



MANAGEMENT PLAN

GUIDE TO THE MANAGEMENT OF SHARED AREAS AND PUBLIC OPEN SPACE FOR NEW LANE, HAVANT, HAMPSHIRE

REF 11/04

**ON BEHALF OF
BLOOR HOMES LTD**

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1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE OF DOCUMENT

The Management Plan shall be taken to include this document and any supporting plans, reports and specifications that illustrate the works carried out during the construction of the grounds. This includes any documentation containing quantitative and qualitative information about the grounds that will be useful to those responsible for managing and maintaining them. The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape after the initial five years contractual, establishment maintenance period has ceased. The Management Plan divides the work required to manage the site into two types: Annual Works and Occasional Works. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical basis, such as repairs and renewals.

1.2 THE GROUNDS

1.2.1 Location

The site is located to the east of the town centre of Havant. It is bounded to the north by a railway line, to the east by the playfield fields of Warblington School, to the south by residential rear gardens and to the east the entrance onto New Lane. See figures 1 and 2.

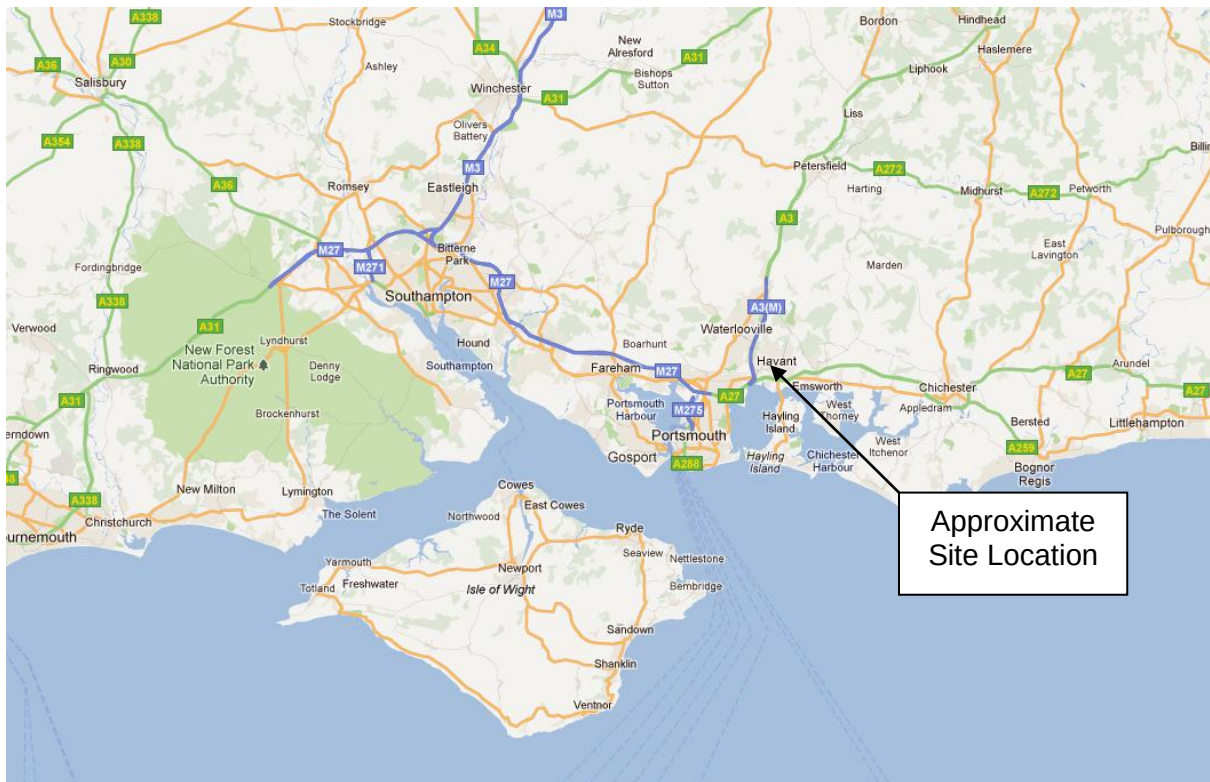


Fig 1. Location plan: Road Map: Not to scale



Fig 2. Location plan: Close up: Not to scale

1.2.2 Shared Areas

The Grounds include all the landscape elements (both existing and proposed) contained within the Shared Areas and this means all new planting (shrubs, trees & grass) and any other hard or soft landscape elements contained within the boundary of the areas to be conveyed.

