



LAND TO THE NORTH OF LONG
COPSE LANE, EMSWORTH

**Landscape and Green
Infrastructure Strategy**

Prepared for

Land and Partners Ltd

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arc

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ARC LANDSCAPE DESIGN AND PLANNING LTD.

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INTRODUCTION

The site lies to the north of the New Brighton residential area of Emsworth and approximately 0.5Km to the east of the village of Westbourne. It does not fall within a designated landscape, however the boundary of the South Downs National Park is approximately 0.5km to the north and east. An area of Ancient Woodland is located along the north-eastern boundary.

This report, prepared by Arc Landscape Design and Planning Ltd., sets out the Landscape and Green Infrastructure Strategy for the proposed residential development on land to the north of Long Copse Lane, Emsworth. The evolution of the scheme proposals followed the initial landscape and visual appraisal together with inputs from other disciplines relating to the ecological, arboricultural, heritage and sustainable drainage requirements of the site (please refer to separate associated reports for further details).

Arc have prepared a separate Landscape and Visual Impact Assessment which considers the effects of the proposed development, including the landscape strategy which will assist in mitigating the effects of development.

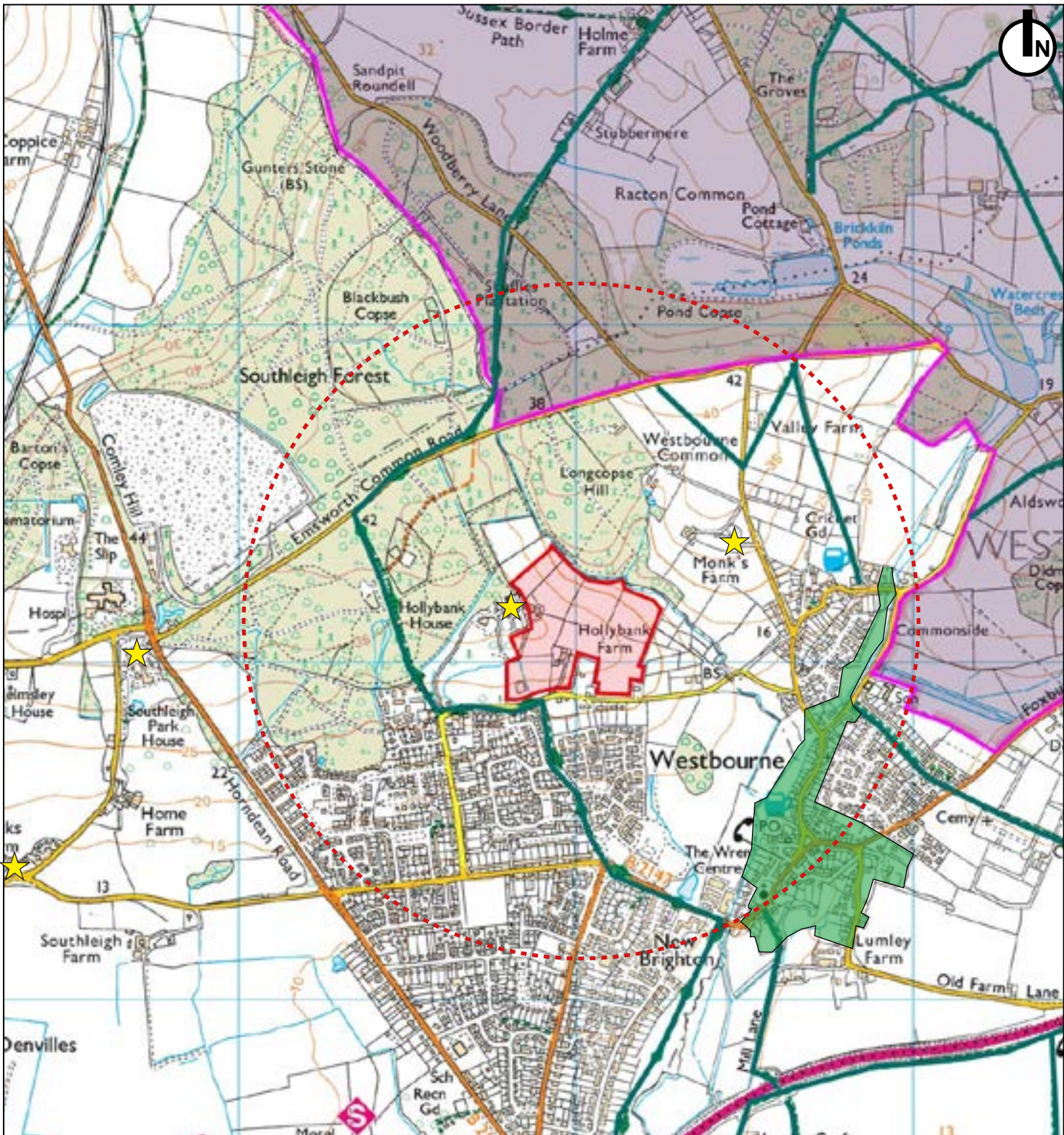
PLANNING POLICY

The landscape proposals have been developed with the principles set out in the policies of the emerging Havant Local Plan (submission version dated June 2021) - this is currently subject of an EIP and therefore the detailed wording of each may be subject to modifications. The emerging Local Plan incorporates a number of policies that have been considered and applied to the landscape and green infrastructure strategy, namely but not limited the following:

- H8 | Land north of Long Copse Lane
- E1 | High quality design
- Include public realm and landscaping which is well designed, durable and consistent across the extent of the development site or key project area
- E2 | Health and wellbeing
- E3 | Landscape and settlement boundaries
- E9 | Provision of public open space in new development
- E11 | Sports and recreation
- E13 | Historic environment and heritage assets
- E14 | The Local Ecological Network
- E15 | Protected Species

The current wording (subject to any modifications) of Policy H8 | Land north of Long Copse Lane states:

- Residential development of about 260 dwellings will be permitted where:
- a. The development of the site is masterplanned and delivered in a comprehensive manner;
 - b. Sufficient information is submitted to address the site-specific planning considerations. This is to be agreed at the pre-application stage and is expected to include the following:
 - i. Environmental Statement if required;
 - ii. Heritage Statement;
 - iii. Flood Risk Assessment;
 - iv. Drainage Strategy;
 - v. Ecological Assessment;
 - vi. Arboricultural Assessment;
 - vii. Transport Assessment and Travel Plan;
 - viii. Air Quality Assessment;
 - ix. Noise Impact Assessment;
 - x. Contaminated Land Investigation Report (to include gas monitoring);
 - xi. Lighting Assessment;
 - xii. Utilities Assessment.
 - c. An appropriate means of access is established, which incorporates road widening along Hollybank Lane and Long Copse Lane, to the satisfaction of the Highway Authority;
 - d. The proposal does not undermine the future development potential of surrounding sites;
 - e. Appropriate mitigation measures, including a sufficient woodland buffer, are put in place for Bechstein’s bats in line with Policy E15;
 - f. The development enhances the relevant Local Ecological Network opportunity areas and safeguards the connections between the protected landscapes of the South Downs National Park and the Chichester Harbour AONB;
 - g. Opportunities have been explored for the prior extraction of minerals to the satisfaction of Hampshire County Council;
 - h. Off-site water mains reinforcements are installed to Portsmouth Water’s design and approval;
 - i. The proposal considers and positively responds to the special qualities of the South Downs National Park, including consideration of the Dark Night Sky Reserve;
 - j. The developer provides a drainage solution on site which reduces surface water run-off and contributes towards identified flood alleviation schemes in the area, in line with Policies E19 and E20; and
 - k. The design and layout:
 - i. Responds to the semi-urban/rural character of the surrounding residential development to the south;
 - ii. Preserves and, where possible, enhances the character and setting of Hollybank House;
 - iii. Retains and integrates the protected and existing trees and hedgerows found on and surrounding the site and leaves a substantial landscape buffer between the development and the ancient woodland of Southleigh Forest to the west and north;
 - iv. Provides on-site public open space and community food growing provision in line with Policy E9;
 - v. Provides play space for children and young people to address the deficit highlighted in Policy E11;
 - vi. Provides landscaping between the built development and the undeveloped land to the east to soften the visual impact;
 - vii. . Provides easy and convenient multi-user links across the site and connecting to existing and planned routes, including those linking north to the Southleigh Forest and the South Downs National Park (Havant BOAT 66a and Havant Bridleway 66b), and those connecting with Emsworth to the south (Havant Footpath 67)



Location Plan and Designations

LEGEND

- Application Boundary (refer to architects plan for definitive boundary)
- 1km radii from approx centre of site
- Listed Buildings

- South Downs National Park
- Westbourne Conservation Area
- Public Right of Way



Site View 1 - View looking east across paddocks at Hollybank Farm.



