

sharman architecture

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Project:	Land at Blackbird Close, Crowland.
Planning:	Planning conditions.
Date:	26 th May 2026.

Planning permission reference no:
H02-0128-26
Dated 28 th APRIL 2026

Condition C11:

Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses, in the opinion of the Local Planning Authority, shall be made good as and when necessary.

Answer.

Please refer to enclosed hard and soft landscape plan reference number MB/30/A together with following Landscape maintenance and implementation regime details.

revision
A 26/05/2026 DRAWING FIRST ISSUED

NOTES
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HARD SURFACES

ACCESS WAY & DRIVEWAYS & PATHWAYS
THE ACCESS WAY AT THE ENTRANCE IS EXISTING AND IS TO BE WIDENED TO THE PROFILE SHOWN.
THE ACCESS WAY IS THEN TO BE FINISHED WITH 200MM X 100MM X 60MM BRINDLE CONCRETE BLOCKS UP TO THE EDGE OF THE GARAGE TO PLOT 3 AND THEN AN 18MM GRAVEL FINISH WILL BE USED TO MATCH THE EXISTING EXISTING DWELLINGS TO THE EAST.

THE DRIVEWAYS TO THE DWELLINGS WILL ALSO BE IN BRINDLE PAVIORS TO MATCH THE ACCESS WAY.

150MM X 50MM SQUARE TOP CONCRETE EDGINGS WILL BE USED TO RETAIN THE EDGES OF THE DRIVES AND ACCESS WAYS AND TO BE SET ON A 300 X 100MM GEN3 CONCRETE BASE AND THEN HAUNCHED LEAVING A 40MM FACE TOT HE KERB.

THE PAVING BLOCKS ARE TO BE LAID ON A 50MM SHARP SAND BASE ON A 300MM TYPE 2 LIMESTONE SUB BASE ON TO A TERRAM 500 GEOTEXTILE. FORMATION LAYER TO BE COMPACTED PRIOR TO ANY WORKS.

LEVEL ACCESS TO BE PROVIDED AT DWELLING ENTRANCES TO PLOTS 1 AND 2 AND TO THE DINING AREA TO PLOT 3.

PATHS TO DWELLINGS TO BE FROM 600 X 600 X 38/50 PAVINGS LAID ON A SUITABLE SUB BASE ON A TERRAM GEOTEXTILE FABRIC. FORMATION LAYER TO BE ROLLED PRIOR TO CONSTRUCTION. PATHS 1200 WIDE TO FRON TOF DWELLINGS AND 600 TO THE SIDES AND REAR.

FENCING

PLOT BOUNDARY FENCING.
TO BE 1800MM HIGH CLOSE BOARDED FEATHER EDGED FENCING.

GARDEN GATES TO GIVE A CLEAR 850MM OPENING AND TO BE PROVIDED WITH 1 PAIR OF ANTI LIFT HEAVY DUTY HINGES, 1 SUFFOLK LATCH AND 1 NUMBER SLIDING BOLT.

FEATHER EDGE FENCING TO BE FROM 90MM X 13M TO 6MM TREATED PALINGS.

ALL COMPONENTS TO BE FROM GREEN TANALISED PRESSURE TREATED TIMBER . PRESERVATIVE TO GIVE A 30 YEAR FENCE LIFE.

PALINGS FIXED TO THREE ARRIS RAILS CUT FROM 100MM X 100MM TIMBER.

FENCING RAILS SECURED TO 125MM X 100MM CONCRETE POSTS AT A MAXIMUM OF 1800MM CENTRES. POSTS SET 750MM INTO THE GROUND IN A 450MM X 450MM GEN 3 CONCRETE BASE

