D2050 v3.0

5. Management Regimes

5.1 Introduction

Based on the management objectives, the following is a proposed programme of works. This is based on undertaking the majority of ‘house keeping’ operations to get the Site into a condition for handover to the County Council, LPA or the Estate Management Company within a 12-36 month period (depending on the nature of the element). Wherever possible Site specific management prescriptions are provided. Please note however that management prescriptions are inevitably at this time, relatively generic. Only once newly created habitats have been created, and growth patterns/ trends established, can most management regimes then be subject to fine-tuning.

5.1.1 Implementation and Maintenance Works

Within a 12 to 36 month period – Site implementation, monitoring and maintenance works represent the works required in an initial 12-36 month period (12 months for grass and shrubs; 36 months for trees) to get the Site in a good quality condition for handover from the landscape contractor to the County Council (for the road corridors), the LPAs for the areas of public open space to be adopted and the appointed Estate Management Company (for the non-adopted public / communal areas). Works required are illustrated in the tables that are included within this Land Management Strategy, and relate to the defects liability phase of the external works contract.

Years 1 – 10 - These works represent the actions required between years 1 to 10 to maintain and further enhance the Site. The majority of the actions are annual but some, notably the tree works are to undertaken in specific years. Within each year the Performance Periods (or months) within which the works are to be undertaken is defined. Works required are illustrated in the tables that are included within this Land Management Strategy, and measures will apply during establishment and once habitat is established.

Year 1 is deemed as the year following completion on site, when the landscape management company will be carrying out the detailed prescriptions.

Additional Works - In addition to the actions specified in the tables, it is suggested the County Council and LPAs, as part of the ongoing review of its adopted areas, undertake a review of the management strategy on an annual basis with advice from consultees where necessary and adjust the schedule of operations as appropriate.

The following sections set out the schedule of operations relative to each planting type:

- Woodland management
- Tree management
- Hedge maintenance
- Shrub maintenance
- Meadow grassland maintenance
- Amenity grass maintenance
- Water bodies, marginals and aquatic plants maintenance
- Leaf and litter clearance
- Play area maintenance
- Hard landscape maintenance
- Wildlife refuge maintenance

5. Management Regimes

5.2 General

Management Heading	Management Prescriptions	Programme
Tree Work and Hedgerows	• Cutting and pruning of trees and shrubs will, whenever possible, be undertaken in mid-winter thereby avoiding nesting birds and Dormice (Dormice may be present in any of the Site's woodlands and also hedgerows west and south of the central/southern wooded area), and fruiting/flowering shrubs. • Where the bird breeding season (March to August inclusive) cannot be avoided the contractor will ensure that prior survey for nesting birds (and Dormouse nests for woodland areas and hedgerows on the western and southern sides of the Site) has been undertaken by suitably qualified staff. • Where an active nest is identified the contractor is to ensure that pruning does not lead to its damage and that disturbance is minimised e.g. a 5m zone either side is left uncut. The contractor is to return to cut any excluded section after chicks have fledged. • Where tree works are required for reasons of health and safety, relevant trees will firstly be inspected by an ecologist, in particular checking their potential to support roosting bats; where necessary a Method Statement is to be produced and tree works supervised by an ecologist (under a licence where necessary). • The minimum amount of arboricultural work is to be carried out to make each tree safe, i.e. crown reduction and pollarding is to be stipulated. • Should there be a need to clear a patch of woodland or a hedgerow section, advice should first be sought from the Project Ecologist to assess risk to Dormice. Where necessary a Method Statement is to be produced and works supervised by an ecologist, potentially under a Natural England licence.	(PP9) September - (PP3) March

5. Management Regimes

5.2i Woodland Management - Existing W(e) and Newly Planted W(n)

Management Heading	Management Prescriptions	Programme
Woodland Habitat General	Management rationale for existing and new woodland The existing semi-natural broad-leaved woodland blocks are to be maintained as far as possible through natural regeneration although some woodland management is also required to return them to their former nature conservation status. The boundaries of these woods are to be reinforced by the planting of thorny shrubs of local provenance such as Blackthorn, Hawthorn and Guelder Rose; the outermost planting being maintained as a hedge. As well as providing habitat for nesting birds the thorny boundary should help to deter public access into the woods other than through recognised footpaths. The woodland blocks are too small for establishing permanent rides and glades but re-establishing a rotational coppice regime will allow light to the woodland floor to encourage growth of native ground flora. Coppice will also encourage invertebrate diversity, nesting areas for low shrub/ground nesting birds and habitat for Dormouse. Light penetration will also be aided by the progressive removal of non-native and invasive Sycamore although some Sycamore is of value for species such as Dormice which can benefit from the large abundance of aphids typically associated with the tree. The cut wood thereby generated may be used for combined heat and power (CHP) production (if feasible), wood products, loggeries and dead-hedging. Sufficient deadwood is to be retained and stacked to provide habitat for wood-boring invertebrates. New woodlands are to be created on formerly arable land using native trees of local provenance. These new woodlands and woodland extensions would in the long-term consist of species reflecting existing local woodland communities. - Where Health and Safety works need to be carried out in existing woodland areas, there is an opportunity to use cut tree materials for nature conservation purposes. These may include brash piles, dead hedging and cutting features into pollarded trunks to create new roosting features for bats. - Such works have been carried out between winter 2012-13 and winter 2013-14 in Marrelsmoor Coppice by Grainger as an example of positive conservation management. Existing woodland management objectives - The woods to be maintained in a litter-free condition and the effects of vandalism to be controlled and remedied. - Assess biodiversity of woodland flora and woodland performance indicators by monitoring. - Enhance biodiversity by coppicing/thinning/pollarding. - Reduce Sycamore so that it forms no more than 5% of canopy. - Take action to reduce deer damage e.g. by installing protective dead hedging or brashing. - Encourage deadwood invertebrate fauna. - Enhance woodland for species of conservation value, in particular Dormouse, bats and breeding birds. - As far as possible direct desire lines through woodland to established paths using path edge logs as necessary. - Inform and educate the public on woods and their management. - Monitor amenity infrastructure (footpaths, gates, signage, picnic tables etc.) biodiversity etc. and use data to inform future management decisions. Newly planted woodland management objectives - Prepare arable land so that newly planted trees, shrubs and ground flora will not be overwhelmed by vigorous weed species. - Take action (dead hedging, brashing) to reduce deer damage. - Design woodland for species of conservation value the flourishing of whose populations also generally requires a high quality ancient woodland habitat, in particular Dormouse and bats. Measures to include improving woodland habitat connectivity.	(PP9) September - (PP3) March

5. Management Regimes

5.2ii Woodland Management - Existing W(e)

Management Heading	Management Prescriptions	Programme
Plant Row	i. Ecological surveys are to be carried out to determine which areas of Hazel and Sweet Chestnut (and ground flora) will benefit from rotational coppicing: - Rotational coppicing is to be carried out in identified areas on a rotation of 15-20 years. (N.B. A traditional seven to eight year cycle, which will produce saleable rods, may not allow Hazel enough time to mature and produce nuts for Hazel Dormice.) - No more than 10% of suitable areas are to be coppiced in any one year. - Coppicing is usually best undertaken in the dormant season, which is approximately October to March, when the quality of the crop is thought to be highest. In the present case however coppicing is to be undertaken between December and February to avoid bird and Dormouse nests (N.B. Dormice are present within all of the Site's woodlands). - Coppice stools are to be protected with cut brash; left over cut material is to be used to create deadwood piles in each coppice area. - Coppice stools & associated ground cover are to be encircled with dead hedges until stools are established. - In coppiced areas with impoverished ground flora an appropriate native woodland ground flora seed mix is to be sown in the following year and supplement with plug planting of those species that establish poorly from seed. ii. Desire lines are to be identified and blocked where necessary to protect woodland conservation values by planting Blackthorn and Hawthorn. iii. Sycamore seedlings are to be sprayed off with a systemic contact herbicide approved by Natural England every 2 years. iv. 25% trees/shrubs are to be cleared or coppiced from banksides of the pond at the southern end of Plant Row to allow greater light penetration and so promote riparian vegetation to develop naturally. 3 No. Hedgehog refuges are to be installed in concealed locations. 3 No pairs of Schwegler 2F bat boxes +2 pairs 2FN bat boxes are to be installed as per manufacturer's instructions and in keeping with best batworker practice. 7 No. Schwegler 1B boxes & 7 x 2H boxes are to be installed as per manufacturer's instructions and in keeping with best batworker practice. v. Buffer planting - Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). - Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds.	Coppicing (PP12 - PP2) December - February

5. Management Regimes

5.2ii Woodland Management - Existing W(e) (continued)

Management Heading	Management Prescriptions	Programme
Alsfordmoor Coppice	- Goat Willow is to be coppiced in wet areas of Alsfordmoor Coppice. - An 8-year programme is to be devised and implemented to remove 95% of Larch. - Areas cleared of Larch are to be planted with native tree/shrub species including groups of Hazel. - Native and locally appropriate woodland ground flora is to be sown or planted in cleared areas beneath new tree/shrub seedlings. - Desire lines are to be identified and blocked where necessary to protect woodland conservation values by planting Blackthorn and Hawthorn. - Buffer planting: - Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). - Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds.	(PP10 - PP3) October - March
Marrelsmoor Row	- The stumps of a third of Goat Willow from the area of secondary woodland at the western end of woodland are to be cut low and treated with contact herbicide to kill the tree. - One third of Goat Willow and Ash at the western end of woodland is to be coppiced. - Oak standards are to be planted at the western end of woodland where secondary Goat Willow/Ash woodland has been thinned/coppiced. - Aggressive bramble growth is to be cut back other than around coppice stools. 3 No. pairs of Schwegler 2F bat boxes +1 No. pair 2FN bat boxes are to be installed as per manufacturer's recommendations and in keeping with best ecological practice. 3 No. Schwegler 1B bird boxes & 3 No. 2H bird boxes are to be installed as per manufacturer's recommendations and in keeping with best ecological practice. - Desire lines are to be identified and blocked where necessary to protect woodland conservation values by planting Blackthorn and Hawthorn. - Buffer planting: - Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). - Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds.	(PP10 - PP3) October - March

5. Management Regimes

5.2ii Woodland Management - Existing W(e) (continued)

Management Heading	Management Prescriptions	Programme
Barnfield Row and Newlands Row	• 25% of trees/shrubs are to cleared or coppiced from from banksides of the two ponds in Barnfield Row to allow greater light penetration and so promote riparian vegetation to develop naturally. • Ash is to be coppiced in wet areas of Barnfield Row to encourage Alder to colonise and establish. • 10 No. Schwegler 1B bird boxes; 10 No. 2H bird boxes; 1 No. Little Owl box & 1 No. Tawny Owl box are to be installed as per manufacturer's recommendations and in keeping with best ecological practice. • 3 No. Hedgehog boxes are to be installed in concealed locations. • Desire lines are to be identified and blocked where necessary to protect woodland conservation values by planting Blackthorn and Hawthorn. • Buffer planting • Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). • Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds. • Buffer planting: » Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). » Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds.	Coppicing (PP12 - PP2) December - February