1.3 RECITALS

1.3.1 Parties Involved

1.3.1.1 The Adopting Organisations: These are the organisations that will adopt ownership of the grounds and are therefore responsible for the management and maintenance of them and all external facilities and features within them. The Adopting Organisations shall also be taken to mean any employee or representative of the organisations in ownership of the grounds. The Adopting Organisations for this site have yet to be named (Refer to Figure 3).

1.3.1.2 The Developer: Bloor Homes Ltd is responsible for the construction of this development.

1.3.1.3 The Local Planning Authority: This term (abbreviated to LPA) shall refer to Havant Borough Council and its Planning and Landscape Officers who are involved in the process of examination and approval of landscape documentation. This documentation has been issued to the LPA in support of the planning application for the development at New Lane, Havant currently being developed by Bloor Homes Ltd.

1.3.1.4 The Contractor: This means the construction company responsible for the landscape works of construction which are to be maintained.

1.3.2 Status of Document

The LPA will approve this document as part of the planning process and this document therefore forms part of the approved planning documents. Management shall therefore be carried out in accordance with this document following completion of the implementation management plan (and any contractual maintenance periods associated with these works). This document will outline the minimum standard of maintenance to ensure a safe, comfortable, attractive and sustainable landscape is achieved.

1.3.3 Supportive Information

This Management Plan is put forward together with the Outline Soft Landscape Proposals (drawing number JBA 11/04-02) for development, and the Management Schedule, attached here as an appendix.

2.0 ANNUAL WORKS

2.1 AIMS

2.1.1 To Ensure Health and Safety of All Visitors to the Grounds

The LPA or otherwise Adopting Organisation will uphold its duty of care that the landscape elements, both hard and soft, are safe, clean, and that all reasonable steps have been taken to minimise risk of injury and damage to persons and property. This is particularly important with the slightly more elevated-risk areas of the public realm such as the car parking but also extends to more commonplace elements such as pedestrian paving and planting; avoiding trip hazards and injury by thorny unkempt stems.

2.1.2 To Achieve a High Standard of Maintenance

To maintain hard and soft landscape elements in good condition, state of repair and clean, free from snags and hazards. To this end, the areas will be inspected regularly and any works that become necessary in respect to the condition, cleanliness and soundness of structures, features, facilities, vegetation and surfaces will be carried out. These works shall include sweeping; wiping; washing; staining; painting; tidying and other such ancillary works in respect of hard landscape elements. Maintenance of soft works shall include weed control, pest control, watering, pruning, fertilising, grass cutting and general lawn care, such as spiking and scarifying and any other such ancillary works in respect of soft landscaping; all set out in the clauses below.

2.1.3 To Ensure that the Character of the Shared Areas are Maintained as Intended at Design Conception

To ensure the character of the Shared Areas is maintained as intended at design conception. To ensure that structural elements are not modified from their original design form.

2.2 OBJECTIVES

2.2.1 Ornamental Shrubs

To define space, create structure, enhance visual amenity of spaces and to soften buildings and structures. To ensure sustainable health and growth of shrubs to natural shape and functional size. To prevent leggy growth from presenting Health and Safety problems and from holding litter.

2.2.2 Trees: Existing

To provide a sustainable landscape feature, managed to a suitable height, width and profile to ensure maximum longevity and amenity benefit. To ensure that the trees do not present Health and Safety problems and maximise diversity.

2.2.3 Trees: New Tree Planting

To provide an attractive visual amenity by defining space and through creating a sense of height and scale. Proposed trees shall be maintained to ensure survival and health and open growth. To achieve typical heights, spreads and characteristic density of foliage common to the respective species without compromising safety or access issues.

2.2.4 New Hedges: Ornamental

To define ownership and areas of space; to create structure to a given and predetermined ultimate height, shape and width and to provide an attractive visual amenity. To ensure that leggy and unkempt growth is pruned back and maintained at a functional size so that the hedge does not hold litter or present Health and Safety problems.