 DENOTES BIN AREAS

ALL GARAGE DOORS TO BE REMOTE CONTROLLED VERTICAL ROLLER SHUTTER TYPE

-  PAVING SLABS
-  GRASS
-  GRAVEL
-  BLOCK PAVIORS

title
SOFT & HARD LANDSCAPE PLANS

scale
1:250 Print at A2

date
MAY 2026

drawn
PS

contract
MARK BLACKBIRD

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SOFT LANDSCAPE

GENERAL
PLANTED LANDSCAPE AREAS MUST BE FREE FROM CONSTRUCTION DEBRIS, LARGE STONES AND WEEDS AT HAND-OVER.
TOPSOIL
IMPORTED TOPSOIL TO BE GOOD QUALITY LOAM, FREE FROM LARGE STONES (50MM OR OVER) AND WEEDS.
TOPSOIL TO BE GENERALLY LEVELLED TO AVOID POOLING AND MUST BE AT LEAST 150MM BELOW DPC LEVEL WHERE IT ABUTS DWELLINGS.
TOPSOIL SHALL BE 400MM DEEP.
TOPSOIL TO BE TREATED WITH 2 APPLICATIONS OF HERBICIDE PRIOR TO PLANTING AND STRICTLY IN ACCORDANCE WITH THE 'CONTROL OF PESTICIDES REGULATIONS 1986' OR OTHERWISE UPDATED / SUPERCEDED LEGISLATION AND FOLLOWING MANUFACTURERS INSTRUCTIONS AND TO BE USED BY QUALIFIED STAFF.
TOPSOIL SHALL BE COMPLIANT WITH BS3882:2007

TURF
GENERALLY GARDENS ARE TO BE LAID WITH GOOD QUALITY TURF WITHOUT RYEGRASS CONFORMING TO BS3963 AND BS4428.
TURF TO BE LAID ON 400MM THICK, GOOD QUALITY, UNCONTAMINATED TOPSOIL.

TREES.
ALL PLANT MATERIALS SHOULD COMPLY WITH THE MINIMUM REQUIREMENTS OF BS 3936: PARTS 1 (SPECIFICATIONS FOR TREES AND SHRUBS) AND 4 (SPECIFICATIONS FOR FOREST TREES) TREES SHOULD BE SUPPLIED PACKAGED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 3936 (NURSERY STOCK).
NOTE: UNDER NO CIRCUMSTANCES SHOULD ROOTS BE ALLOWED TO DRY OUT.
ALWAYS ENSURE THE ROOTS REMAIN COVERED AND MOIST AT ALL TIMES THROUGHOUT PLANTING OPERATIONS.
SITE PREPARATION.
THE SUB-SOIL AND TOP-SOIL SHOULD HAVE GOOD PHYSICAL STRUCTURE, BE FRIABLE, RETENTIVE OF MOISTURE, AND WELL DRAINED.
ON SITES WHERE THIS IS LACKING, OR THE GROUND IS HEAVILY COMPACTED, CULTIVATION OVER THE WHOLE AREA SHOULD BE UNDERTAKEN.
A 1M MINIMUM DIAMETER WEED FREE SPOT SHOULD BE PROVIDED AROUND THE TREE PLANTING AREA.

TREE PITS
EXCAVATIONS FOR TREE PITS SHOULD BE AT LEAST TWICE THE DIAMETER OF THE ROOT SPREAD, AND 1.5 TIMES THE DEPTH OF THE ROOTS OF THE STOCK TO BE PLANTED.
THE BOTTOM AND SIDES OF THE HOLE SHOULD BE FORKED TO BREAK UP THE SUB-SOIL.
EXCAVATED SUB-SOIL SHOULD BE REMOVED FROM THE SITE AND SHOULD BE REPLACED WITH TOP-SOIL, PLANTING COMPOST OR OTHER SUITABLE GROWING MEDIUM.
STAKING
NEWLY PLANTED TREES OVER 1M HIGH SHOULD BE HELD SECURE AT THE BASE VERTICAL STAKES SHOULD BE DRIVEN BEFORE PLANTING AND SHOULD PENETRATE AT LEAST 0.6M BELOW THE BASE OF THE PLANTING PIT AND SHOULD EXTEND ABOVE GROUND LEVEL TO A MAXIMUM OF ONE THIRD THE TOTAL TREE HEIGHT.
THE STAKES SHOULD BE FREE FROM BARK, SNAGS, PESTS AND DISEASES AND SHOULD BE OF SUFFICIENT SIZE (50MM TO 75MM TOP DIAMETER) TO WITHSTAND THE WEIGHT OF THE TREE CROWN WHEN SUBJECTED TO THE NORMAL PREVAILING WIND OF THE PLANTING SITE.
PLANTING
IT IS MOST IMPORTANT TO PLANT TREES AT THE ORIGINAL ROOT COLLAR SOIL DEPTH.
THE SOIL MARK ON THE STEM IS AN INDICATION OF THIS AND IT SHOULD BE MAINTAINED ON THE FINISHED LEVEL, ALLOWING FOR SETTLING OF THE SOIL AFTER PLANTING.
COMPOST IN CONTAINERS SHOULD BE MOIST BEFORE PLANTING AND BEFORE CONTAINERS ARE REMOVED.
ANY BROKEN OR DAMAGED ROOTS SHOULD BE CUT BACK TO SOUND GROWTH;
HEAVILY COILED ROOTS ON CONTAINER GROWN PLANTS SHOULD BE EASED FROM THE ROOT BALL OR CUT.
BARE ROOTS SHOULD BE SPREAD EVENLY IN THE PLANTING PIT.
DURING BACK FILLING AROUND THE TREE THE SOIL SHOULD BE LIGHTLY FIRMED TO ENSURE CLOSE CONTACT WITH THE ROOTS.
FIRMING SHOULD BE SUCH AS TO ENSURE THAT THE ROOTS WILL BE HELD SECURE IN THE SOIL AND THAT PENETRATION OF MOISTURE WILL NOT BE RESTRICTED.
TYPING
EACH TREE SHOULD BE SECURED TO THE STAKE SO AS TO PREVENT EXCESSIVE MOVEMENT.
THE TREE SHOULD BE SECURED AT THE TOP OF THE STAKE.
TIES SHOULD BE CHECKED AFTER SEVERE GALES AND AT LEAST TWICE A YEAR, AND SHOULD BE ADJUSTED OR REPLACED TO ALLOW FOR GROWTH.
THEY SHOULD BE REMOVED AS SOON AS ANCHORAGE HAS BEEN ACHIEVED.