5. Management Regimes

5.2ii Woodland Management - Existing W(e) (continued)

Management Heading	Management Prescriptions	Programme
Marrelsmoor Coppice	- A 5-year programme to remove Sycamore is to be commenced and pursued until Sycamore occupies no more than 5% of canopy; weed-wipe Sycamore seedlings with selective herbicide throughout wood. - Sycamore is to be replaced with tube-protected Pedunculate Oak whips at a density appropriate for native W10 woodland. - Birch is to be selectively thinned to prevent its local dominance in the plant community. - Rotational coppicing of Hazel & Sweet Chestnut and also of Common Alder in wet areas is to be undertaken on a rotation of 15-20 years. (N.B. A traditional seven to eight year cycle, which will produce saleable rods, may not allow Hazel enough time to mature and produce nuts for Hazel Dormice.) 5 No. pairs of Schwegler 2F bat boxes + 3 No. pairs 2FN bat boxes are to be installed as per manufacturer's recommendations and in keeping with best ecological practice. 4 No. Schwegler 1B bird boxes, 4 No. 2H bird boxes + 1 No. Little Owl box & 1 No. Tawny Owl box are to be installed as per manufacturer's recommendations and in keeping with best ecological practice. - Desire lines are to be identified and blocked where necessary to protect woodland conservation values by planting Blackthorn and Hawthorn. - Buffer planting: » Existing woodland to be buffered with dense 5m wide tree and shrub planting (N.B. some planting has already commenced in keeping with the Site-wide green infrastructure phasing strategy). » Palettes are to include various thorny shrubby species which are intended to develop with minimal intervention into a dense barrier restricting the growth of desire lines into existing woodland and to provide good habitat structure for Dormice and nesting birds.	(PP10 - PP3) October - March
Woodland Paths and Access	At the outset of woodland management define and construct gravelled paths where identified, such as on existing rights of way and selected desire lines; desire lines through wet areas are to be avoided. The route of footpaths at a local level and their construction shall be constructed in accordance with the arboricultural constraints. - Kissing gate access to woodland paths is preferred to deter mountain bikes and off-road motorbike access (if allowed by the Site's wheelchair access policy); - Provide a locked gate entrance to allow access for woodland management machinery; - Restrict access to the woodland by bordering paths with a deadwood or prickly hedges but allowing views into the wood; - Install litter and dog-fouling bins at the entrance to each wood. - Encourage Deadwood Fauna - Stack debris from tree management, either from within or outwith the woodland blocks, on the edges of the coppiced areas. - Remedy the Effects of Vandalism » Identify despoiled areas and restrict access to them by dead-hedging or planting of thorny shrubs. » Reinstate trampled areas, loosen soil, mulch with wood chip to 20cm and sow with woodland ground flora in following year.	Elements are to be reviewed on an annual basis as part of the maintenance
Woodland Signage	Install and maintain signage at each entrance to woodland to inform the public of woodland flora and fauna and the techniques and purposes of woodland management.	(PP1 - PP12) Year round

5. Management Regimes

5.2iii Woodland Management - Existing W(e)

Management Heading	Management Prescriptions	Programme
Existing mature trees individual/ groups/ tree-line	i. Regular inspection of mature trees is to be carried out by a suitably qualified and experienced arboriculture specialist with specific emphasis on identifying unsafe trees, in particular those in Marrelsmoor Coppice within falling distance of properties along Marrelswood Gardens. - Where tree works are required for reasons of health and safety, relevant trees will firstly be inspected by an ecologist, in particular checking their potential to support roosting bats; where necessary a Method Statement is to be produced and tree works supervised by an ecologist (under a licence where necessary). - The minimum amount of arboricultural work is to be carried out to make each tree safe, i.e. crown reduction and pollarding is to be stipulated wherever possible in preference to felling. - Cut material is to be used to create log and brash piles and dead hedging to create habitat/refuge for wildlife. ii. Regular inspection (at least annual) of mature trees is to be carried out by a suitably qualified and experienced arboriculture specialist with specific emphasis on identifying unsafe trees. iii. Where tree works are required for reasons of health and safety relevant trees are firstly to be inspected by an ecologist, in particular checking potential for supporting roosting bats; where necessary a Method Statement will be produced and tree works to be supervised by an ecologist. iv. The minimum amount of arboricultural work is to be carried out to make each tree safe, i.e. crown reduction and pollarding will be stipulated wherever possible in preference to felling.	(PP1-PP12) Year round
Existing Woodland Management Objectives W(b)	Existing woodland areas are to be buffered with dense 5m wide tree and shrub planting.	

5. Management Regimes

5.3 Tree management T(e) & T(n) (outside of woodland)

Management Heading	Management Prescriptions	Programme
Preamble	- All works should be in accordance with BS:3998 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association. - Any works to the trees is to be carried out in accordance with the legal agreement for the Site and therefore following consultation and written consent from the Local Planning Authorities.	
Tree Stakes and Ties	The Contractor should check on a two monthly basis the condition of Tree Stakes. In addition further inspections should be carried out immediately after strong winds. - Stakes – replace loose, broken or decayed stakes to original specification. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie. - Ties – adjust, refix or replace loose or defective ties, allowing for growth and prevent chaffing. Where chaffing has occurred, reposition or replace ties to prevent further chaffing. - Removal of Stakes and Ties – remove stakes and ties two years after planting. Fill stake holes with lightly compacted soil.	(PP1 - PP12) Year Round
Tree Guys	- The Contractor should check on a two monthly basis the condition of Tree Guy Wires. In addition further inspections should be carried out immediately after strong winds. - Operations – replace or resecure loose or missing guy wires. Adjust to suit stem growth and to provide correct and uniform tension. - Removal – two years after planting.	(PP1 – PP12) Year Round

5. Management Regimes

5.3 Tree management T(n)

Management Heading	Management Prescriptions	Programme
Avoiding/ minimising risk to wildlife	The contractor is to ensure that prior survey for breeding birds and/or roosting bats by suitably qualified staff is undertaken before any decision regarding tree works is made. The contractor is to ensure that pruning does not lead to damage of active bird nests, eggs, or young. If such features are noted, the relevant section of hedge and a 5 metre zone either side is left uncut. The contractor is to return to cut after any nest has fledged or failed. The Contractor shall allow a sum to maintain all tree stock in accordance with the specification set out below: • Cutting and pruning of trees and shrubs should wherever possible be undertaken in mid-winter thereby avoiding nesting birds, Dormice (Dormice may be present in any woodland and also hedgerows west and south of the central/southern woodland zone), and fruiting/flowering shrubs. • Where the bird breeding season (March to August inclusive) cannot be avoided the contractor is to ensure that prior survey for nesting birds has been undertaken by suitably qualified staff. • Where an active nest is identified the contractor is to ensure that pruning does not lead to its damage and that disturbance is minimised e.g. a 5m zone either side is left uncut. The contractor is to return to cut any excluded section after chicks have fledged. • Where tree works are required for reasons of health and safety, relevant trees will firstly be inspected by an ecologist, in particular checking their potential to support roosting bats; where necessary a Method Statement is to be produced and tree works supervised by an ecologist (under a licence where necessary). • The minimum amount of arboricultural work is to be carried out to make each tree safe, i.e. crown reduction and pollarding is to be stipulated • Should there be a need to clear a patch of woodland or hedgerow section, advice should first be sought from an ecologist to assess risk with respect to Dormice. Where necessary a Method Statement is to be produced and works supervised by an ecologist, potentially under a Natural England licence. • Management contractors will be made aware of the locations of Badger setts within the Site (see Figure 3.3) • Where appropriate consideration will be given to planting thorny shrub species around main setts, and possibly also large subsidiary and annexe setts, to minimise disturbance. • The alignment of footpaths will be fine-tuned where necessary to circumnavigate setts (N.B. the proposed multi-use greenway alignment is currently being adjusted to take into account a main Badger sett). • Depending on the precise layout of holes, and the predicted pattern of associated tunnels, contractors may need to avoid using heavy machinery in certain areas to avoid damage to setts. Where in doubt the management team should consult with an Ecologist.	(PP10 - PP3) October - March

5. Management Regimes

5.3 Tree management T(n) & T(e) (continued)

Management Heading	Management Prescriptions	Programme
Refirming Trees and Specimen Shrubs	Refirming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To refirm the Contractor should tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement should be broken up by fork, avoiding damage to roots. The voids should be backfilled with topsoil and refirmed. • Check the stability of all underground guys and re-firm where required.	(PP1 – PP12) Year Round
Formative Pruning	• Formative Pruning of young trees – This work should be undertaken to ensure the successful establishment of the trees. The works should not be carried out during the late winter/early spring sap flow period. • Young trees up to 4m high should be crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood. • Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.	(PP1 – PP4) January - April
Cleaning Out and Dead Wooding	Remove: • Dead, dying, or diseased wood, broken branches and stubs. • Fungal growths and fruiting bodies • Rubbish, windblown or accumulated in branch forks • Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained. • Other unwanted objects, eg, tree houses, swings. • Climbing plants • Eradication of undesirable shrub species and non-native invasive species (e.g. rhododendron, laurel, brambles). Wherever feasible, stack deadwood within the woodland areas to encourage habitat creation.	(PP1 – PP12) Year Round

5. Management Regimes

5.4i Maintenance for Existing Hedges H(e)

Management Heading	Management Prescriptions	Programme
Existing Hedging - General	Management Rationale To maintain and enhance a network of woody species and their associated flora and fauna throughout the Site, linking to existing and new woodlands. Restoration Management Objectives i. Reinforce gappy hedgerows taking the opportunity to enhance species diversity. ii. Undertake management of existing hedgerows to benefit species of conservation value, such as Dormouse and bats, including improving habitat connectivity. Note: This document is primarily concerned with managing existing and newly created habitats and so only outline prescriptions are provided with respect to planting and ground preparation.	(PP10-PP3) October - March
Existing hedging	• Hedgerows are to be allowed to grow tall (locally up to 4m in height), consistent with other landscape and social objectives. • Only one-third of hedgerows across the Site are to be cut in any one year using appropriate equipment. • Individual hedgerows are only to be cut every two or three years thereby reducing management costs and benefitting the long-term condition and ecological value of hedgerows (N.B. most hedgerow plants fruit and flower more freely on two or three year old wood). • Hedge cutting is to be undertaken in mid to late winter only thereby avoiding nesting birds and Hazel Dormice (Hazel Dormice may be present in any hedgerow west of the central woodland belt), and fruiting/flowering shrubs. • Where appropriate hedgerows are to be gapped-up with local provenance stock of mixed species, widening hedge base. • Some trees are to be left to develop as standards (every ca. 30 m of hedge). • Where hedges are breached by rights of way, native standard trees are to be planted at ends of hedges to provide, in time, a continuous connecting canopy across the right of way.	(PP10-PP2) October - February