Site View 2 - View looking north across paddocks at Hollybank Farm.



Site View 3 - View looking east across paddocks towards woodland (forming the northern boundary).



Site View 4 - View looking east paddocks from western site boundary.

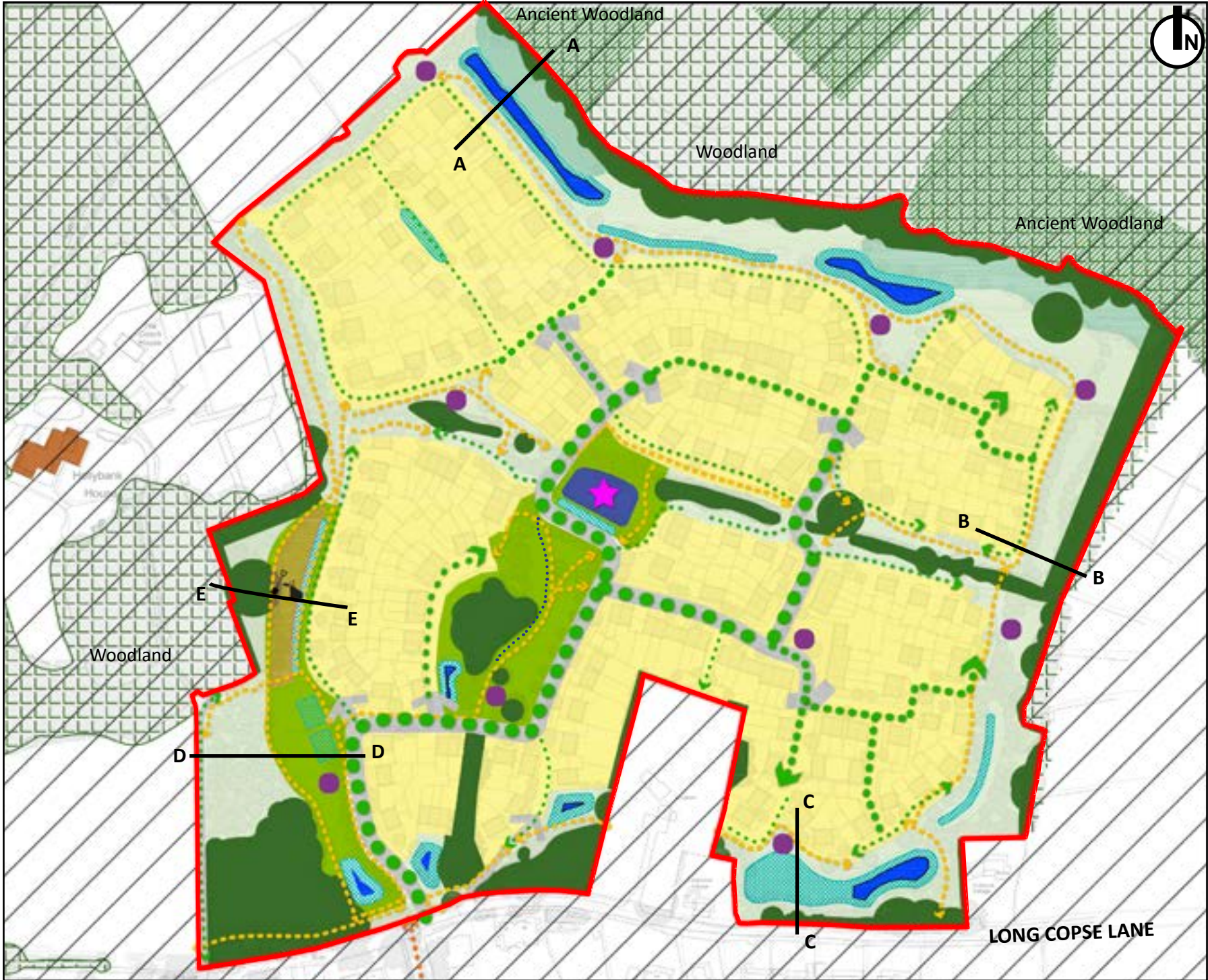


New Brighton, Emsworth
Photo location (see following page)

LANDSCAPE AND GREEN INFRASTRUCTURE STRATEGY

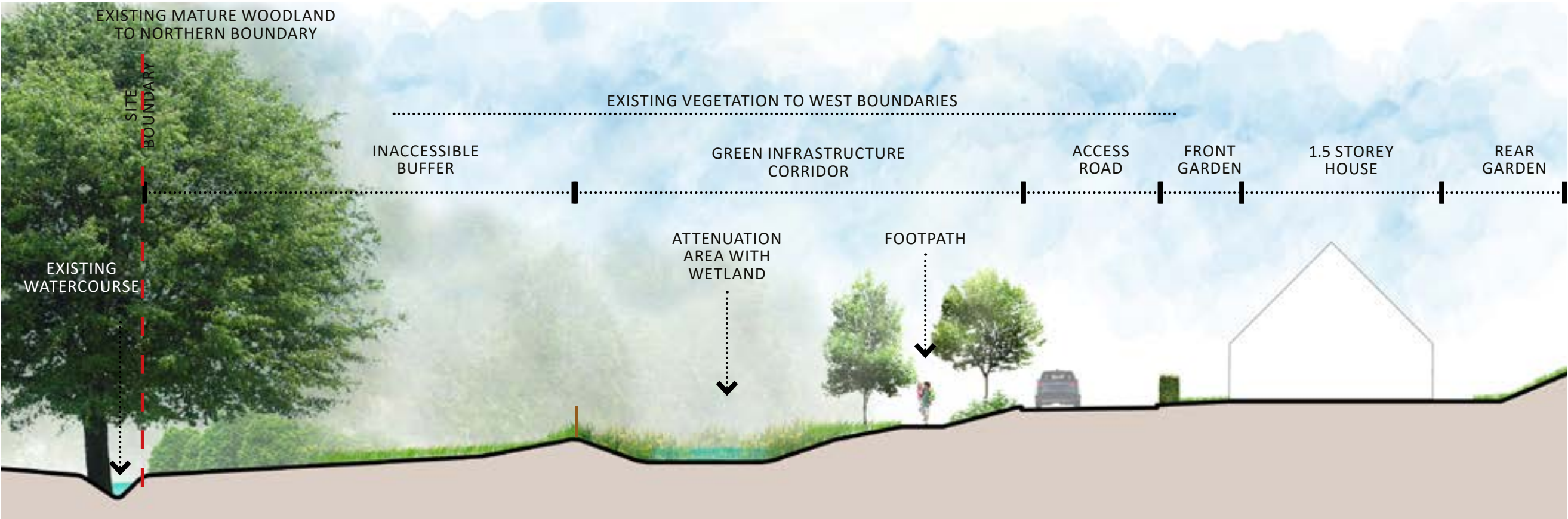
The landscape strategy is to provide a green infrastructure network within the proposals to:

- Retain and enhance existing on-site vegetation and contribute to the wider green infrastructure network, connecting to existing green and ecological links;
- Provide high quality, high value multifunctional greenspace through a community focused development with connected safe and accessible open spaces that provide for play, recreation and promote healthy living;
- Provide a central focused play area for a range of play, abilities and ages linked to the open space and green infrastructure network.
- Optimise opportunities for walking and cycling through a considered path network that connects to the wider area;
- Create a greened street scene for residential properties and use planting to assist in defining public spaces, street hierarchy, entrance ways and private property boundaries while filtering views of and within the development;
- Introduce new trees using predominately native species. Strategically locating tree species of varying sizes to avoid overshadowing to properties, define the street character and to create accent points along the street scene.
- Integrate Sustainable Drainage Systems features into the open spaces to create usable and accessible spaces.