SHRUBS / TRANSPLANTS ETC
SHRUBS AND TRANSPLANTS SHALL BE PLANTED IN PITS 300 X 300 X 400MM DEPTH (AS PER BS4428:1989) AND THE BACKFILL SHALL INCLUDE 3 LITRES OF PEAT FREE TREE AND SHRUB COMPOST. WHERE TWO OR MORE SHRUB SPECIES ARE INDICATED WITHIN A SINGLE BED EACH SPECIES SHALL BE RANDOMLY THROUGHOUT THE BED IN GROUPS OF 3 / 5.

HEDGES
ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPROPRIATE BRITISH STANDARDS CURRENT AT THE TIME OF TENDERING.
BS 4428 1969 DEALS WITH GENERAL LANDSCAPE OPERATIONS.
ALL PLANTS TO BE OF BRITISH PROVENANCE AND TO CONFORM TO BS 3936 1992 NURSERY STOCK WHERE APPLICABLE.
PLANTING TO BE IN TWO STAGGERED LINES, WITH THE DISTANCE BETWEEN PLANTS WITHIN THE LINES BEING 30CM AND BETWEEN THE LINES 45CM.

HEDGE PLANTING

MIXTURE AS FOLLOWS:
HAWTHORN (CRATAEGUS MONOGYNA) 100% with 60cm Acorn spiral shelters.
PLANTING TO BE IN 2 STAGGERED LINES WITH THE DISTANCE BETWEEN PLANTS WITHIN THE LINES BEING 300mm AND BETWEEN THE LINES 450mm

 HEDGE SHOWN THUS

TREES

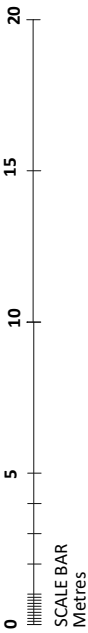
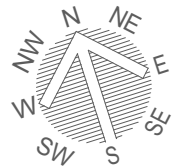
ALL TREES TO BE HALF STANDARDS WITH A GIRTH OF 80 - 100mm

 TREES SHOWN THUS

SHRUBS

ALL SHRUBS TO BE IN A MINIMUM OF 2 LITRE POTS

 SHRUBS SHOWN THUS



PETERBOROUGH ROAD

BIN PARK AREA PLOTS 1 & 2
2M X 2M VISIBILITY SPLAY

5 NUMBER NATIVE BRITISH TREES.
THE TWO TO THE LEFT OF THE DRIVE TO BE HAWTHORN (CRATAEGUS MONOGYNA)
THE THREE TO THE RIGHT OF THE DRIVE TO BE SILVER BIRCH. (BETULA PENDULA)

EXISTING VISIBILITY SPLAY

SALIX HOUSE

SOFT LANDSCAPE PLANS

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LAND AT BLACKBIRD CLOSE,
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MAY 2026

LANDSCAPE IMPLEMENTATION PLAN

IMPLEMENTATION TIMESCALE

Planting and turfing works are to commence after building and infrastructure works are completed. At this stage a specific date cannot be given but it will be at the first available date during the bare root planting season for the trees.

Grass and shrubs can be when available during the normal year and after works are complete as stated above.

Management and maintenance of the landscape scheme would commence following certified practical completion of the landscape works.