5. Management Regimes

5.4ii Proposed Hedge Maintenance H(n) and H(o)

Management Heading	Management Prescriptions	Programme
Proposed Hedging - General	Management Rationale To maintain and enhance a network of woody species and their associated flora and fauna throughout the Site, linking to existing and new woodlands. Creation Management Objectives i. Reinforce gappy hedgerows taking the opportunity to enhance species diversity. ii. Prepare land so that newly planted trees, shrubs and ground flora will not be overwhelmed by vigorous weed species. iii. Erect mammal proof fence (except deer proof) during establishment. iv. Establish new hedgerows and undertake management of existing hedgerows to benefit species of conservation value, such as Dormouse and bats, including improving habitat connectivity. Note: This document is primarily concerned with managing existing and newly created habitats and so only outline prescriptions are provided with respect to planting and ground preparation. • All new hedges shall be cut using sharp shears, mechanical hedging shears, reciprocating hand held cutters or secateurs. The use of tractor mounted hedge cutting equipment during the establishment of new hedges will not be permitted.	(PP10-PP3) October - March

5. Management Regimes

5.4iii Hedge Maintenance H(e), H(n) and H(o)

Management Heading	Management Prescriptions	Programme		
Hedging - Preamble	- The Contractor shall, at all times, maintain hedges so that they are neat, tidy, vigorous, dense and do not obstruct or overhang footpaths and roads or encroach on other maintained areas. Cutting shall generally maintain the original profile, both linear and sectional. - All hedges shall be cut to leave a clean, even height and well cared for appearance. - All arisings shall be collected immediately following cutting or at the end of each work period and taken to the designated location for disposal. This includes trimmings hung up in hedges and the sweeping of adjacent hard surfaces. - The Contractor shall ensure that the width of the hedge or any vegetation within it, i.e. brambles, does not present a hazard or obstruction to pedestrians, pavements, roads or signs at any time. The Contractor shall allow for this in his tendered rate. - Once commenced, the cutting operation shall continue and be completed without delay. - The Contractor shall give the Estate Management Company five working days notice of their intention to commence hedge cutting works.	Hedge cutting will be undertaken according to vigour and type. In any event, low vigour hedges shall receive at least one cut at appropriate levels.		
		Species	Cuts per Year	Time(s) of Cut
		Existing Native Hedge Planting	Once every 1 - 2 years	Mid Oct (PP10)
Hedging - Pruning	- The hedge shall be pruned back to the same height, width and general shape as that which existed at the completion of the last approved pruning. The sides of the hedge shall be tapered with the top of the hedge level and at right angles to the ends. - No pruning shall take place when the hedges are in flower unless this has been approved by the Estate Management Company. - Should the Contractor believe that they have been asked to do anything which, in their opinion, is detrimental to the hedge, an obstruction to pedestrians/vehicles, or they consider it appropriate to deviate from the specification, the Estate Management Company shall be notified prior to the work commencing. - The Contractor shall avoid cutting/pruning in March to July inclusive to cause minimum disturbance to nesting birds and wildlife, in compliance with the Wildlife and Countryside Act. - Additional information for the Pruning of Proposed Formal Hedging - With regard to the proposed formal hedging, during the establishment period, formative pruning will be required during winter or spring. This is to be carried out for 2 years or until the hedge is suitably established. After this, maintenance trimming is to be carried out to maintain the desired clipped appearance of the formal hedge. - Width of hedge to be maintained to minimum 60cm (2ft). Formal hedges should be slightly tapered on both sides so that the base is wider than the top and light can reach the bottom of the hedge, i.e. cutting the hedge to a batter.	Proposed Formal Hedge Planting (Fagus sylvatica - Beech)	Twice every year	September – October (PP9-PP10) and April – May (PP4-PP5)
		During establishment		
		Proposed Formal Hedge Planting (Fagus sylvatica - Beech)	Once a year	September (PP9)
		Established		

5. Management Regimes

5.4iii Hedge Maintenance H(e), H(n) and H(o) (continued)

Management Heading	Management Prescriptions	Programme
Maintenance of Hedge Base	• The Contractor shall be required to leave the base of the hedge clean, tidy and weed free on every occasion that hedge maintenance operations are carried out, and this shall include the removal of all litter, leaves, debris and other such deleterious matter. • The soil shall be lightly cultivated (taking care not to damage the root system) to a distance of 0.5m from the centre of the hedge and all litter, leaves, debris and any other rubbish shall be removed to the designated area for disposal. The Site shall be left clean and tidy. • All hedges and associated beds and bare areas shall be maintained 95% free of litter and weeds at all times. • For native hedges, a natural hedge bottom flora should be allowed to develop and none of the above operations apply save the clearance of litter.	(PP1-PP12) Year Round

5. Management Regimes

5.5 Shrub Maintenance OS &NS

Management Heading	Management Prescriptions	Programme
Shrub Bed Maintenance Preamble	Litter i. The Contractor shall remove all litter from all shrub areas. ii. All arisings shall be collected and removed from Site at the end of each work period and taken to the designated location for disposal. iii. Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris on each maintenance visit. iv. Edging	(PP1 - PP12) Year Round
Maintain Edges of Shrub Beds	The Contractor shall maintain the edges of all shrub beds in a neat and tidy appearance by using a half moon edging iron on one occasion between October (PP10) and March (PP3). Bed soil shall be pushed back and left at a 45 degree angle from the edge, starting slightly below surrounding levels. The edges of beds abutting grassed areas shall be slightly sloped to avoid a vertical or undercut appearance. The shape and size of the bed edge shall not be altered by this operation. All litter, arisings and similar debris shall be removed from the adjacent channel for disposal in order to leave the channel neat and tidy following each visit. This operation shall be carried out in conjunction with Specification 8.4 of the Grass Maintenance Regime.	Between October (PP10) til March (PP3)
Trimming Grass Edges	The edges of grass areas which abut maintained beds and similar areas shall be trimmed with long handled shears or other approved mechanical means, at a frequency detailed in Grass Specification of the Grass Maintenance Regime.	(PP1 - PP12) Year Round
Native Shrub Planting Regime B - Native	• Native shrub planting is to be allowed to attain its maximum native height consistent with other landscape and social objectives (N.B. there is to be no cutting within the River Wallington or Newlands Farm Community Nature Reserves or within Newlands Meadow SINC, other than to prevent encroachment into wildflower meadow areas). • Within urban greenspace areas only one-third of native shrub clumps are to be cut to desired operational form and height (which should be as natural as possible) in any one year using appropriate equipment. • Individual native shrub clumps are only to be cut every two or three years to reduce management costs and promote the long term ecological health of shrubs (N.B. most native shrubs plants fruit and flower more freely on two or three year old wood). • Shrub trimming is only to be undertaken in mid to late winter, thereby avoiding nesting birds, Hazel Dormice and fruiting/flowering shrubs. • Some shrubs (ca. 5%) are to be left unmanaged to develop as standards.	(PP1 - PP12) Year Round

5. Management Regimes

5.5i Ornamental Shrub Bed Maintenance OS

Management Heading	Management Prescriptions	Programme
Shrub Beds Regime A - 'Ornamental' Hand Weeding and General Maintenance	i. The Contractor shall visit each shrub bed identified for Regime A on a minimum of 26 occasions equally spaced through the year, i.e. fortnightly visits. The Contractor shall undertake the following operations on each visit; - Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris. The Contractor shall ensure that each maintenance visit coincides with a litter removal visit. - The Contractor shall prune shrubs, in order to prevent obstructions to paths, roads, signs, steps, sight lines, windows, doors and other similar situations and to allow access as directed by the Estate Management Company. - The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time and in accordance with this specification. Any plants grown for winter stem colour or similar effects, as specified by the Estate Management Company shall be pruned at the optimum time to provide the maximum display. - All dead shrubs and plants shall be removed and the Estate Management Company advised. - The Estate Management Company may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Estate Management Company within the planting season. - Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. No herbicides shall be used.	(PP1 - PP12) Year Round
Cultivation Visit	i. The Contractor shall undertake the following works to the entire shrub bed on one occasion during November (PP11). ii. The Contractor shall cultivate beds to relieve areas of compaction to a depth of 75mm in order to maintain a high standard of appearance, by forking or similar approved method. Care will be taken not to damage or disturb roots, branches and stems, and avoid excessive treading of the surface. The Contractor shall break down any lumps and leave the surface weed free with a medium/fine tilth.	(PP11) November

5. Management Regimes

5.5i Ornamental Shrub Bed Maintenance OS (continued)

Management Heading	Management Prescriptions	Programme
Winter Chemical Application	i. The Contractor shall supply a residual herbicide approved by the Estate Management Company and apply it at the manufacturer's recommended rates during frost free conditions to all shrub beds. The Contractor shall ensure that the herbicide is applied to ground free of weeds, leaves and litter to prevent all weed re-growth, until 31st July of the following summer. ii. The Contractor shall, by use of approved herbicides or hand weeding, ensure within his Tendered rates that the weed coverage does not exceed 5% of the total area of each shrub bed between PP3 and PP10. The Contractor shall ensure that no damage to ornamental plants results from herbicide applications.	January (PP1) - March (PP4)
Autumn Chemical Application	i. The Contractor shall on one occasion during October (PP10), supply a translocated herbicide such as 'Glyphosate' or similar approved by the Estate Management Company and apply it during suitable conditions, in accordance with manufacturer's recommended rates and instructions, to all shrub beds identified for maintenance under this regime to prevent all weed growth until 31st December of the year in which the herbicide was applied. Any subsequent Weed growth shall be immediately treated at the Contractor's expense. ii. The Contractor shall, by use of approved herbicides or hand weeding, ensure within his Tendered rates that the weed coverage does not exceed 5% of the total area of each shrub bed. The Contractor shall ensure that no damage to ornamental plants results from herbicide applications.	October (PP10)

5. Management Regimes

5.5i Ornamental Shrub Bed Maintenance OS (continued)

Management Heading	Management Prescriptions	Programme
Shrub Bed Pruning Preamble	- The Contractor shall prune all plant material at the correct pruning time and in accordance with this Specification. - This represents general guidelines for pruning. The Contractor shall note that pruning methods differ with species, cultivar, maturity and the exact position of the shrub. If the Contractor is in any doubt about the appropriate method to be used, then the advice of the Estate Management Company shall be sought. - Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice. - The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger. All pruning shall be carried out to the highest horticultural standards using secateurs, loppers and other method approved by the Estate Management Company. Cuts shall be made to an outward pointing bud. Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner. All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy. - The Contractor shall allow when pruning shrubs in order to prevent obstructions to paths, roads, signs, steps, sightlines, windows, doors and other similar situations, and to allow access. - The Contractor shall remove all dead, damaged, infested, reverted or diseased branches and stems, using correct horticultural practices. - If a shrub is winter berry-bearing, pruning shall not be carried out until March (PP3), or until there are no berries remaining (whichever is the sooner). When pruning is undertaken, care shall be taken to leave as many berries as possible and at least 60mm of the previous year's growth, to allow flowering the following year. - All dead flower heads shall be removed to maintain display and keep a well cared for appearance. - All climbing plants shall be tied in as necessary and the Contractor shall inspect any wires, frames and supports for damage. Any damage shall be reported to the Estate Management Company.	(PP9 - PP3) September - March Subject to species
Important Pruning Instructions	The following practices shall not be tolerated: - Never cut everything off at one level. - Never prune up the stems of plants to access litter. - Do not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary. - If, in the opinion of the Estate Management Company, the Contractor has incorrectly pruned any shrubs, then the Contractor shall prune to make good to the complete satisfaction of the Estate Management Company. Replacement or remedial work shall be carried out at the Contractor's expense, unless the damage to the shrubs has resulted from acts of vandalism or theft.	