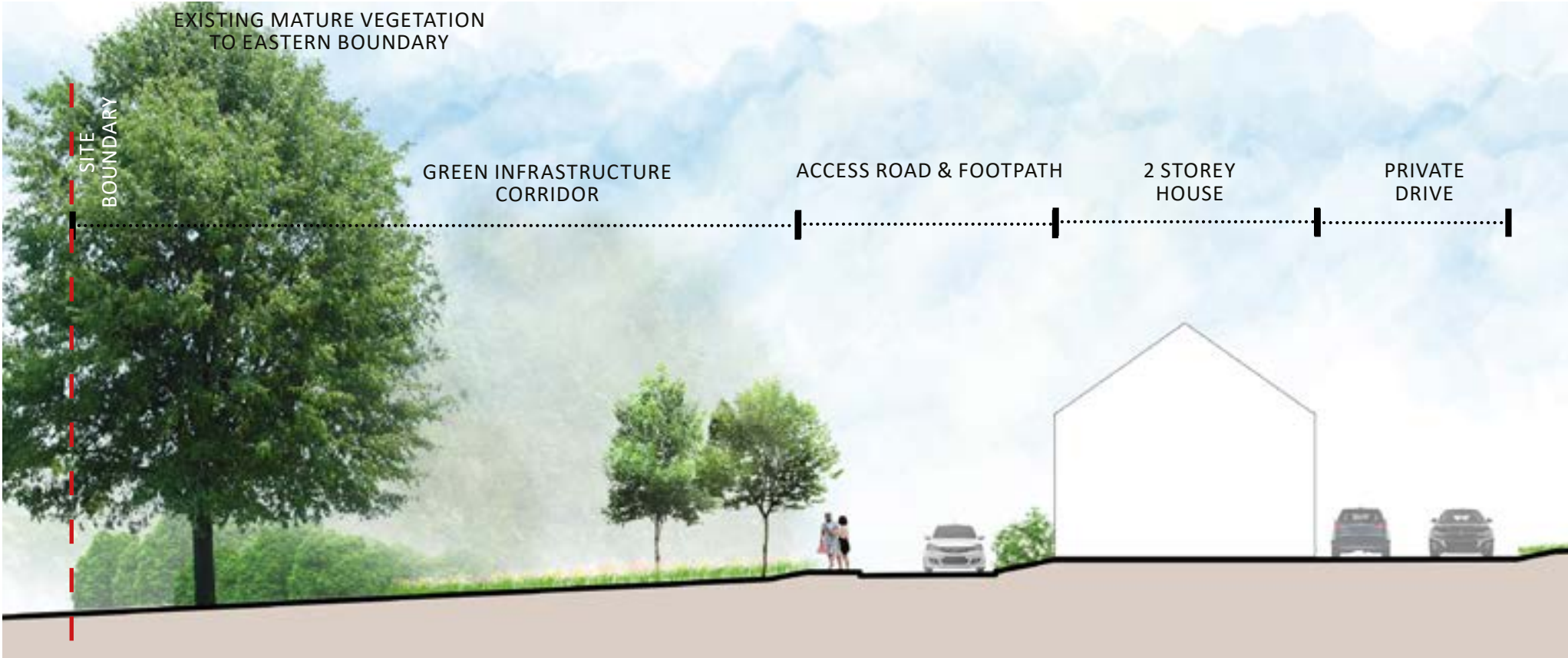


Landscape and Green Infrastructure Strategy 1:2500

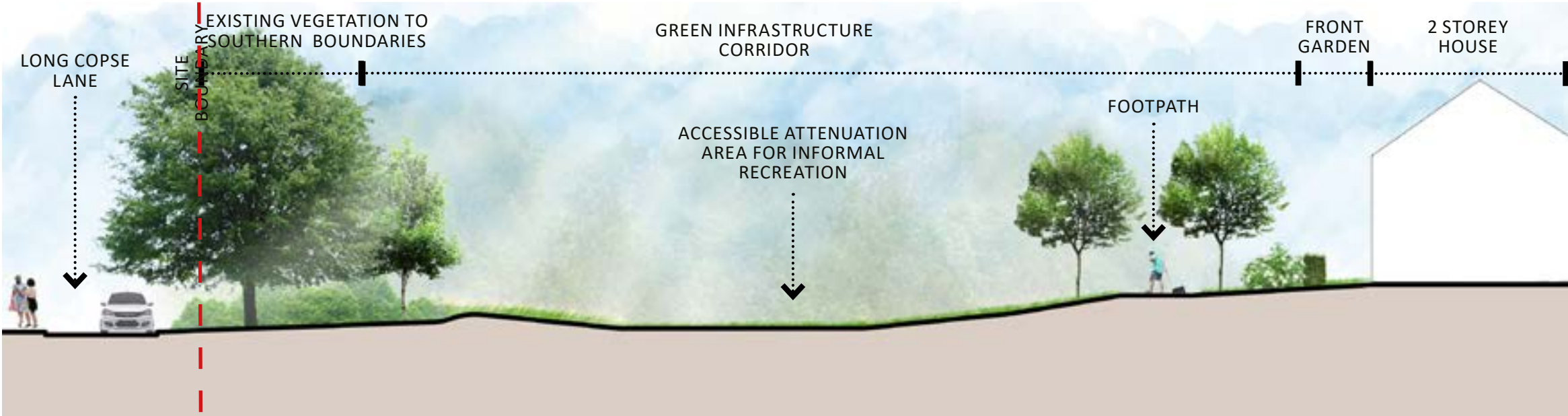
LEGEND			
	Application boundary		Non-accessible wildlife area
	Existing vegetation and green infrastructure		Community growing area
	Amenity open space		Formal equipped area of play for younger and older children
	Green infrastructure corridors (multi-functional green space incorporating SuDS, informal recreation, play, bio-diversity, enhancement wildlife corridors)		Opportunity for the inclusion of play with natural play area/elements
	Trim trail		Residential area
	Pedestrian/cycle links		Principal road - with formal tree planting using medium to large growing trees, clipped hedges and ornamental shrub planting
	Above ground SuDS attenuation feature		Street - with medium sized trees, clipped hedges and ornamental shrub planting
	Below ground SuDS storage		Rural lane - with smaller growing trees and ornamental shrub planting
	Listed building		Connection to exiting footpath



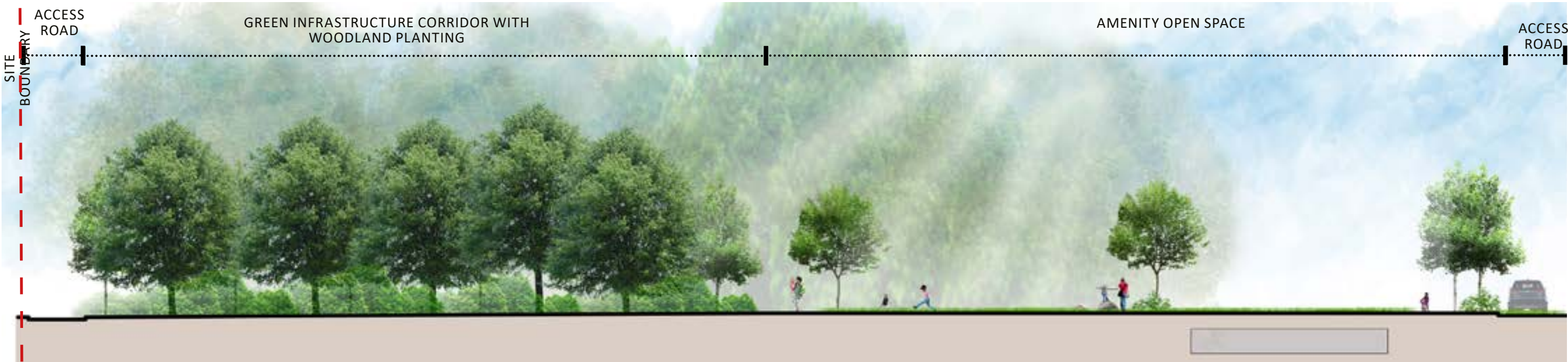
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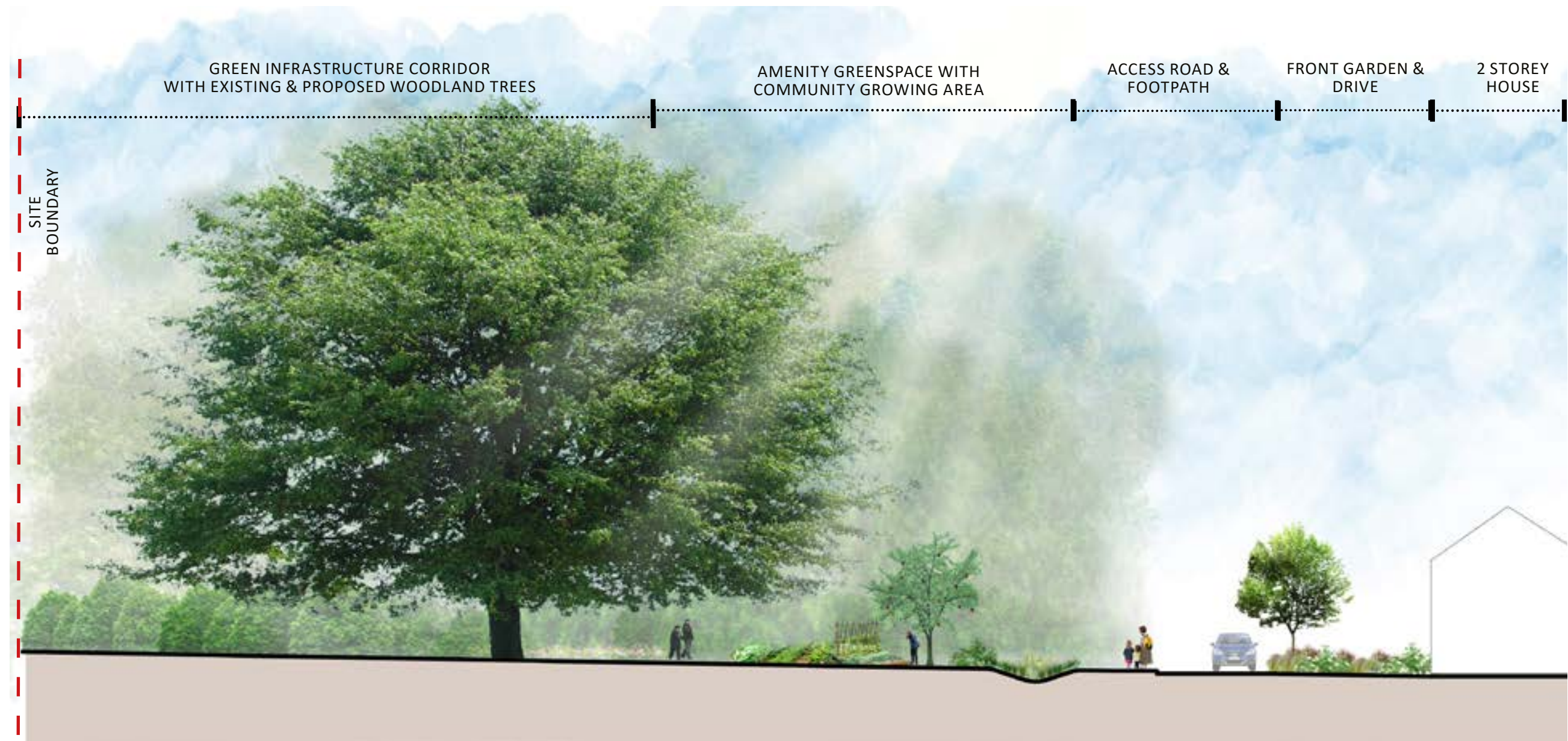
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OPEN SPACE AND PLAY PROVISION