2.2.5 New Hedges: Semi-native

To define the northern boundary edge and provide a screening buffer for the development using semi-native species to create a naturalistic appearance to a given and predetermined ultimate height, shape and width. To ensure that the hedges are maintained free from litter, at a functional size and without presenting Health and Safety problems.

2.2.6 Amenity Grass

To maintain healthy, hard wearing grass with a consistent colouring. To ensure freedom from pests and diseases, water logging, drought and excessive wear that might cause degradation and failure. To ensure safe and comfortable use of amenity spaces.

2.2.7 Wildflower Mixes

To maintain sustainable grassland and wildflower areas for visual amenity and wildlife benefit. To include mixes for meadows and wetland areas. To maintain healthy biodiversity in the sward. To ensure freedom from water logging, burning, drought and excessive wear that might cause degradation and failure.

2.2.8 Hard Surfaces

To maintain in good order free from dilapidations, trip hazards, pot holes and subsidence. To ensure clean and safe non slip surfaces, free from weeds, litter, debris, animal excrement and gum.

2.2.9 Structures and Street Furniture

To ensure these elements are safe, functional, clean and free from dilapidations.

2.3 METHOD**2.3.1 Weeding Planted Areas**

Remove all weed growth by hand as necessary to ensure weed free and tidy planting beds. Take great care not to disturb sheet or bark mulch where applicable. All weeds shall be removed from the site. Seven visits are required per growing season, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Visits should occur approximately monthly in the growing season, subject to weather conditions, from April to October.

For shrub planting planted properly through any specified non bio-degradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used – this will have disappeared within the establishment phase. Weeding frequency will depend on density of cover and will need to be assessed throughout the scheme. This frequency will be between 4 and 7 – whatever is required to achieve a weed free scheme.

2.3.2 Spot Herbiciding: Planted Areas

Persistent perennial weeds shall be controlled in planted areas. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. Where reference to the use of pesticides is made in this document, the following procedures shall be followed, and regulations complied with. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product COSHH sheet and EC Directive 91/414/EEC (the “Authorization Directive”) and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or “off-label” approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: www.pesticides.gov.uk. All pesticides shall be applied in suitable calm weather conditions, and allow for repeat spraying as required to achieve a complete kill. The type of herbicide shall first be agreed with the landscape architect. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6-week intervals, from late April onwards, with an extra inspection in December or January. The timing of visits may vary according to weather conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Management Contractor's expense.

2.3.3 Green Screens

Check the structure ensuring no loose brackets or screws, replace if necessary. In order to obtain a neat screen, trim plants twice per year, once at the beginning of the growing season and once at the end. Apply a suitable and approved liquid feed during early May.

2.3.4 Amenity grass areas

Amenity grass areas shall be regularly mown, hand weeded or for persistent weeds herbicide treated in order to maintain the visual amenity of the area. Dead, dying or failing turf shall be replaced as appropriate.

2.3.5 Watering

2.3.5.1 Shrubs and Trees

Water both shrubs and specimens during dry periods (being any period without substantial rainfall for 14 days or more. Water shrubs and specimens at the rates given as follows: water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 5 litres per large specimen position. Apply water at a frequency of once per fortnight from April to the end of September, (to a maximum of 12 visits). Increase watering frequency for shrubs during any continuous hot weather lasting more than 7 days. The contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for any plant or turf failures during the term of the management contract.

2.3.5.2 Watering Generally

Watering shall be increased also during long dry periods (less than 30mm rainfall at end of any 4 week period) and the Landscape Management Contractor shall be responsible determining such dry periods and for contacting the Adopting Management Company and agreeing the timing of each additional watering visit. The Landscape Organisation shall replace at his own expense any planting which fails due to lack of water. During periods of drought, when restrictions are placed on the use of water, the Landscape Management Contractor shall be responsible for notifying the Adopting Organisation of sources of second-class water and the costs of obtaining such water.

2.3.5.3 Watering Amenity Grass Areas

During the first 5 years following seeding, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall). After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas only water where unavoidable when the grass is going brown and appears to be suffering from drought. Most of the grass species are native and /or tolerant of drought. When watering, water to field capacity (minimum 20L/m²). Water grass in the morning or in the evening to reduce water evaporation.

2.3.6 Trees

Top up mulch levels where necessary, using the same or similar product to that previously supplied. All specimens shall be fertilised using a suitable and approved liquid feed (N10:P15:K10) at a rate of 60g/ m² during early May and late September. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs, which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Do not site burn. Trees should be checked for firmness in the ground.