5. Management Regimes

5.5ii Ornamental Shrub Bed Pruning OS

Management Heading	Management Prescriptions	Programme
Pruning Schedule	A Slow Growing Specimen If pruning is required, it will only involve light shaping and shall be carried out February (PP2) to March (PP3).	February (PP2) to March (PP3)
	B Spring Flowering All wood which has borne flowers shall be removed. Young wood shall be retained to ripen and produce flowers in the following year. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out after flowering in May (PP5) to July (PP7).	May (PP5) to July (PP7)
	C Most Deciduous/Vigorous Evergreen One or two old stems shall be removed completely and the younger flowering shoots shall cut back to the fresh growth of the main branches. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out between November (PP11) and March (PP3).	November (PP11) to March (PP3)
	D Stem Effect/Marginal Hardiness The previous season's wood shall be cut back to within two or three buds of the old wood. Thin out crowded and crossing shoots and remove weak growth during March (PP3) to April (PP4).	March (PP3) to April (PP4)
Remedial Pruning	The Estate Management Company may instruct the Contractor to undertake remedial pruning to shrubs. This work will be assessed on a square meter basis and may include the entire bed or part of it. Examples might include shrubs which have overgrown their position and become too tall, wide or mature. Some of the techniques are detailed below but this list is not exhaustive and the Contractor shall be required to liaise closely with the Estate Management Company to ensure methods adopted are appropriate to particular situations.	See programme dates above

5. Management Regimes

5.5ii Ornamental Shrub Bed Pruning OS (continued)

Management Heading	Management Prescriptions	Programme
Pruning Shrub Blocks Abutting Pavements	Where shrubs have been historically faced up, they may resemble hedges and may even have been cut accordingly. If the Estate Management Company applies the remedial pruning rate to convert such beds back to a specified regime, then it may be carried out over two or more seasons, treating half or less of the bed at a time, adopting the following: (i) Branches which are strongly growing towards the pavement or road shall be cut off at ground level or back to the main trunk. (ii) The remaining branches shall be reduced beyond any twiggy front edge to expose the structure. Where possible, the branches shall be thinned as necessary to create a structure appropriate to its position. (iii) All dead, diseased, damaged and crossing branches shall be removed and the resultant shape must be natural. where possible, pruning cuts shall be above a bud. (iv) When pruning is complete, the structure shall be such that the shrub will not extend over the pavement after a season's growth. (v) To prevent the face of evergreen shrubs being cut back too hard in one season, the Estate Management Company may specify that the work shall be extended over two growing seasons. (vi) During remedial pruning, the removal of berrying or flowering wood may be necessary but this will only take place with the Estate Management Company authorization.	March (PP3) to October (PP10)
Pruning Tall Shrubs	(i) Where such beds front the pavement and form impenetrable blocks, access may be gained to the centre of the beds, with extra pre-caution taken to avoid damaging shrubs. (ii) At this stage, sufficient of the oldest, upright branches shall be removed at ground level or back to a main trunk to open up the canopy and encourage healthy, young wood. (iii) Work shall now continue using approved hand tools to produce a new structure of a size appropriate to its position to a maximum of 2.4m but this is dependent on species/cultivar. With vigorous shrubs, such as certain Pyracantha cultivars, pruning cuts' shall be made to encourage less vigorous, down aimed shoots. (ii) The pruning shall be deemed complete when shrubs have a naturally shaped canopy, with the bulk of the growth being between 1.5m and 2.0m.	March (PP3) to October (PP10)

5. Management Regimes

5.6i Grass maintenance specification AL

Management Heading	Management Prescriptions	Programme
Grass cutting Preamble	i. All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. The Contractor shall notify the Estate Management Company of the machines they propose to use on each of the regimes. The Contractor shall ensure that all machines engaged in this contract are sharp, properly set and operated at the speed in accordance with manufacturer's recommendations. All grass shall be cut cleanly and evenly to the same height as specified in the regimes allocated to each Site and without damaging the existing surface, or causing a washboard effect. Tractors and ride-on self powered equipment shall not be operated on sloping ground with the gradient exceeding that recommended by the manufacturer. ii. The Contractor shall produce and follow a programme of work approved by the Estate Management Company at the commencement of the Contract, in line with the submitted method statements, to ensure that all applicable areas are maintained to the standards specified in this section. iii. The Contractor shall complete an entire area (plot) of grass cutting at each cyclic visit within the same day of the first grass cutting operation. The entire area is deemed to include: wall and fence bases; up to pavement edges or other boundary; tree base or any other obstruction. iv. The Contractor shall not change the designated regime, unless the Estate Management Company has granted permission. v. Where grass cutting is undertaken and the arisings are allowed to 'fly', all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows. Excess arisings due to the failure to meet the Specifications shall be removed immediately at the Contractor's own expense. vi. Any arisings that 'fly' onto paths or other hard surfaces shall be removed by the Contractor and distributed evenly over the grass area or, if the arisings are deemed excessive, removed from the premises to a designated location for disposal. This shall take place promptly after grass cutting, in any event within one hour, at the expense of the Contractor. vii. Where a boxed mowing machine is used, the arisings shall be removed from Site at the end of each work period and taken to the designated location for disposal. viii. The Contractor shall report to the Estate Management Company any damage to the grass surface, fences, walls, street furniture, any plant material or other property caused during grass cutting operations. Should it be determined by the Estate Management Company that the failure of a newly planted tree or shrub is due to the Contractor's negligence in grass cutting operations, then a replacement tree or shrub, approved by the Estate Management Company, shall be supplied, planted and maintained until established, at the Contractor's expense. ix. Prior to cutting any area, the Contractor shall remove all stones above 37mm in any dimension, as well as any litter, twigs, etc. (see Litter Clearance section, for definition). All such material shall be removed to the designated location for disposal. If the amount to be removed is considered excessive and has been deposited as a single load in excess of 1- 2m³ (ie. fly-tipping), the Contractor shall inform the Estate Management Company immediately, who will consider each part of the Site on its individual merit and may, in exceptional circumstances, arrange for the debris to be removed in accordance with the Contractor's tendered rates.	(PP1 - PP12) Year round

5. Management Regimes

5.6i Grass maintenance specification AL (continued)

Management Heading	Management Prescriptions	Programme
Grass cutting Preamble (continued)	x. Any herbaceous plant growth, such as clover or flowering stalks of grass and weeds, within an area designated for grass cutting shall be cut as if it is grass. xi. The Contractor may be required to cut grass on additional areas or new developments. These additional areas will be included in the Contractor's grass cutting programme and paid for in accordance with the Contractor's tendered rates. The Contractor shall ensure that they have sufficient resources to take on extra cutting if required. xii. Trees in formal areas shall be maintained with a cultivated tree ring 600mm in diameter greater than the largest diameter of the tree trunk. All newly planted trees shall be maintained with a cultivated tree ring 300mm in diameter greater than the largest diameter of the tree trunk for the remainder of the contract period. All edges shall be maintained in accordance with Edging Section. xiii. Any damage caused to grass areas by the Contractor's negligence shall be made good, as directed by the Main Contractor/Estate Management Company and to the Main Contractor/Estate Management Company / the LPA entire satisfaction, at the Contractor's expense. xiv. The use of grass growth regulators is not permitted.	
Variations to the Planned Grass Cutting Schedule	- Unless weather conditions prevail, the Contractor shall be required to keep to the standards detailed in the regimes. - In very wet weather, all operations involving grass cutting shall cease until conditions allow operations to continue without damaging the surface level and contours of the ground or creating grass cutting 'divots' from the rollers or cutters. - If inclement weather prevents the Contractor from grass cutting, the Contractor shall inform the Estate Management Company of work not completed from the programme. When the weather improves, the Contractor shall resume grass cutting in order to return to the agreed programme of work. The Contractor shall be expected to provide sufficient staffing and machinery to catch up if there is a substantial amount of mowing time lost through bad weather. - Deposit clippings in composts piles suitable for use by reptiles.	
Avoiding/ minimising risk to wildlife	Reptiles and amphibians (including GCNs) are most likely to be present in the three newly created large extensively managed grassland areas (Newlands Farm CNR, River Wallington CNR and Newlands Meadow). To avoid fatalities when cutting these areas: - Mower blades will be set to a height of 15cm or more in keeping with best practice (see <i>Opportunities for amphibians and reptiles in the designed landscape</i> – English Nature 1997). - Mowing will be undertaken from one corner of each relevant section to the other to allow reptiles, which do not choose to remain sheltered in the remaining vegetation, opportunity to escape. - Areas of tussocky grassland will be maintained in each of the three sites to provide uncut refuges for reptiles following mowing operations (see above). - Areas of tussocky grassland will be maintained next to hibernation sites such as log piles and grass cutting piles, as reptiles need some cover on emergence in the spring. - Areas of tussocky grassland will also be maintained adjacent to all ponds to minimise disturbance to amphibians (although mown sections, dipping platforms etc. will be included in select locations for amenity access / education).	