The emerging Havant Local Plan (submission version) **Policy E9 - Provision of public open space in new development** sets out the provision for open space provision. The policy guiding new residential developments of 50 dwellings or more to provide for on-site open space to a standard of **1.5 ha per 1,000** population (15m² per person).

Based on the current proposed housing mix for a 260 dwelling scheme, Policy E9 requires 0.81ha (8145m²) of open space is provided, of which 0.1ha of this should be provided for community growing spaces.

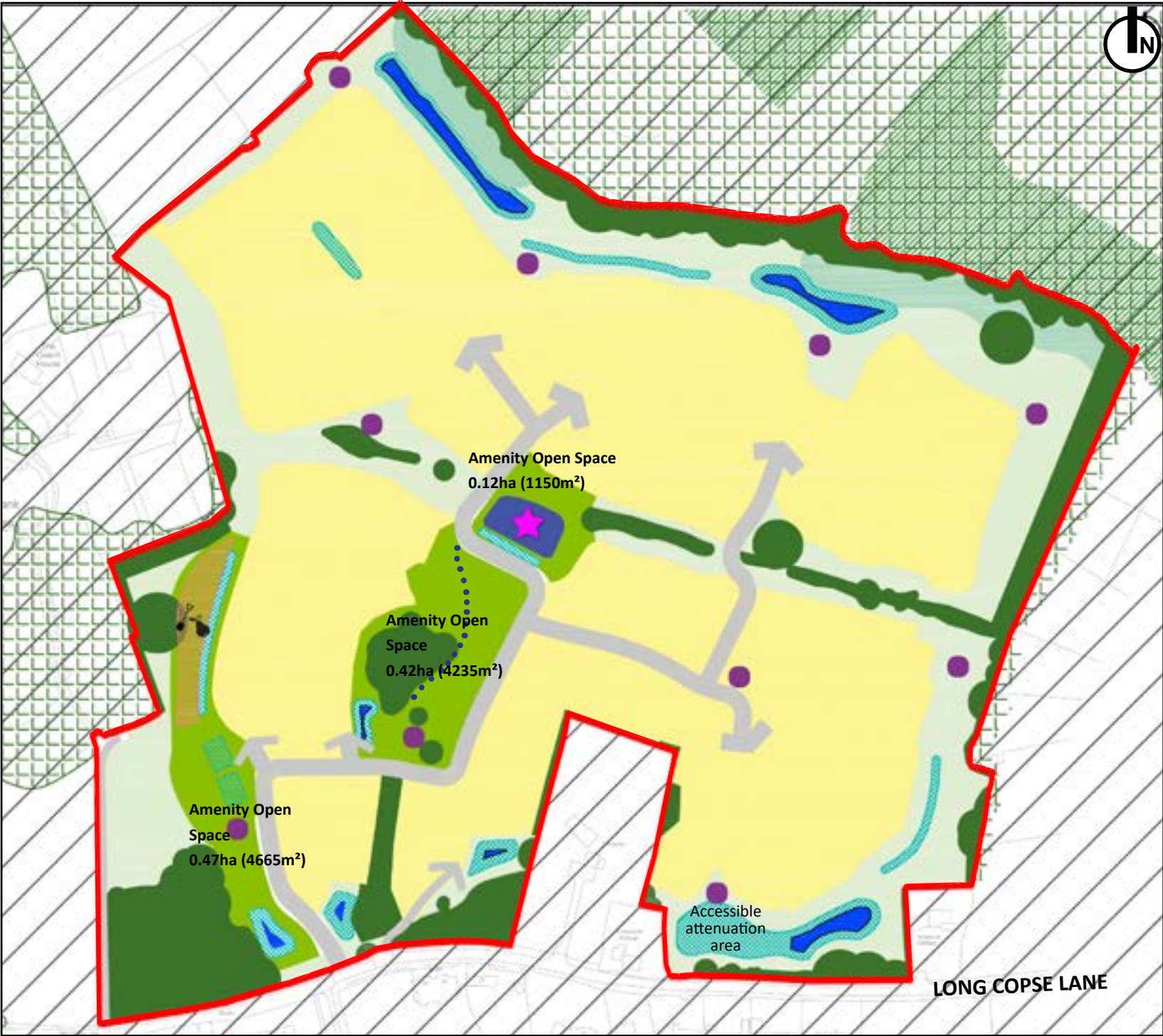
As the open space requirement exceeds 0.5ha, an element of play should be provided. This is proposed to be a focal play area of 650m². Additional play is proposed to be provided informally throughout the external areas with natural play areas/elements.

As highlighted on the masterplan, the key central areas provide 1ha (10,050m²) of amenity open space, with extensive additional multifunctional open space of 3.3ha provided through the green infrastructure areas.

In line with the principles set out in **Policy E11 - Sports and recreation** the amenity open space and the wider green infrastructure network promote healthy lifestyles and encourage physical activity through a comprehensive pedestrian/cycle network connecting to the wider surroundings. A trim trail is proposed within the central amenity space to support external exercise.

The masterplan layout has followed principles set out in the Havant Borough Council Open Space Strategy to distribute play provision, create green corridors with multi-functional outdoor space and provide for bio-diversity. The detail design will provide the opportunity to develop these principles in accordance with the guidance creating quality accessible green spaces.

The overall provision of play will contribute to meeting the deficit identified in the Havant Borough Council Open Space Strategy by approximately 350m² based on applying Fields in Trust Standards.