2.3.6.1 Watering Large Stock Size Trees

Water trees during dry periods (being any period without substantial rainfall for 14 days or more, until trees are successfully established. Water at the rates given as follows: water all trees at 25 litres per tree position. Apply water at a frequency of once per week from April to the end of September, (to a maximum of 20 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions. The Management Contractor shall be responsible for any plant failures during the management contract.

2.3.7 New Hedges

Top up mulch levels where necessary, using the same or similar product to that previously supplied. Prune ornamental hedges twice annually- once in June and again in November. Ornamental hedges associated with the Public Open Space area will be maintained to an eventual height of 1.5m. Ornamental hedges associated with front gardens will be maintained to an eventual height of 0.6m. Top out hedgerow to a height to be agreed with the LPA Tree and Landscape Officer, to form an even and tidy hedge. Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. Remove all stems and limbs which are unsafe or are in danger of falling or breaking up during gales. Remove all cut material from site and cart away to tip. Do not site burn.

2.3.8 Wild Flower Mixes

Strim/mow rough grass and meadow areas with suitable strimmer or flail equipment, to a height of 75mm, once annually.

The timing shall be in accordance with any specialist instructions from the consultant ecologist to ensure that any reptiles are protected, or in the event of no reptiles being present, in late August. It is essential that the August cut be carried out in a period of continuous dry weather. Delay the cut, if necessary, until the weather is forecast to be dry for at least 4 days. All cut material shall be left for a maximum of 3 days after cutting (but only if dry) to allow the cut material to dry out, helping to set the seed. Rake off cut material no later than 3 days after cutting, (and at once in the event of unexpected wet weather to prevent the cut material rotting and damaging the wild flower sward). Then remove arisings from site at once. An extra cut may be carried out if required in the late spring, following the same procedure as above.

2.3.9 Amenity Grass

Mow grass with a rotary mower once during the spring (late March), to a height of 50mm, and then every 7-21 days thereafter using a cylinder mower, collecting the arisings each time, and carting away to tip or to an agreed composting facility, cutting at intervals as required according to growth rate. Allow for 20 cuts per year, continuing cutting until November. Cut to a height of 25mm and increase to 50mm in continuously hot and dry weather conditions.

2.3.10 Hard Surfacing including Edgings

All hard landscape surfaces shall be inspected monthly checking for mechanical damage, vandalism, settlement, frost heave, staining, litter, dog excrement, leaves, chewing gum or any other defect. Any such defects shall be documented on attendance sheets and a corrective methodology recommended and implemented to ensure the rectification of the defect. All paved surfaces shall be swept monthly to ensure that they are clean, tidy and free from dust and debris (carting away all arisings to tip). Edgings shall be similarly inspected with any paved edgings.

2.3.11 Street Furniture, including Seats and Bins

Inspect street furniture monthly taking great care to inspect posts, footings, fixings and paint work. Check that posts are upright and firm and that footings are intact. Ensure that paint work is complete and that there is no sign of rust. Ensure that all fixings are secure and in good repair. Any defect shall be carefully recorded and arrangements for repair made within seven days with the Street Furniture Company or other suitable and approved contractor. All painted, stained (or other similar surface treatments) shall be closely inspected, and any damage, abrasion or fading made good with matching treatment, applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and COSHH Regulations. All graffiti shall be removed and surfaces made good if necessary. Street furniture shall be cleaned, removing dirt and grime from handrails and surfaces, monthly.

2.3.12 Fencing

Inspect fencing, gates monthly taking great care to inspect posts, footings, rails, styles, braces, fixings and paint work; making good, adjusting, tightening as required. Check that posts are upright and firm and that footings are intact. Ensure that paintwork is complete and that there are no signs of rust, chipping, flaking, abrasion or any other defect. Any defect shall be carefully recorded and arrangements for repair made within seven days with an approved fencing, decorating or cleansing contractor as appropriate. Railing shall be painted with Sika Icosit RAL No.6630 paint to match existing – apply with a turks head brush – 100 Microns per coat, 3 coats, applied in dry open weather, above the dew point.