5. Management Regimes

5.6ii Grass Cutting Standards

Management Heading	Management Prescriptions	Programme
Regime A - General Amenity AL	Performance Height 40- 75mm Cut grass with an approved tractor drawn, ride-on or pedestrian guided cylinder mower. The Contractor shall allow for grass edge trimming, on at least 16 occasions at fortnightly intervals from PP4 (April) to PPI0 (October) , with an early and late cut in PP3 (March) and PP12 (December).	Regime A - General Amenity Cut Grass (PP1 - PPI2) Year round
Regime B - Wildflower meadow Grass WM	Performance Height 50mm Cut grass with approved rotary or flail machinery to a height of 50mm, rake and removal all arisings to designated area for disposal. To maintain species-richness, the wildflower meadow grass and swale areas that have been sown with a species-rich seed mix will be mown in September. This will allow wild flowers to set seed. Review swale grassland after flood event and overseed bare earth areas with a grass seed mix consistent with that set out on the planting plans. - Using appropriate equipment the sward is to be cut to mean height of ca. 5cm after the majority of forbs have set seed (typically September) - Arisings are to be largely (>90%) removed (and composted within on-Site facilities) to reduce soil nutrient status; although small areas are to be left in situ as refuge for invertebrates etc. - Additional cuts are to be made as required to avoid excessive thatching or (due to high levels of existing fertility) if a particularly coarse swards develop. - Footpaths are to be maintained as safely walkable mown routes as required throughout the growing period. - For Newlands Meadow, the grassland management will be in accordance with Regime B.	Regime B - Wildflower meadow Grass Cut Grass (PP9) September

5. Management Regimes

5.6ii Grass Cutting Standards (continued)

Management Heading	Management Prescriptions	Programme
Regime C - Swale/ Meadow Grassland and Species Rich Flowering Grassland FL WG SP(d)	An extensive area of (damp) meadow grassland and (damp) wildflower areas are proposed across the Sustainable Drainage System (SuDS) features. These will be established with sowing of additional species to increase biodiversity: • Wildflower meadow grass mixes will be composed of 20% wildflowers and 80% grasses; • Where existing grassland is present, areas of bare ground will be opened up by light mechanical disturbance for sowing in a method known as 'oversowing'; • Seed mixes are based on relevant NVC communities (Rodwell, 1991 and Rodwell, 1992) and are obtained from local or regional sources (free from non-native, invasive species) and native to the soil type; • Three mowing regimes are proposed for the different types of species-rich grassland, depending on location and function, listed below. It should be noted that all habitat types arisings must be removed after each cut and disposed of as in Amenity Grassland maintenance.	Regime C - Swale/ Meadow Grassland and Species Rich Flowering Grassland (PP9) September
Regime D - Tussocky meadow TM	i. Wherever possible mowing is confined to a single autumn cut in species-rich meadow and grassland. ii. Where grassland habitat forms part of swale drainage systems mowing should be sufficient to ensure that surface water flow is not impeded so mowing at least twice a year (spring and autumn) may be required. iii. Species-rich flowering lawns with low-growing flowers can be mown regularly to maintain a neat appearance but cutting should be relaxed at times early in the season if Cowslips are present and relaxed again in late June for other flowers. • Within the three areas with the largest expanses of meadow (River Wallington CNR, Newlands Farm CNR and Newlands Meadow), the cutting regime is to be locally varied to allow tussocky grassland and thatch to develop (25% of each area) for the benefit of small mammals (and in turn Barn Owls), wintering solitary bees and their nests, seed eating birds etc. • After a few years, the locations of cutting and tussocky grassland are to be changed to prevent nutrient build-up and thus impoverishment of floral diversity.	Regime D - Tussocky meadow (PP9) September

5. Management Regimes

5.6ii Grass Cutting Standards AL (continued)

Management Heading	Management Prescriptions	Programme
Edging Preamble	(i) All edging operations shall be carried out at the times specified within the regimes for grass maintenance and considered as part of the grass cutting regime. (ii) All arisings from edging operations shall be collected and removed to the end of each work period and taken to the designated location for disposal. (iii) The Contractor shall cut smooth curves or use a line to obtain a straight edge. Edging operations shall not change the size of grass areas nor create new channels. (iv) All channels adjacent to a flowerbed, shrub bed, tree base, etc. shall be maintained so that following each edging operation it is left clean and litter free. (v) The Contractor shall be required to use a half-moon edging iron, mechanical edge and trim and/or long handled shears or spades.	
Kerb Edge Maintenance	The Contractor shall cut a clean edge to all grass areas where they meet kerbs; other hard surfaces or gully channels. This operation shall include removing the overgrowth of grass and any soil that is covering the kerb gully channel or any other, hard surface. The frequency of this operation shall be in accordance with the edge requirements of the Grass Cutting Regime specification. All rates quoted for kerb edge maintenance shall include the removal of all weed and grass growth by scraping or brushing all soil, litter and other debris that has accumulated at this junction to a minimum width of 200mm for the entire length of edging. The Contractor shall collect and remove all arisings to a designated location for disposal at the end of the work period.	(PP1 - PPI2) Year round
Trimming Grass Edges	The Contractor shall cut the overgrowth of grass at edges of cultivated areas and chemical edging channels with long handled shears or mechanical edge trimmers approved by the Estate Management Company. The grass is to be cut to the same height as the surrounding grass. All edges will be neat and vertical, with no grass overhanging the finished edge. The rates quoted for trimming must include the collection and removal of all litter, arisings and similar debris from the adjacent channel for disposal. The frequency for trimming will be in accordance with the Regimes for grass or cultivated area maintenance, as detailed within each section of this specification. Once per annum the Contractor shall reform and cut back all edges in accordance with Edging guidance. The Contractor shall, during this operation, ensure that any cutting does not decrease the grass or bed area.	(PP1 - PPI2) Year round

5. Management Regimes

5.6iii Associated Items for Grass Areas AL

Management Heading	Management Prescriptions	Programme
Selective Herbicide Treatment	The Estate Management Company may instruct the following operations associated with grass maintenance: Upon instruction from the Estate Management Company, the Contractor shall supply and apply an approved selective herbicide to specified areas. Application shall normally be made during April to June. The grass shall not be cut two days prior to, or after, the application.	(PP4 - PP5) April - May
Irrigation of Grass Areas	During periods of prolonged dry weather, the Estate Management Company may instruct the Contractors to water formal grassed areas, using an irrigation method approved by the Estate Management Company. The Contractor shall provide a rate to ensure that sufficient water is applied to the entire area of grass to moisten the soil to a depth of 125mm.	(PP6 - PP8) June - August
Rake Arisings by Machine and Remove	The Contractor shall collect all arisings from areas specified by the Estate Management Company, using machinery approved by the Estate Management Company. Arisings shall include all grass cuttings, litter, leaves, debris and similar items. All arisings shall be collected and removed to the designated location for disposal at the end of the work period. Note: The Town Park is an exception - grass arisings are to be left on surface.	(PP1 - PP12) Year Round

5. Management Regimes

5.6iv Grass Management - Seed and seeding WM, TM, AL, FL, WG, SP(d), SP(w)

Management Heading	Management Prescriptions	Programme
Grass Replacement	(i) Bare and damaged patches within formal grassed areas shall be identified by the Main Contractor/Estate Management Company for re-seeding works. (ii) The Contractor shall continue all operations necessary, to include top dressing, watering and further over-seeding, to achieve a 100% grass cover within eight weeks. (iii) Where soil has been contaminated by chemicals, oils, etc., the Contractor shall remove to tip all such soil, replacing it with suitable soil, to enable re-seeding as specified and to ensure the pollutants do not affect the future growth of the vegetation. (iv) Any failed areas shall be required to make good the soiling and repeat the seeding until a good sward is obtained. (v) Grass areas will only be accepted as reaching practical completion when germination has proved satisfactory and all weeds have been removed. (vi) Damage, failure or dying back of grass due to neglect of watering, especially for seeding out of normal season, shall be the responsibility of the Contractor. (vii) Any settlement below the specified levels during the contract or defects liability period shall be rectified by the Contractor. (viii) The Contractor shall exercise care in the use of rotary cultivator and mowing machines to reduce to a minimum the hazards of flying stones and debris. All rotary mowing machines shall be fitted with safety guards.	(PP6 - PP8) June - August
Seed and seeding Preparation	During any fallow period prior to sowing seed, the tilth shall be maintained free from weeds.	(PP4 - PP5) April - May (PP8 - PP9) August - September
Fertilising	The Contractor shall use pre-seed fertiliser on formal amenity grassed areas only, British Seed House No 1 or equivalent approved by the Estate Management Company prior to use, which shall be applied at the minimum rate of 70gm/m ² (700kg per ha). No fertiliser is to be used on the wildflower or meadow seed mix areas.	(PP5) May
Final Preparation	In preparation for sowing, the surface shall be lightly and uniformly formed and reduced to a fine tilth of a minimum depth of 25mm, by raking or harrowing with a spike and chain harrow. All large stones more than 50mm in any dimension, perennial weeds and rubbish shall be removed from the surface and removed to the designated location for disposal.	(PP4 - PP5) April - May (PP8 - PP9) August - September

5. Management Regimes

5.6iv Grass Management - Seed and seeding WM, TM, AL, FL, WG, SP(d), SP(w) (continued)

Management Heading	Management Prescriptions	Programme
Finished Levels	- Finished levels shall, after allowing for settlement to marry in with adjacent grass levels, be just proud of adjacent hard surfaced areas (paving, kerbs, etc.) or as otherwise indicated on drawings. - There shall be a minimum gradient for run-off of 1:60 and maximum of 1:2, or as indicated on drawings. The area shall be free of depressions.	
Seed	The seed mixture shall be selected according to the soil type, light conditions and climate; the intended use of the area; and be from an approved source and of proven germination. Seed type is to be approved by the Estate Management Company prior to works. In wildflower meadow and rough grass areas, any seed used must be obtained according to Flora Locale or equivalent rules.	
Sowing	Season - Sowing operations shall be carried out from the end of August to mid-October, or the end of March to the beginning of May, or at any other time with the written approval of the Estate Management Company. Weather and Rate - Sowing shall be carried out during suitable calm weather conditions at a minimum rate of 45 gm/m². After Sowing - After sowing, the ground shall be raked or chain harrowed. On light soils, the surface shall be rolled and cross-rolled with a suitable lightweight roller. - Pre-Emergent Weedkiller - Where fallowing has not been possible, the Contractor may apply a pre-emergent weedkiller after sowing, in accordance with the manufacturer's instructions. The herbicide shall be of an appropriate type and one which has no soil persistence, and shall be approved by the Estate Management Company.	(PP3 - PP5) March - May (PP8 - PP10) August - October
Initial Cut (Topping)	- The Contractor shall remove all large stones (more than 50mm in any dimension) and roll all flat and terraced areas with a light roller to firm the grass and press in any remaining stones. This shall be done approximately 48 hours prior to topping. - A rotary mower to the flat and terraced areas and a strimmer shall be used to top grass when it is 80mm high, to leave a height of 50mm to cut weeds, control the growth of coarser grass and encourage tillering. - Where mowing without a box produces a swathe, this shall be spread evenly to prevent drainage to the growing grass beneath. This applies particularly to grass cut during periods of dull or wet weather.	(PP1 - PP12) Year Round
Protection of Seeded Areas	- The Contractor shall protect newly grassed areas at vulnerable points, as necessary. - For this purpose, the Contractor shall provide and fix a fence of three strands of wire supported on wooden posts 900mm out of the ground at approximately 1.8m centres. These fences shall be maintained by the Contractor and, when grass is established, shall be cleared away and the ground reinstated. - Any damage to the grass shall be made good until the areas are handed over.	As requested
Maintenance	- The Contractor shall maintain all seeded areas to establish a uniform and healthy sward until notification by the Estate Management Company. This shall include all necessary watering, weeding, cutting, repair of all erosion and settlement, and re-seeding operations. - The Contractor shall treat pernicious weeds with a suitable approved selective herbicide twelve weeks after seeding if the grass was sown in the spring. Grass sown in the autumn shall be similarly treated at the end of May the following year.	(PP1 - PP12) Year Round