Open Space and Play Strategy 1:2500

LEGEND

Application boundary

Existing vegetation and green infrastructure

Amenity open space

Green infrastructure corridors (multi-functional green space incorporating SUDS, informal recreation, play, bio-diversity, enhancement wildlife corridors)

Non-accessible wildlife area

Community growing area 0.1ha (1000ha)

Formal equipped area of play for younger and older children - 650m²

Opportunity for the inclusion of play with natural play area/elements - distribution covers 100m walking radius

Residential area

Trim trail



Open space calculation - Policy E9 Emerging plan			
For 260 dwellings			
Number of bedrooms	Number/d welling	Dwelling mix	Population
1	1	47	47
2	2	96	192
3	2.5	94	235
4+	3	23	69
		260	543
		15m ² /person	
		8145 m ²	
		0.8145 ha	

Calculations based on Policy E9 - Table 5 - Applying the Open Space Standard



SUSTAINABLE DRAINAGE SYSTEMS

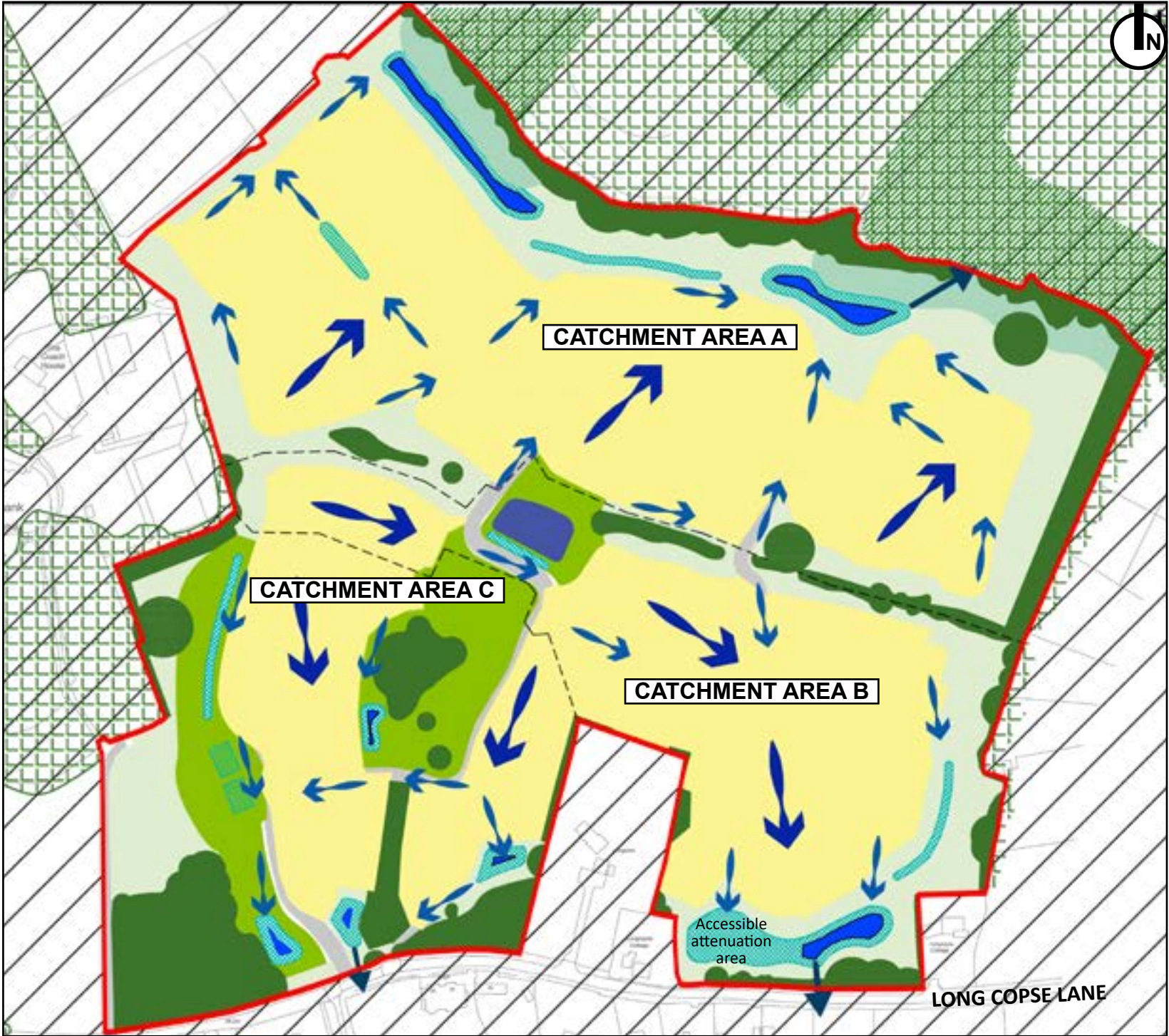
An integrated approach will be taken to create a water sensitive design strategy throughout the development which will assist with surface water runoff from roofs, roads, car parks and other impermeable areas. The strategy takes a multi-functional approach to the landscape design that seeks to incorporate the benefits of a suds based surface water management which provides a functional drainage system in times of heavy rain, whilst ensuring features are visually attractive, enhance water quality and provide biodiversity enhancements to the development.

The overall landscape strategy has been developed in close consultation with the project engineers; this uses the site's natural landform to manage the attenuation flows and the site has been divided into three catchment areas accordingly. The adjacent diagram illustrated the direction of water flow with attenuation features along the route to improve water quality before discharge from the site. Refer to WSP's information for more detail on drainage.

- The key features are illustrated on the following pages and include:
- Permeable/porous paving
 - Bio-retention swales
 - Attenuation basins with wetlands

The green infrastructure corridors offer the capacity to capture the water in large attenuation basins, a proportion of these will also include a permanently wet area contributing to the site's nitrogen offset areas and the overarching bio-diversity strategy. One of the larger basins to the southern boundary has been designed to be an accessible open space in periods of dry weather.

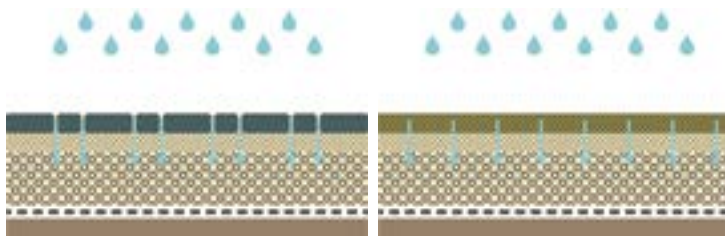
Swales that run alongside open spaces offer the opportunity for a planted or grass verge to disconnect from the vehicle access or can incorporate playful elements to provide access to the open space.



SuDS Strategy 1:2500

LEGEND

	Application boundary		Non-accessible wildlife area		Catchment area boundary - refer to engineer's drainage strategy
	Existing vegetation and green infrastructure		Attenuation feature - swale/attenuation basin		Typical fall of pre development ground levels
	Amenity open space with infiltration for drainage		Wetland area in attenuation area - contributing to nitrogen offset area and biodiversity net gain		Indicative direction of surface water flow - refer to engineer's information for detail
	Green infrastructure corridors with infiltration for drainage		Underground storage (geo-cellular tanks) below public open space		Residential area to include permeable paving within residential areas - private drives/shared surface access roads
			Discharge from site - refer to engineer's strategy		Porous surface to play area



PERMEABLE/POROUS PAVING



PERMEABLE PAVING IN SHARED SURFACE AREAS & PRIVATE DRIVES



POROUS PAVING

DESCRIPTION & PRINCIPLES FOR APPLICATION ON SITE:

Porous or permeable paving can be incorporated into the residential streets and private drives reduce runoff and potentially provide additional underground storage areas. There are many choices for porous or permeable paving incorporating a range of colours and materials which can contribute to the organisation of the space.



SWALE



GRASS SWALE



PLANTED SWALE

DESCRIPTION & PRINCIPLES FOR APPLICATION ON SITE:

Swales provide channels for surface runoff to collect, be treated (where planted) and flow overland to the main systems at reduced flow rates. These features are predominately dry and water is only stored in the swales for short periods of time at times during heavy rainfall. Set lower than the surrounding ground levels, the planting can be naturally watered through runoff, avoiding the need for over complex irrigation systems.

These can be planted with a range of plants to contribute to a green street scape and green infrastructure network and provide linear street features to capture excess rain water.



ATTENUATION



PLANTED ATTENUATION BASIN



USABLE OPEN SPACE INCORPORATING ATTENUATION



ATTENUATION AREA WITH WETLAND

DESCRIPTION & PRINCIPLES FOR APPLICATION ON SITE:

Attenuation basins are designed with capacity to capture and hold water both above and below ground if a underground cellular system is included. These are predominately dry features and will be wet at times of heavy rain fall, their surface will porous/ permeable to allow for infiltration below.

Attenuation basins can utilise a variety edge profiles to enable a basin profile while providing access. The attenuation areas can have varying treatment including incorporating permanently wet area and/or including native planting/wildflower areas to promote biodiversity.

BIO-DIVERSITY STRATEGY

The masterplan and the landscape strategy layout has been guided by the protection and enhancement of the existing habitat features and movement corridors. These principally along existing mature vegetation corridors which are use for bat foraging, notably Bechstein Bats.

Following the guidance from the ecological consultant and in line with policy, the masterplan applies a best practice approach to green infrastructure strategy to ensure a robust green infrastructure network that provides for bio-diversity and appropriately mitigates within the layout in line with policy.