2.3.13 Bat and Bird Box Inspection

Bat and bird boxes shall be inspected annually for loss, damage or obstruction during winter (non-intervention inspection). Reptile hibernaculum shall be inspected annually for loss, damage or obstruction during summer. Lost or damaged boxes shall be replaced with an identical product. Lost or damaged wood to hibernaculum shall be replaced or restored. Bat boxes shall be cleared every 3 years by a bat licensed ecologist. Bird boxes shall be cleared out annually.

3.0 OCCASIONAL OPERATIONS

3.1 AIMS

- 3.1.1** To ensure that the newly planted trees and shrubs are sustainable and can be thinned, managed, replaced and augmented over time as appropriate.
- 3.1.2** To continue the high standard of maintenance as set out above.
- 3.1.3** To ensure all hard landscape structures, features and facilities are sustainable and can be replaced, augmented and/or improved over time as appropriate to the needs of the time and their condition
- 3.1.4** To encourage, protect and maintain sustainable wildlife resources of flora, fauna and habitat.
- 3.1.5** To maintain trees in a safe, healthy and viable way. To prolong the safe life of existing trees and restrict intervention works to them to those measures required for safety, tree health and ecological benefit. To carry out judicious surgery only when required to preserve their health and the safety of residents.

3.2 OBJECTIVES

3.2.1 Specialist Works

Specialist works shall be defined as any works that require input from specialist contractors with particular expertise in the relevant field.

3.2.2 Specialist Advice

According to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a specialist consultant.

3.3 METHODOLOGY

3.3.1 Replacement or Enhancement Generally

Any large specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, such failed plants shall be suitably replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved.

Include any works necessary to enable planting to be properly carried out, i.e. removal and disposal of dead material. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of tree groups, in the interests of the long-term sustainability of strategically important vegetation.

3.3.2 Newly Planted Trees

Any tree that dies or is necessarily felled as a result of storm damage, vandalism, mechanical damage, fungal decay or other such cause, but which is not felled or removed as part of any programme of thinning or coppicing, shall be replaced like for like. Such replacement shall be with a specimen of either the same species or similar species as those existing. Possible damage to the drainage and waterproofing of any capping layer (where such exists) must be considered before choosing a replacement tree. The option for replacing with a different species is to allow some flexibility and to avoid problems encountered with 'Same Species Disease' to ensure a sustainable shrub cover in the interests of visual amenity. Where alternative species are being considered, then the species should be suitable to the character of the site, either native or if ornamental, then appropriate to the type of trees adjacent to them.

3.3.3 Existing Mature Trees

Following the annual arboricultural assessment, works recommended for each tree shall be carried out by an approved skilled, qualified and approved arboricultural contractor. Arisings from such works shall be removed from site, unless needed to enlarge or renew Eco piles.

3.3.4 Non-native Shrubs and Herbaceous Plants

Cut back any shrubs, herbaceous plants or hedgerow plants where they have become old, misshapen, leggy or they have lost their vigour. Replace shrubs plants that are lost, damaged or become sick or weak from senescence, vandalised, theft, disease, drought, inclement or stormy weather, fungal or other pathogenic or pest attack, chemical spillage or other adverse cause. Replace such shrubs or hedgerow plants with the same or similar species on a one for one basis. Nursery stock shall be container grown and shall be a minimum stock size of 3L pot to horticultural trade association classifications of stock size, quality, and number of breaks. Include grubbing out any existing shrubs or hedgerow plants to be replaced, including chipping all arisings and bagging up accumulations and carting off site.

3.3.5 Replacement of Wildflower Areas

For distressed and failing areas of wildflower grassland, remove dead material and re-cultivate the topsoil, to a depth of 100mm. Small areas may be reseeded following the autumn cut by spreading the cut arisings onto the bare soil to set seed. For more wholesale degradation of the wildflower meadow sward, cultivate the affected area until a fine, level tilth is achieved, removing rocks and stones greater than 20mm diameter. **Do not fertilise or herbicide.** Evenly seed with an appropriate mix of wildflowers and grasses, to a mix and at a rate as agreed with the Landscape Architect or consultant ecologist. Carefully rake in thoroughly to ensure that the seed is a few millimetres below the surface. Roll using a very light roller or a cylinder mower, ensuring the surface is even and level. In the event of unexpected dry weather water thoroughly to field capacity using a fine spray hose and continue to water to maintain a moist soil until complete establishment. Protect newly seeded areas by metal stakes and high visibility tape to restrict access and hand weed out persistent residual weeds and new germinated ruderal weed seed.