5. Management Regimes

5.6v Grass Management - Native Wildflower Meadow Grass Seeding WM, SP(d) & SP(w)

Management Heading	Management Prescriptions	Programme
Preamble	The purpose of seeding the native grassland meadow is to encourage an increase in the floral diversity of the grassland.	
Preparation	Prior to seeding, the surface of the wildflower meadow is to be scarified using a tine harrow.	
Seed	The native seed mixes as set out on the plant schedule for the relevent phase, and are to be used to the banks of attenuation basins to the in accordance with the Local Planning Authority requirements	
Sowing	i. Season - Sowing operations shall be carried out from the end of August to mid-October, or the end of March to the beginning of May, or at any other time with the written approval of the Estate Management Company. ii. Rate - The seed is to be applied to the grassland at the manufactures suggested rate.	(PP8 - PP10) August - October
Maintenance	iii. The Contractor shall maintain all seeded areas to establish a uniform and healthy sward until notification by the Estate Management Company. This shall include all necessary watering, weeding, cutting, repair of all erosion and settlement, and re-seeding operations. iv. The Contractor shall treat pernicious weeds with a suitable approved selective herbicide twelve weeks after seeding if the grass was sown in the spring. Grass sown in the autumn shall be similarly treated at the end of May the following year.	(PP1 - PP12) Year Round

5. Management Regimes

5.7 Leaf Clearance (LE)

Management Heading	Management Prescriptions	Programme
General	i. The Contractor shall be responsible for the clearance of leaves, twigs, etc., from areas public and communal areas, from leaf fall (normally October (PP10) until the end of December (PP12). The Estate Management Company will instruct the Contractor when leaf clearance will commence. ii. The Contractor shall carry out leaf clearance by hand raking or sweeping, or using machinery appropriate to this work and approved by the Estate Management Company. iii. The Contractor shall ensure that all flowerbeds, shrub beds, grass areas, paths, channels, drains, designated driveways, steps and play areas, or other specified by the Estate Management Company, are kept clear of leaves. iv. Machines used for the clearance of leaves from large grassed areas, must be fitted with suitable tyres to prevent damage. Any damage caused by the Contractor's negligence shall be reinstated at the Contractor's expense. v. The Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Contractor shall not leave groupings of collected leaves on Site for bulk removal, unless specific approval from the Estate Management Company has been issued in writing. vi. All pieces of play equipment or trim trail elements are to be kept free from leaves at all times.	Leaf Clearance October (PP10) to December (PP12) The Contractor shall ensure that all leaves, as specified are not laying on the ground for any more than two weeks week. The Contractor shall schedule operations to achieve this standard.

5. Management Regimes

5.8 Litter Clearance (LC)

Management Heading	Management Prescriptions	Programme											
Preamble	The Contractor shall maintain the Site and all areas covered by the Contract to a clean and litter free standard by removing all litter to the standards defined below. Definition of Litter i. 'Litter' is anything whatsoever which is thrown down, dropped or otherwise deposited in, onto or from any place in the open air to which the public are permitted to have access without payment, unless otherwise by law or done with the written permission of the Estate Management Company. This shall include all items, ie. beverage containers, fast food packaging, tree branches and animal faeces. ii. Large items such as discarded furniture and household effects, mattresses, etc., which require two or more people to lift and single deposits in excess of 1-2m3 will be treated as fly tipping. The Contractor shall inform the Estate Management Company soon as possible after discovering any fly tipping. The Estate Management Company will, in appropriate circumstances, issued instructions to the Contractor to remove such waste material. Payment for this work will be in accordance with the Contractors tendered rates.	(PP1 - PP12) Year Round											
Method of Litter Collection	i. Methods of litter collection may be by hand, paper picker or mechanical means as approved by the Estate Management Company. ii. Any damage caused to the soft landscaped or hard landscaped areas due to lifter picking/collection operations being carried out by the Contractor shall be made good at the Contractors expense and to the completed satisfaction of the Estate Management Company. iii. All arisings from litter collection operations shall be immediately cleared from each plot on completion. The Contractor shall leave groupings of collected litter on Site for bulk removal unless specific approval from the Estate Management Company has been issued in writing.												
Standards	<table><tr><th>Grade</th><th>Condition of Site</th></tr><tr><td>1</td><td>No litter or refuse</td></tr><tr><td>2</td><td>Predominantly free of litter and refuse apart from small items such as cigarette ends and ring pulls</td></tr><tr><td>3</td><td>Widespread distribution of small items such as beverage containers fast food packaging and animal faeces</td></tr><tr><td>4</td><td>Heavy littering of large and small items, with accumulations on boundaries</td></tr><tr><td>5</td><td>All litter picking to be carried out on a fortnightly basis</td></tr></table>		Grade	Condition of Site	1	No litter or refuse	2	Predominantly free of litter and refuse apart from small items such as cigarette ends and ring pulls	3	Widespread distribution of small items such as beverage containers fast food packaging and animal faeces	4	Heavy littering of large and small items, with accumulations on boundaries	5
Grade	Condition of Site												
1	No litter or refuse												
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3	Widespread distribution of small items such as beverage containers fast food packaging and animal faeces												
4	Heavy littering of large and small items, with accumulations on boundaries												
5	All litter picking to be carried out on a fortnightly basis												

5. Management Regimes

5.8 Litter Clearance LC (continued)

Management Heading	Management Prescriptions	Programme
Standards	All zones are to be picked on a fortnightly basis by performance category. In all cases, the requirement is to maintain or return the Site to the standard set out below: Zone A All communal open spaces, including the Town Park, parking courts (including shared surfaces) and the open space, banks and amenity spaces. B All other areas	(PP1 - PP12) Year Round
LC1: Zone A	(a) The Contractor shall achieve Grade I after cleaning. (b) If the standard of the Site falls to Grade 2 or below, it shall be restored to Grade I within three hours of notification.	(PP1– PP12) Fortnightly all year round
LC2: Zone B	(a) The Contractor shall achieve Grade 2 after cleaning. (b) If the standard falls to Grade 3, it shall be restored to Grade 2 within 24 hours. (c) If the standard falls to Grade 4, it shall be restored to Grade 2 within 12 hours.	(PP1– PP12) Fortnightly all year round
Response Times	• The Contractor shall price to provide a ‘call-out’ facility. The Contractor shall price to attend areas specified by the Estate Management Company and commence operations to collect and remove the excessive litter from the areas failing to meet the designated zone requirements within the appropriate response time call-out. • Normal working hours are deemed for the purpose of this Specification to be 7.30 am - 6.00 pm, Monday to Friday. Out of hours shall not include Bank Holidays. • LC1: (a) 1 hour emergency litter pick (during working hours) • LC2: (b) 3 hours emergency litter pick (during working hours) • LC3: (c) 6 hours emergency litter pick (during working hours) • LC4: (d) 1 hour emergency litter pick (out of normal hours) • LC5: (e) 3 hours emergency Litter pick (out of normal hours) • LC6: (f) 6 hours emergency Litter pick (out of normal hours) • Normal working hours are deemed for the purpose of this Specification to be 7.30 a.m. -6.00 p.m., Monday to Friday. Out of hours shall not include Bank Holidays.	(PP1 - PP12) Year Round

5. Management Regimes

5.8 Litter Clearance LC (continued)

Management Heading	Management Prescriptions	Programme
LC7: Remove Fly-Tipped Material	The Contractor shall collect and remove 'fly-tipped' material and remove to the designated location for disposal. Payment shall be agreed per m3 of material removed.	(PP1 - PP12) Year Round
Emptying of Rubbish Bins	(i) As part of the litter scavenger the Contractor shall allow for the emptying of rubbish bins and baskets within the contract area for the duration of the contract (ii) The Contractor shall note that there are several different sizes and designs of litter bins used in this contract and the Contractor shall take this into account when pricing the following rates. (iii) Every rubbish bin/basket shall be lined with an approved black plastic bag, which will be renewed at each time of collection. The Contractor shall include in their rate for the supply and installation of the black plastic bags, as detailed above. (iv) All arisings shall be removed from Site at the end of each work period and taken to the designated location for disposal. (v) All damaged or missing litter bins and baskets shall be reported to the Estate Management Company within two working days. (vi) Any additional litter bins or baskets installed within the boundary of the contract shall be emptied. (vii) The Contractor shall clean the bins as regularly as is necessary to ensure that they remain clean, do not smell or attract unwanted insects or animals or become insanitary. (viii) All litter bins shall be emptied at least once monthly, spaced at equal intervals, or more frequently where this is necessary to meet the standard specified in 13.5.(i).	(PP1 - PP12) Year Round
LC8: Standard	(i) Each bin shall be emptied regularly so that at no time is a bin more than 75% full. (ii) The Estate Management Company opinion shall be final when determining whether a bin requires emptying. (iii) At no time shall there be litter protruding from the bin or around its base. (iv) The Estate Management Company may instruct the Contractor to empty a litter bin which is not yet 75% full. This will be in exceptional circumstances, such as the presence of odorous rubbish. This shall be carried out at the Contractor's own expense. (v) Each time a bin is emptied; all litter that has fallen within a 2.0 metre radius of the bin shall be removed.	(PP1 - PP12) Year Round
LC9: Clean and Disinfect Bins	The Contractor shall price a rate to clean and disinfect a bin or basket following emptying, leaving the Site clean and tidy, ensuring public health and safety at all times.	(PP1 - PP12) Year Round