The green infrastructure approach promotes the creation of multi-functional and multi-beneficial spaces. Key to this approach is ensuring that the design and future management results in a landscape that encourages biodiversity. This not only provides nature-conservation benefits to the wider area but enables residents to have access to nature within their immediate neighbourhood.

The following sets out our approach to multi-functional spaces and enhancement of biodiversity:

- Create linear green corridors linking to the wider green infrastructure network - respecting the existing bat corridors and foraging areas, respecting a 30m bat corridor on the eastern boundary and strengthening woodland links to the ecologist guidance.
- Protect the existing ancient woodland to the north with an inaccessible wildlife buffer.
- Introduce a range of trees species, focusing on native species in open spaces with some non-native and fruiting species that will each attract a range of insects, birds etc.
- Include a varied mix of shrubs and herbaceous plants that will provide food and shelter for wildlife including specific plants for pollinators.
- Incorporate species rich grass / meadow mixes to swales and meadow grassed areas which are low-maintenance to promote increased biodiversity.
- Include a structures such as log piles and bug hotels, utilising wood from felled trees.
- Provision of hedgehog habitats including brash piles and increasing permeability across and beyond the site
- Adopt an appropriate management regime that promotes biodiversity.



Bio-diversity Strategy 1:2500

LEGEND

	Application boundary		Non-accessible wildlife area		Green links through street tree planting		Buffer offset from ancient woodland
	Existing vegetation and green infrastructure		Residential area		Primary bat corridors		Wildlife corridor
	Amenity green space		Above ground SuDS attenuation feature		Secondary bat corridors		Community growing area/ fruiting trees
	Green infrastructure corridors to provide for bio-diversity and enhance existing wildlife corridors		Wetland area		Primary bat foraging area		Indicative location for wood pile/hibernacula



HARD LANDSCAPE STRATEGY

The material and street furniture palette will use robust and appropriate materials to create a legible external environment. This will assist in the overall creation of character for the residential area taking account of its setting and context.

The final material palette should take consideration of the architectural design to provide a complementary ground floor plane to the building. The images on set out the hard landscape strategy with an indication of the proposed quality and aesthetic, alongside the intended use.

The following design requirements have been considered in the material selection:

- Materials will be safe and comfortable for all users, slip resistant and meet the current British Standards for paving.
- Materials will be high quality, robust and sustainably sourced and manufactured, wherever possible
- The paving palette will consists of a simple and limited range of materials

Street Furniture and Lighting Strategy

The detail design will make adequate provision for street furniture to assist in the functionality of the external areas including seating, visitor cycle stands, litter bins and lighting. Street furniture will be selected from a similar suite of elements with the same or complimentary style to provide consistency throughout the scheme.

External lighting will be carefully designed (by the project engineer) to ensure safety standards are balanced with an overall objective not to create any unnecessary light emissions and in consideration of the site’s ecological habitats and proximity to the South Downs National Park.



RURAL LANES/SHARED SURFACES IN TEGULA STYLE BLOCK PAVING WITH WARM TONES



ASPHALT SURFACE TO MAIN ACCESS ROAD



BOUND PATH SURFACES IN WARM TONES



TEXTURED PAVING IN BUFF TONES



TIMBER STREET FURNITURE



SOFT LANDSCAPE STRATEGY

The adjacent plan sets out the soft landscape strategy to be implemented at the detail design stage and the following pages provides an indication of the plants species to be included in the detail proposals. The planting palette will utilise a combination of native and ornamental trees, shrubs, hedges, grassed areas and herbaceous planting. The planting has been grouped by characteristics to create an appropriate character to different areas, creating a varied experience around the development.

The existing woodland and vegetation on site and to the boundaries provide a mature green network for the planting strategy to link to. Planting within the green infrastructure corridors will take a lead from the native species found adjacently, enhancing green corridors through similar species planting. Retained trees and existing vegetation will be protected during construction in accordance with arboricultural consultants recommendations.

Evergreen planting will provide a robust planted framework to the spaces while the selected range of species will provide a year round visual interest and increase biodiversity through the selection of native and wildlife friendly/ pollinator species.

Tree species selection will respond to the growing space available, using larger growing species wherever possible.

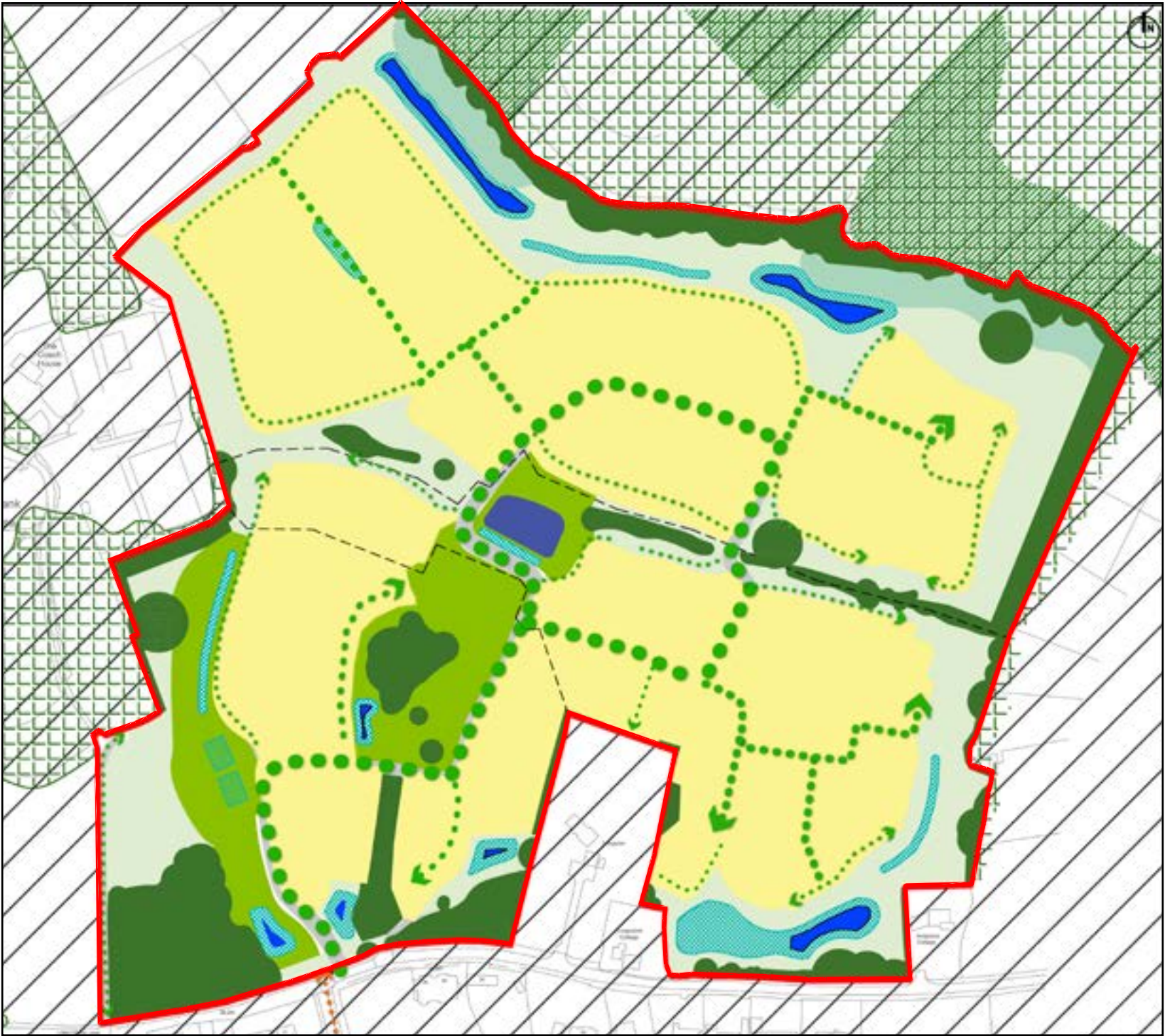
Lawn areas will include flowering species and the native meadow area will promote biodiversity.

The detailed planting will propose adequate planting depths based on the following:

- Soil depths for proposed planting:
- Trees 1m soil depth (min 400mm topsoil) - total soil volume for each tree to be calculated to be appropriate to each species and location. Where trees are planted within streets and parking areas, engineered tree pits to be used.
 - Shrubs 600mm soil depths (min 350mm topsoil)
 - Grass areas 300mm (min 150mm topsoil)

All topsoil to BS 3882:2015 Specification for topsoil and all subsoil to BS8601 2013 British standard for Subsoil.