3.3.6 Hard Landscape Surfacing and Street Furniture

Where scheduled inspection detects any paved areas, enclosing elements, structures and street furniture are in need of replacement, extension or alteration to function satisfactorily and to minimise risk of injury, then these repairs or renewals should be effected immediately. Relay unit paving where there occurs differential settlement or the units wobble, or are not firmly bedded, jointed or pointed. Ensure that the units are relayed to match the bonding pattern existing on site. Repaint the metalwork where there occurs chipping and flaking, using paint type and colour to match that existing. Repair any fences where rails, braces, panels, etc have become loose or weak. Replace any broken panels or units, carting away the failed materials to skip.

4.0

APPENDIX

4.1

MAINTENANCE OPERATION AREAS



4.2 SCHEDULE OF MAINTENANCE OPERATIONS

Maintenance Operation	Number of Visits (to be dependent on season – where not dependent on season the timing shall be agreed between the Adopting Organisation and the Landscape Management Contractor, indicative timings are shown with a *)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – June (13 weeks)	July – Aug (9 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
<i>GENERAL</i>							
Litter picking	Once per month	Once every 2 weeks	Once per week	Once every 2 weeks	Once per month	24	
<i>PAVING</i>							
Inspection and sweeping	Once per month	Once per month	Once per month	Once per month	Once per month	12	Document any defects, recommend methodology and carry out remedial works as required.
<i>STREET FURNITURE & ENCLOSURES</i>							
Inspection and cleaning of street furniture	Once per month	Once per month	Once per month	Once per month	Once per month	12	Document any defects, recommend methodology and carry out remedial works as required.

4.2 SCHEDULE OF MAINTENANCE OPERATIONS Continued:

Maintenance Operation	Number of Visits (to be dependent on season – where not dependent on season the timing shall be agreed between the Adopting Organisation and the Landscape Management Contractor, indicative timings are shown with a *)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – May (9 weeks)	June – Aug (13 weeks)	Sept – Oct (9 weeks)	Nov –Dec (8 weeks)		
<i>SOFT WORKS</i>							
Weeding planted areas	*	Once per month	Once a month	Once per month	*	7	Weed by hand taking care not to disturb sheet or bark mulch. Remove arisings off site.
Spot herbiciding of planted areas	Once in late March		Once in late June, once in mid August	Once in mid October		4	To occur at approximately 6 week intervals only if required.
Watering shrubs and trees		Once per month	Once every 2 weeks	Once a month (to end of Sept)		10	Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions. Increase watering during hot and dry weather until plants have established.

4.2 SCHEDULE OF MAINTENANCE OPERATIONS Continued:

Maintenance Operation	Number of Visits (to be dependent on season – where not dependent on season the timing shall be agreed between the Adopting Organisation and the Landscape Management Contractor, indicative timings are shown with a *)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – May (9 weeks)	June – Aug (13 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
<i>SOFTWORKS Continued:</i>							
Tidying beds; top up bark mulch levels when necessary.	*	*	*	*	*	1	At each visit as required
Fertilising trees and shrubs		Once in early May		Once in mid-September		2	
Pruning trees and shrubs	*				*	1	As required to sound horticultural practice between October and March.
Replacement of trees and planted areas	*				*	1	As required
Watering amenity grass areas			*			5	Watering frequency should be adjusted by the Landscape Management Contractor depending on climatic conditions.
Green screens – check structure and trim plant		*		*		2	

4.2 SCHEDULE OF MAINTENANCE OPERATIONS Continued:

Maintenance Operation	Number of Visits (to be dependent on season – where not dependent on season the timing shall be agreed between the Adopting Organisation and the Landscape Management Contractor, indicative timings are shown with a *)					Total number of visits per year	Additional Comments
	Jan – March (13 weeks)	April – May (9 weeks)	June – Aug (13 weeks)	Sept – Oct (9 weeks)	Nov – Dec (8 weeks)		
Edging of amenity grass areas with half moon tool		One visit		One visit		2	
Cutting wildflower areas (including wetland) and strimming margins	As required from start of growing season			Once	As required from finish of growing season	2	Strim when no frost or snow is present on the ground.