5. Management Regimes

5.9 Maintenance and Inspection of Play Areas (PA)

Management Heading	Management Prescriptions	Programme
Litter	Play areas shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated, and in accordance with the Litter Clearance Section of this specification.	(PP1 - PP12) Year round
PA1: Play Areas Inspection	i. The Contractor shall allow a sum to maintain ensure that the play area is inspected weekly in accordance with ROSPA Information Sheet Number 24, attached in appendix B and any work required is carried out. ii. In addition to (i) the Contractor shall allow a sum to maintain ensure that the play area is inspected annually in accordance with ROSPA Guidance and EN1176/7. iii. Inspection should be by an independent specialist. iv. A report should be written covering Site safety and condition of equipment, surfacing and ancillary safety items and compliance with EN1176 where relevant. The report should include any remedial action required with an assessment of the degree of risk.	(PP9 - PP10) September - October (PP3 - PP4) March - April
PA2: Treatment of play gravel safety surface	The Contractor shall fork over play gravel safety surface and check for sharps 24 times a year, and annually top up the bark to the approved levels where necessary.	(PP9 - PP10) September - October

5. Management Regimes

5.10 Hard Landscape (HL)

Management Heading	Management Prescriptions	Programme
Maintenance of Hard Landscape Surfaces	HLS1 Maintenance of Hard Landscape Surfaces The Contractor shall price an all inclusive rate HLSI to include all operations HLMI to HLM3.	(PP1-PP12) Year round
Preamble	In addition to, and at the same time as, the general litter and refuse clearance is being carried out, the Contractor shall clean all paths, hard surfaces and gullies.	(PP1-PP12) Year round
Sweeping of Hard Landscape Surfaces	- In the areas specified, the Contractor shall be required to maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar on a fortnightly basis. The term 'sweeping' is deemed to include the raking of gravel or similar surfaced paths with a Springbok rake or similar approved implement. The Contractor shall remove all arisings from Site at the end of each work period and take them to the designated location for disposal. - The Contractor shall inform the Estate Management Company immediately they are aware of any occurrence of acts of vandalism to these areas.	(PP1-PP12) Year round
Weeding of Hard Landscape Surfaces	- The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Estate Management Company. - Weed growth is deemed to include the removal of moss.	(PP1–PP12)
Gullies	- The Contractor shall allow for inspection of all gullies, grilles, covers, on each Site visit. The Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary. - The Contractor shall check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Estate Management Company. - On removing any grating, cover or grille, the Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from Site to the designated location for disposal.	(PP1–PP12)

5. Management Regimes

5.10i Hard Landscape (HL) - Associated Works

Management Heading	Management Prescriptions	Programme
Additional Sweeping	The Contractor may be required to undertake additional areas of sweeping, outside the normal routine sweeping.	(PP1-PP12) Year round
Clear Snow and Supply and Apply Rock Salt	- The Main Contractor / Estate Management Company may at times of inclement weather require the Contractor to clear snow and ice and apply approved rock salt, evenly spread at 20 grammes per square metre, to specified areas within the Contract area. Payment for this operation will be in accordance with the quantity and the tendered rate submitted by the Contractor. - The Contractor shall take care to avoid spreading rock salt near and around trees, shrubs, turf and other plant material. Any damage caused by the Contractor's negligence shall be fully reinstated at the Contractor's expense to the Main Contractor / Estate Management Company satisfaction.	As required during winter months
Supply and Apply Rock Salt	- This rate shall assume no snow requires moving prior to application. - The Contractor may be required to undertake these operations during normal working hours, outside normal working hours; at weekends and during Bank Holidays. - Payment shall be in accordance with the area treated and the tendered rate.	As required during winter months
Spray and Scrape Weeds on Hard Surfaces	The Contractor shall provide a rate to apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates. The purpose of this rate is to treat areas of hard surfaces where weeds have rooted and require a thorough drench in order to achieve a complete root kill. The Contractor shall allow in this rate to return to Site in approximately two weeks following application (as agreed by the Estate Management Company), depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period. The Contractor shall allow in this all inclusive rate to apply chemicals in accordance with manufacturer's recommendations.	(PP1 - PP12) Year round
Street furniture	All elements, such as bollards, railings, gates, fences, tree grilles / guards, litter bins, benches and all other street furniture elements are to be regularly maintained throughout the year to meet health and safety requirements. Possible installation of Badger and amphibians tunnels beneath roads are to be considered in relation to individual RMAs. If any tunnels are constructed any management required for these will be added to the Land Management Strategy at the relevant time.	(PP1 - PP12) Year round

5. Management Regimes

5.11 Wildlife Refuge Maintenance

Management Heading	Management Prescriptions	Programme
Wildlife Refuge Maintenance	At any time during other management activities should any refuge be noted to be missing or suffered significant damage to render it unsafe, unsightly or non-functional it should be repaired or replaced as soon as possible and no longer than a week after discovery, suitable care being taken to check for the presence of fauna and ensure compliance with wildlife protection legislation. Five artificial GCN/reptile refuges will be created in each Community Nature Reserve; locally cut woody material will be used wherever possible.	
Common Bird Refuges	• Clean out once a year between the months of November and January by a suitably qualified ecologist. • Great care is required given that bird boxes may sometimes harbour roosting bats, and possibly even over-wintering birds. • A record of the usage by birds and bats is to be maintained for 5 years in order to gauge success of the refuge, these data being written-up in a yearly inspection report by a suitably qualified ecologist and submitted to the Estate Management Company, • During maintenance attention is to be paid to all fixings to ensure that the refuges are secure and no hazard to the public.	(PP11) November - (PP1) January
Tawny Owl Refuges	As per common bird refuge, but earlier in the winter due to strong tendency of this species to nest early.	(PP11) November - (PP12) December
Barn Owl Refuges	As per common bird refuge.	(PP11) November - (PP12) December
Amphibian/Reptile Refuges	• Inspect annually for any obvious signs of colonisation by rats (such as droppings and obvious burrowing activity (if rats are clearly using the refuge, appropriate control measures should be put in place by suitably qualified professionals). • Ensure that the entrances to the refuge are free from obstruction. • The grass on the mounds should be trimmed to maintain good basking conditions for reptiles.	Inspect annually during the active season
Bat Refuges	• Clean refuges in autumn prior to the breeding season, this work to be performed by a licensed bat worker. • A record of the usage by birds and bats is to be maintained for 5 years in order to gauge success of the refuge, these data being written-up in a yearly inspection report by a suitably qualified ecologist and submitted to the Estate Management Company, • During maintenance attention is to be paid to all fixings to ensure that the refuges are secure and no hazard to the public.	(PP9) September- (PP11) November
Artificial Otter Holt	Inspect annually to check that structure is secure and carry out any necessary repairs.	Inspect annually, carry out necessary repairs if no evidence of occupation
Dormouse Skywalk	Management proposals to be formulated at a later date.	
Deadwood Features	• Major vertical deadwood installations and major horizontal installations will (intentionally) rot and weather and are to be checked on a six-monthly basis to ensure that they do not pose a significant risk to the public. • If any part of a vertical deadwood installation is assessed as liable to fall imminently it is to be cut to ground level and a new stem installed within 1 m as per the original specification. • If any part of a major horizontal installation is assessed as dangerous it is to be adjusted or replaced following liaison with the Site Manager. • Logs and branches from left over from Site vegetation clearance activities are to be retained and used to augment both types of deadwood installation.	To be checked on a six-monthly basis

5. Management Regimes

5.12 Water Bodies, Marginals and Aquatic Plant Maintenance SP(w), R, CP(e) and CP(n)

Management Heading	Management Prescriptions	Programme
Preamble	General Management Principles for Standing Water Bodies: (including existing ponds, created ponds, SuDS basins) There will be considerable variation in character between these features such as in size, depth and orientation. According to the nature of the water body, therefore, management will have to be fine-tuned to meet the general objectives of enhancing and maintaining aquatic and riparian diversity. General principles of management to promote biodiversity can be summarised as: • Operations such as thinning marginal and aquatic vegetation, removing dead vegetation and dredging will be carried out on a rotational basis over a 2 to 3 year basis as far as is reasonably practicable. • No more than one-third of any variety of material is to be removed at any one time; this is to ensure that variation in age structure, form and size of vegetation and continuity of habitat for bottom-dwelling organisms is maintained. • Vegetation and silt will be left adjacent to the water body for at least 24 hours before disposal to allow aquatic macroinvertebrates to escape back into the water. (This stricture does not apply to invasive alien species). • Emergent vegetation cover in mid-summer is to be maintained at between 25-50% every year. • Submerged vegetation cover in mid-summer is to be maintained at between 50-75% every year. • All cut vegetation is initially to be left at the pond-side to allow fauna to escape back to the pond. Within two days the cut vegetation is then to be removed and placed in an appropriate composting location where products of its decay cannot filter back into the pond and encourage eutrophication. • If dredging is considered to be required by the advising ecologist no more than 1m³ of silt is to be removed for every 100m² of pond area (SEPA 2000). • Dredging is to be undertaken in mid-winter when amphibians, including Great Crested Newts, are usually absent (N.B. Great Crested Newts may be present in all ponds on the western half of Berewood and may in time colonise ponds (including SuDS ponds) on the eastern side). • A detailed strategy for the restoration of Plant Farm Pond is to be prepared and effectively implemented.	
Ponds with permanent water (including SuDS ponds) CP(e) and CP(n)	• Emergent vegetation cover in mid-summer is to be maintained at between 25-50% every year. • Submerged vegetation cover in mid-summer is to be maintained at between 50-75% every year. • All cut vegetation is initially to be left at the pond-side to allow fauna to escape back to the pond. Within two days the cut vegetation is then to be removed and placed in an appropriate composting location where products of its decay cannot filter back into the pond and encourage eutrophication. • If dredging is considered to be required by the advising ecologist no more than 1m³ of silt is to be removed for every 100m² of pond area (SEPA 2000). • Dredging is to be undertaken in mid-winter when amphibians, including Great Crested Newts, are usually absent (N.B. Great Crested Newts may be present in all ponds on the western half of Berewood and may in time colonise ponds (including SuDS ponds) on the eastern side). • A detailed strategy for the restoration of Plant Farm Pond is to be prepared and effectively implemented. • Pond management within the Newlands Meadow will be in keeping this regime.	(PP10 - PP3) October - March