All tree locations to be reviewed at the detailed design stage with service locations.



Planting Strategy 1:2500

LEGEND

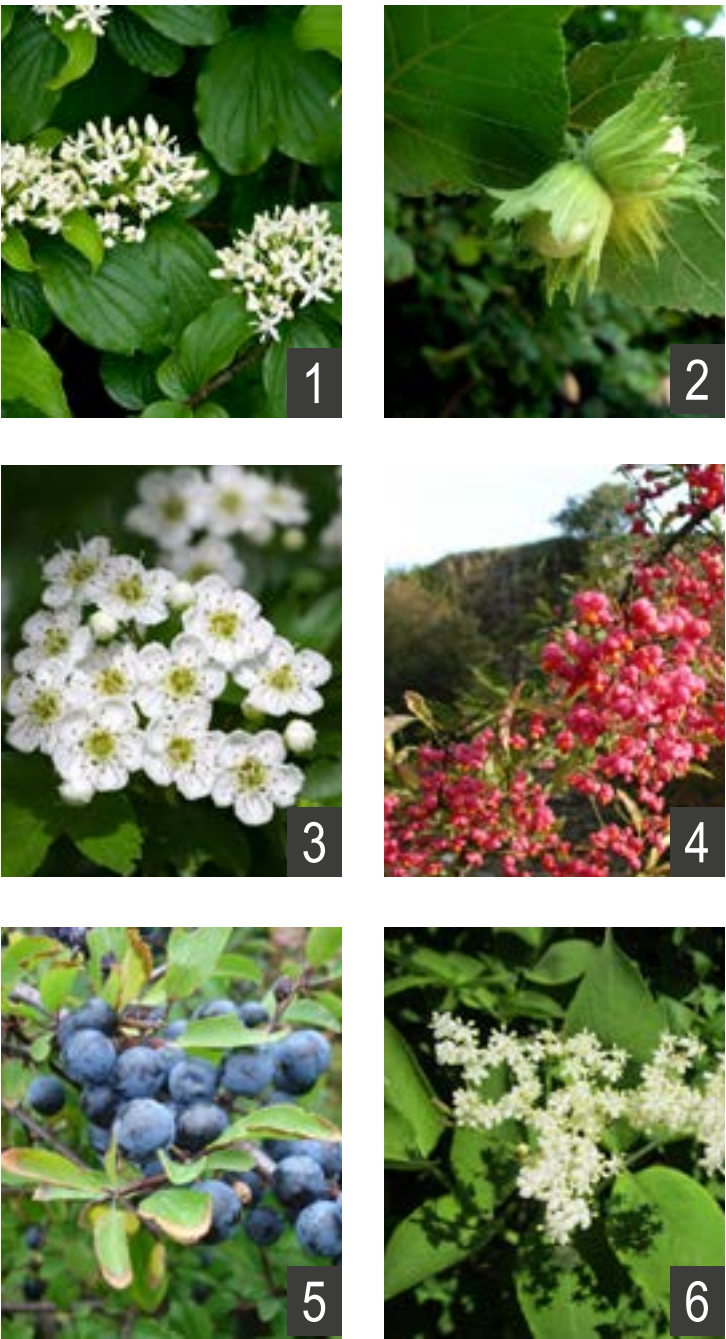
	Application boundary		Non-accessible wildlife area		Principal road - with formal tree planting using medium to large growing trees, clipped hedges and ornamental shrub planting
	Existing vegetation and green infrastructure		Residential area		Street - with medium sized trees, clipped hedges and ornamental shrub planting
	Amenity open space		Above ground SuDS attenuation feature		Rural lane - with smaller growing trees and ornamental shrub planting
	Green infrastructure corridors (multi-functional green space incorporating SuDS, informal recreation, play, bio-diversity, enhancement wildlife corridors)		Wetland area		Pedestrian/cycle links

GREEN INFRASTRUCTURE CORRIDORS -
(PREDOMINATELY NATIVE SPECIES)

- TREES
- 1- *Acer campestre* - Field Maple
 - 2- *Fagus sylvatica* - Beech
 - 3- *Pinus sylvestris* - Scots Pine
 - 4- *Quercus robur* - English Oak



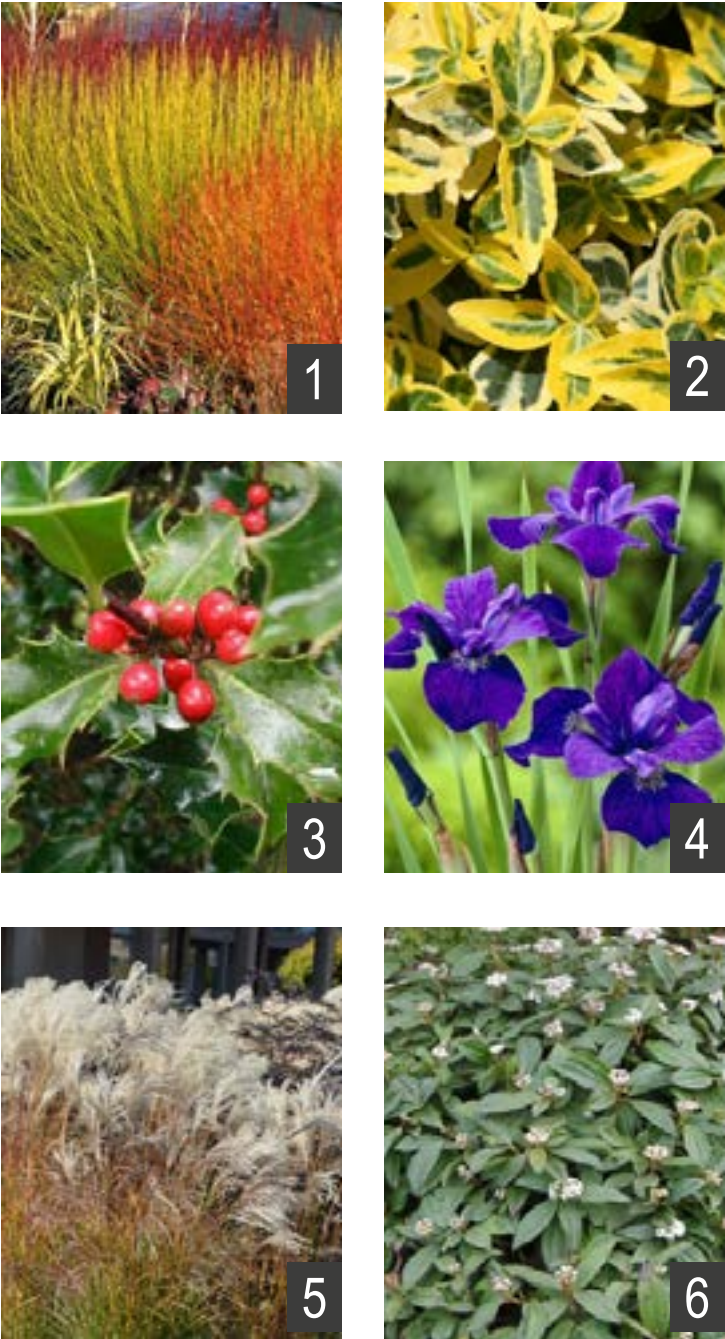
- SHRUBS
- 1- *Cornus sanguinea* - Common Dogwood
 - 2- *Corylus avellana* - Common Hazel
 - 3- *Crataegus monogyna* - Hawthorn
 - 4- *Euonymus europaeus* - Spindle
 - 5- *Prunus spinosa* - Blackthorn
 - 6- *Sambucus nigra* - Elder



- AMENITY OPEN SPACE
- TREES
- 1- *Carpinus betulus* - Common Hornbeam
 - 2- *Castanea sativa* - Sweet Chestnut
 - 3- *Quercus ilex* - Holm Oak
 - 4- *Salix alba* - White Willow



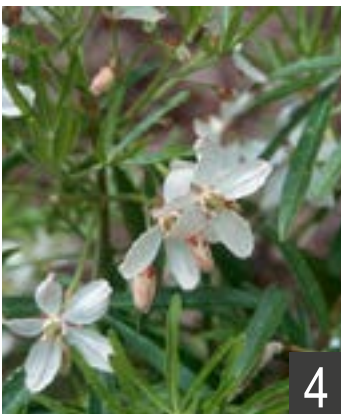
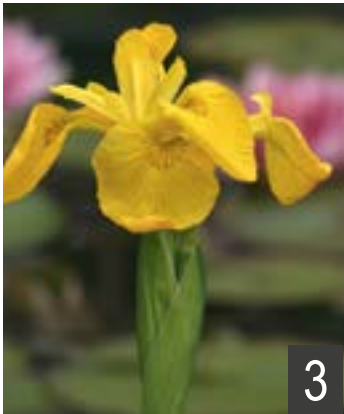
- SHRUBS & HERBACEOUS
- 1- *Cornus sp.*
 - 2- *Euonymus* 'Emerald n Gold'
 - 3- *Ilex aquifolium* - Holly
 - 4- *Iris sibirica* - Siberian Iris
 - 5- *Miscanthus* 'Kleine Fontane' - Chinese Silver Grass
 - 6- *Viburnum davidii*



SWALE/ATTENUATION AREAS*

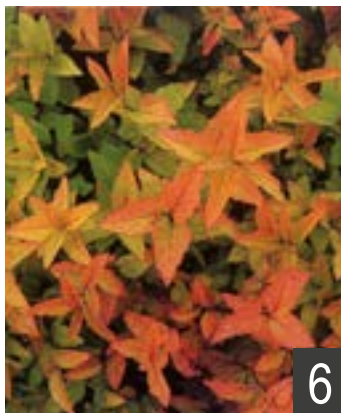
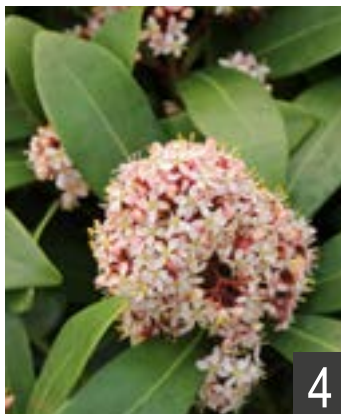
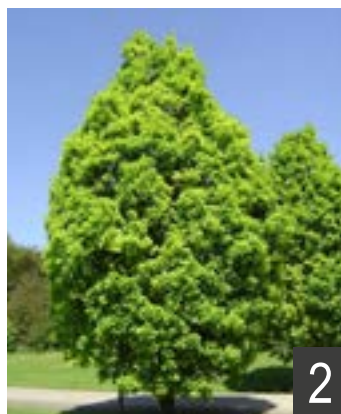
- 1- *Asplenium scolopendrium* - Hart's tongue fern
- 2- *Cornus stolonifera* 'Flaviramea' - Golden Dogwood
- 3- *Iris pseudacorus* - Yellow Iris
- 4- *Juncus effusus* - Common Rush
- 5- *Osmunda regalis* - Royal Fern
- 6- *Salix caprea* - goat willow

*Grass/wildflower areas in attenuation areas to use seed mix, wetland areas to be established with pre-planted Coil rolls with locally suitable species



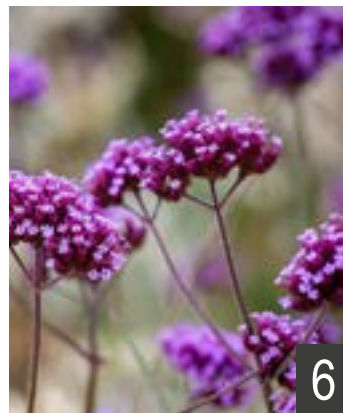
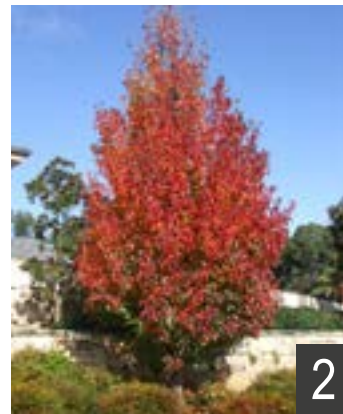
RESIDENTIAL STREET - SEMI RURAL

- TREES
- 1 *Acer rubrum* 'Scanlon' - Red Maple
- 2- *Quercus robur* 'Fastigiata' - Cypress Oak
- SHRUBS AND HERBACEOUS
- 3- *Crocsmia* 'Lucifer'
- 4- *Skimmia japonica* 'Rubella'
- 5- *Stipa tenuissima*
- 6- *Spiraea japonica* 'Firelight'



RURAL LANE

- TREES
- 1- *Prunus avium* 'Plena' - Double Gean
- 2- *Pyrus calleryana* 'Chanticleer' - Callery pear
- SHRUBS AND HERBACEOUS
- 3- *Geranium* 'Rozanne' - Geranium
- 4- *Pennisetum setaceum* 'Purpureum'
- 5- *Sarcococca confusa*
- 6- *Verbena bonariensis*



MANAGEMENT AND MAINTENANCE STRATEGY

Details of the future landscape management and maintenance will be set out in a management plan containing guidance on standard landscape maintenance required for each of the open spaces based on the types of planting, surfaces and street furniture proposed for each area.

It is anticipated that the contractor responsible for implementing the landscape scheme will maintain the areas up to practical completion and that they shall be responsible for maintenance of all soft landscape area in accordance with the Management Plan for a minimum of one year following practical completion. Handover of the management is expected to be 12-24 months after practical completion, with the details of management to be confirmed when the detail design is complete with external areas outside of private ownership either to be adopted or managed by a management company.

Any plant failures that occur, post practical completion, should be replaced during the first available planting season The maintenance and management of the landscape areas should provide for the overall design objectives of the landscape design proposals. The principal management objectives are summarised as follows –

- Through best horticultural practice, to ensure all plants are regularly maintained to promote growth and vigour.
- To ensure that existing retained trees and vegetation are monitored and managed using, as required, specialist arboricultural advice and methods.
- To ensure the objectives of the ecological management plan are maintained through the landscape maintenance regime.
- To ensure that all hard surfaces, street furniture and external elements are regularly inspected and maintained in good working order.
- To ensure integrated sustainable drainage interventions are functioning and safe - refer to engineer’s guidance
- That the health and safety of operatives and the public are considered at all times.
- Tidiness is maintained all year round through the careful removal of litter and weeds etc and through selective thinning, topping up mulch, replacement of plant failures etc.
- That all management and maintenance practices, consider issues of sustainability through the responsible use of natural resources such as water and limit the use of chemicals to a minimum.

The following table sets out an overview of the annual maintenance tasks for the key external areas.

ALL AREAS														
NO	TASK	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
1.0	GENERAL PLANTING AREAS													
1.0.1	Litter collection and removal from site	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	Keep litter free at all times
1.0.2	Weed control (by hand)		X	◆	X	◆	◆	◆	◆	◆	X	◆		And as necessary
1.0.3	Weed control (chemical)					◆		◆						
1.0.4	Fertiliser to trees, shrubs, herbaceous			◆										
1.0.5	Watering				◆	◆	◆	◆	◆	◆	◆			Daily if required in summer
1.0.6	Top up mulch					◆					◆			To 75mm as required
1.0.7	Firm up plants			◆						◆				
1.0.8	Check ties, supports, etc			◆						◆				
1.0.9	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.0.10	Pruning to shrubs		X	X	X	X	X	X	X	X	X	X		As required for species
1.0.11	Dead head shrubs/ herbaceous					◆	◆	◆	◆	◆				Weekly as required
1.0.12	Thin out planting										◆			As required
1.0.13	Lift/ divide herbaceous										◆			As necessary for species
1.0.14	Replacement planting (all plant types)	X	X	X								X	X	By agreement as above
1.2	LAWNS													
1.2.1	Mowing to 30mm max length				◆	◆	◆	◆	◆	◆	◆			14-18 cuts per season
1.2.2	Trim / neaten edges				◆	◆	◆	◆	◆	◆	◆			
1.2.3	Translocated herbicide					◆								
1.2.4	Approved turf fertiliser	◆			◆									
1.3	WILD FLOWER AREAS													
1.3.1	Annual cut after flowering				◆					◆				Subject to flowering period
1.3.2	Remove arisings (after 5 days)				◆					◆				Subject to flowering period
2.0	HARD AREAS													
2.0.1	Sweep mulch from all hard areas		X		X		X		X		X		X	As required
2.0.2	Treat weeds in paved areas				X					X				
2.0.3	Check and make good timber edging			◆										
2.0.4	Clean / repaint rendered walls					◆								Annually if required
2.0.5	Clean / wash paved areas					◆								Annually if required
2.0.6	Wash steps and copings (repair a required)					◆								Annually if required
2.0.7	Clean lens on light fittings	X		X		X		X		X		X		As required
2.0.8	Replace bulbs in light fittings	X	X	X	X	X	X	X	X	X	X	X	X	As required
2.0.9	Monitor and repair play areas / equipment	X	X	X	X	X	X	X	X	X	X	X	X	As required

◆ - Critical months for operations. X - Operations to take place subject to site requirements