5. Management Regimes

5.12 Water Bodies, Marginals and Aquatic Plant Maintenance SP(w), R, CP(e) and CP(n)

Management Heading	Management Prescriptions	Programme
Ponds with permanent water (including SuDS ponds) continued	- All inlets to underground storm tanks beneath swales and SuDS ponds will include a gravel filter. Great Crested Newts would thus not be able to fall into the tanks through open drains. - In the unlikely event that a GCN do somehow find its way into a storm tank, it should be noted that water would gravity feed from these via an outfall into the next water SuDS feature. - Outfalls will not be covered but there will be no technical features likely to prevent any amphibians exiting the same way as they entered.	(PP10 - PP3) October - March
Avoid / minimising risk to amphibians	- Dredging if required is to be undertaken in mid-winter when amphibians, including Great Crested Newts, are usually absent (N.B. Great Crested Newts may be present in all ponds on the western half of Berewood and may in time colonise ponds (including SuDS ponds) on the eastern side). - Areas of tussocky grassland will also be maintained adjacent to all ponds to minimise disturbance to amphibians (although closely mown areas, dipping plat forms etc. will be included in select locations to allow educational / amenity access to banksides). - In accordance with the ES, dog walkers will be expected to keep their dogs on a lead in the vicinity of the GCN pond and the newly created ponds in Newlands Meadow (relevant signage in these areas is to be regularly maintained). - If fish are found to have colonised the GCN pond, or newly created ponds in Newlands Meadow, options for their removal will be considered. (N.B. implementation of additional measures will be considered once the Community Nature Reserves and Newlands Meadow have been created.)	
River Wallington R	Wet grassland which is to be established on the upper banksides of the restored river is to be managed as follows: - Using appropriate equipment the sward is to be cut to a mean height of ca. 5cm after seed set (usually in September). - Arisings are to be removed (and composted within suitable on-Site facilities where products of decay cannot seep to the river banks or river) to reduce soil nutrient status, although small areas are also to be left in situ as refuge for invertebrates etc. - Additional cuts are to be undertaken should excessive thatching or, due to high levels of fertility, a particularly coarse sward develop. - The general alignment of the river and its various morphological features are, wherever possible, to be allowed to naturally migrate over the flood plain; where bank maintenance is required soft engineering techniques are always to be used as a first option (e.g. Hazel & willow hurdles). The absolute minimum amount of hard engineering or biotechnical method is to be employed to achieve flood safety or bank stability functions and only where bioengineering will not suffice.	(PP10 - PP3) October - March

5. Management Regimes

5.13 Competency and Awareness

Management Heading	Management Prescriptions	Programme
Verify that knowledge and training are adequate	- It is to be ensured by those responsible for administering the present plan that all staff involved in managing the Site are fully aware of the ecosystem services that the landscape has been designed to provide and have signed a register confirming that they have read the plan. - It is to be ensured by those responsible for administering the present plan that appropriate expertise is held by, or is available to, management staff to ensure that the means of maintaining habitat multifunctionality are understood and can be realised, e.g. operatives working in the wetland areas must be able to demonstrate knowledge & experience with regard to this habitat; operatives responsible for tree pruning must be Members of the Arboricultural Association. - Individuals monitoring wildlife must have the appropriate qualifications and licences if required. - Senior staff members are to emphasise to all operatives that over the long-term the full range of habitats will need to be maintained and enhanced and that progressive simplification or homogenisation must not occur. - Key management staff members are to maintain and enhance their level of knowledge of ecologically informed management through attending training courses and conferences, reading and membership of forums/relevant institutions.	Certificates to be provided
Ensure that volunteer and expert group involvements are maximised and public awareness maximised	- A 'Friends of Berewood' group is to be established by canvassing of new residents at the earliest possible opportunity in 2014 and a website for the group established and advised to all new residents as they move into the area. - Volunteers from outside but near Berewood are also to be welcomed by canvassing with fliers/posters etc in nearby neighbourhoods to widen the constituency of care for the new peri-urban landscape. - The Wildlife Trusts and local natural history societies are to be asked to be regular participants in the 'Friends of Berewood Group'. - The group is to be encouraged to become familiar with the provisions of the present management plan and be formally consulted at the time of its annual review as to the need for modification to any objectives or prescriptions. - Arrangements for partnership between the 'Friends of Berewood' group and the Estates Management Company and/or Local Authority or other party primarily responsible for management of the Berewood landscape are to be made in 2014 and strengthened annually thereafter. - An information sheet is to be prepared for the 'Friends of Berewood' Group on the origins and functions of Berewood's Green infrastructure for dissemination to its members and distribution to other legitimately interested parties at the discretion of the Group.	

6. Monitoring Programme

6.0 Monitoring

Monitoring long-term effectiveness of management	Frequency
Monitor wildflower meadows: - An expert botanist with grassland management expertise is to regularly assess species present and their abundance on a DAFOR scale in wildflower meadow areas within: » River Wallington Community Nature Reserve » Newlands Farm Community Nature Reserve » Newlands Meadow » Town Park » Other relevant greenspace areas. - On the basis of the monitoring grassland management regimes prescribed above are to be amended (e.g. alternative mowing regimes prescribed) to maximise the establishment of target wild flowers and grasses. - Incidental butterfly observations made during botanical surveys are to be kept for each meadow area.	Every three years
Monitor woodlands: - A systematic approach to monitoring woodland ground flora is to be devised and implemented. - Where necessary the woodland management regime prescribed above is to be amended to protect and expand sensitive woodland ground flora such as bluebells. - Incidental observations of general woodland health are to be recorded during each visit and management amended accordingly.	Every three years
Dormice - All woodland areas are to be systematically searched for Dormouse gnawed hazel nuts by experienced surveyors. N.B. Dormouse tubes and boxes are to be installed only if there is negligible risk of direct physical human disturbance; formal adherence to Natural England survey guidelines will only be required in relation to development control matters. - Where necessary woodland management regimes are to be amended to maximise opportunities for Dormice.	Every three years
Monitor bats - Transect surveys to map foraging/commuting bats activity are to be undertaken in two visits between May - August using time-expansion detectors. - All artificial refuges for bats are to be inspected and usage by bats recorded as made evident from signs such as droppings. - Where necessary management regimes are to be amended to maximise opportunities for bats.	Every three years
Monitor breeding birds - Breeding Bird Survey (sensu British Trust for Ornithology) is to be undertaken within all woodlands (paying particular attention to use of artificial refuges). - Where necessary woodland management regimes are to be amended to maximise opportunities for breeding birds.	Every three years

6. Monitoring Programme

6.0 Monitoring (continued)

Monitoring long-term effectiveness of management	Frequency
• Monitor amphibians: » Newlands Farm Pond (already known to support GCNs) is to be inspected by torchlight survey over 4 nights in spring, searching for eggs and, if appropriate netting. N.B. Formal adherence to GCN Mitigation Guidelines survey techniques will only be required in relation to development control matters. » Annually two additional ponds within the Berewood Site (including SuDS ponds holding permanent water) are to be surveyed using the same techniques. » Where necessary pond management regimes are to be amended to maximise opportunities for amphibians. » Incidental records of dragonflies and damselflies are to be kept.	Every three years
• Monitor River Wallington aquatic invertebrate communities: » Following the completion of the River Wallington restoration project aquatic invertebrates are to be monitored by standardised kick-sampling and analysis of samples to species level. » Where necessary management regime is to be modified to maximise opportunities for aquatic invertebrates. » Liaison is to be undertaken with the Environment Agency to investigate opportunities for collaborating on fish and water quality monitoring.	Every three years
• Monitor aquatic invertebrate communities within ponds. • Every three years the aquatic invertebrate communities are to be monitored using standardised sampling techniques and analysis of samples to species level at the following ponds: » Newlands Farm Pond » Plant Farm Pond (following restoration) » The newly created ponds in Newlands Meadow » The existing ponds on the northern boundary of the Site adjacent to the Old Park Stream » Two SuDS ponds that have been designed to hold permanent water.	Every three years

6. Monitoring Programme

6.1 Management Matrix

Table 1. Berewood management matrix showing which management regimes are applicable in each Site component (N.B. management regime codes are defined in Table 2)

	Management regime																				Management regime			
Site component	WM	TM	AL	FL	WG	SP(d)	SP(w)	CP(e)	CP(n)	R	W(e)	W(n)	T(e)	T(n)	H(e)	H(n)	H(o)	OS	NS	FH	LE	LC	PA	HL
Phase 1	X		X	X	X	X	X							X	X			X			X	X		X
Phase 2	X		X		X	X	X					X		X	X		X	X			X	X		X
Town Park A	X		X		X								X	X	X				X		X	X	X	X
Town Park B	X		X		X	X	X						X	X	X	X			X		X	X		X
Town Park C	X		X										X	X	X				X		X	X		X
Town Park D	X		X	X	X	X	X	X					X	X	X				X		X	X	X	X
Phase 3	X		X	X	X	X	X							X			X	X			X	X	X	X
Phase 4	X		X	X	X	X	X				X	X		X	X			X			X	X		X
Phase 5	X		X	X	X	X	X					X		X				X			X	X	X	X
Phase 6	X		X	X						X		X		X	X	X		X			X	X		X
Phase 7			X	X										X	X				X		X	X	X	X
Phase 8			X											X	X			X	X		X	X	X	X

6. Monitoring Programme

6.1 Management Matrix (continued)

	Management regime																				Management regime			
Site component	WM	TM	AL	FL	WG	SP(d)	SP(w)	CP(e)	CP(n)	R	W(e)	W(n)	T(e)	T(n)	H(e)	H(n)	H(o)	OS	NS	FH	LE	LC	PA	HL
Phase 9	X	X		X	X	X	X			X		X		X	X			X	X	X	X	X	X	X
Phase 10	X		X		X	X	X				X	X		X		X		X	X		X	X		X
Phase 11	X	X	X		X	X	X					X		X	X	X			X	X	X	X		X
Phase 12	X	X	X		X	X	X	X				X		X	X	X			X	X	X	X		X
Phase 13	X	X	X	X	X	X	X	X	X		X	X		X	X	X			X	X	X	X		X
Phase E1	X		X	X	X	X	X			X		X	X	X				X	X		X	X		X
Phase E2	X	X	X		X	X	X	X		X		X		X	X			X	X		X	X		X
Cemetery	X		X									X		X		X			X		X	X		X

6. Monitoring Programme

6.1 Management Matrix (continued)

Table 2. Management regime code definitions

Management code	Management regime
WM	Wildflower meadow
TM	Tussocky meadow
AL	Amenity lawn
FL	Flowering lawn
WG	Wet grassland (including wet scrapes and SuDS swale)
SP(d)	SuDS pond (dry)
SP(w)	SuDS pond (wet)
CP(e)	Conservation pond (existing)
CP(n)	Conservation pond (new)
R	River
W(e)	Existing woodland
W(n)	New plantation woodland

Management code	Management regime
LE	Leaf clearance
LC	Litter clearance
PA	Play Areas
HL	Hard Landscape
T(e)	Existing mature trees (individual/group/tree-line)
T(n)	Newly planted trees (individual/group/tree-line)
H(e)	Native existing hedge
H(n)	Native newly planted hedge
H(o)	Hedge (ornamental hedge)
OS	Ornamental shrub planting
NS	Native shrub planting
FH	Field headland (farmland)