MAINTENANCE AND PLANTING DEFECTS LIABILITY

(Initial 12 months following Practical Completion)

Pre-practical completion maintenance to conform to the specification for post-practical completion maintenance - Specification to be confirmed with client.

All work shall be carried out in accordance with good horticultural and landscape management practice, and by competent, experienced and skilled operatives.

Carry out all operations necessary to ensure the establishment and continued thriving of all plant material (including grass)

GENERALLY

All operations to be carried out at appropriate seasonal times and in appropriate weather condition for the work in hand.

All planting works shall be carried out in accordance with BS 4043, BS 4428 and BS 5837.

Container grown plants may be planted at any time of year if ground and weather conditions are favourable and there is a commitment to additional establishment maintenance, watering and replacement of plant failures.

In this case it has been decided that the works to lay the grass turves can be carried out as above.

Trees and hedges will be installed in the bare root planting season.

This runs from November to the end of March.

Workmanship and materials not specified shall conform to the appropriate British Standards.

All work shall be carried out in accordance with good horticultural practice, and by competent, experienced and skilled work people.

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN.

INTRODUCTION

The following sets out the approach to maintenance and the management of the landscape to the project. The responsibilities for the management of landscape are anticipated to be allocated as follows:

- Private gardens.
Will be owned and managed by the developers until they are sold.
In the case of individual house occupiers, details of the proposed maintenance regime will be provided for guidance but unfortunately cannot be readily enforced.

DESIGN STATEMENT

- The landscape has been designed to integrate the development into the local landscape character as well as complement the architecture of the new development to give a distinctive sense of place.

MAINTENANCE CONTRACTORS

- A water supply will be provided on site and the Contractor is responsible for maintenance and any necessary replacement of any equipment damaged by the Contractor in connection with this.
- The Contractor will not be allowed to leave anything on site which could cause a fire.
- The Contractor is responsible for all flammable materials and security of their equipment and plants at the site.
- Should during the course of maintenance the Contractor or any person associated with the Contractor directly or indirectly cause or allow to be caused any damage to any property, this damage must be repaired without delay.
- Whilst working on site the Maintenance Contractor will be required to work within the framework of all Health and Safety Legislation. To do this it may on occasion be necessary to provide protective works to safeguard the public and property. This will be at the Contractor's expense.
- The Contractor will at the request of the relevant body, provide all necessary documentation to ensure compliance with the necessary Health & Safety legislation.

GRASS AND LAWN AREAS MANAGEMENT ESTABLISHMENT & MAINTENANCE

- The Contractor shall maintain all grass in accordance with good practice in accordance with BS 7370-3.
- During the dormant season keep grassed areas clear of fallen leaves and other debris, to prevent the grass yellowing.
- The first cut in the spring grass must be cut no lower than 40mm with sharp grass cutter.
- During the growing season, grass areas shall be mown at least ten times or as necessary, at intervals of not more than 10-14 days depending on growing conditions. Grass shall be cut using a sharp cutter, all grass areas are to be maintained between 20mm and 40mm at all times and remove arisings from site. If the grass is still growing late in the season, in the autumn, the sward should be cut no lower than 40mm.
- If grass is under heavy shade must be allowed to seed before cutting.
- If the Contractor feels that inclement weather may prevent mowing from taking place, the relevant body must be contacted and authorisation requested to suspend mowing. If so, mowing will resume as soon as possible, and all clippings removed from the site.
- Bare patches to be re-sown using suitable grass seed approved by Client.
- Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with a mixture of fine compost and damp peat substitute lightly rolled in and the grass allowed to grow through before cutting.
- Generally levelling hollows and bumps to BS 7370-3 clauses 12.4 and 12.5

- Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the mix as set out in 5.8 above plus equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- Hollows repaired as above shall be kept watered as necessary until the turf has fully married in.
- Damaged edges in grass must be re-formed to BS 7370-3
- All areas where bulbs are present should remain uncut from time of bulb emergence until 1st June, at which point all debris should be removed following the first cut.
- In early autumn, spike the lawn using suitable, approved tools at 10cm intervals, and to the same depth to aerate it. Following this a top dressing of sand, peat and soil should be applied.
- If moss becomes a problem seek authorization from the relevant body to apply suitable and approved moss killer, following manufacturer's instructions and rake out dead moss.
- Grassed areas, excluding flower meadows, should be fed with a slow release fertilizer in mid to late spring. This should be liquid or granular general purpose fertilizer and should be approved by the relevant body.
- If it is felt necessary, all grassed areas should have a second feed of fertilizer in early in mid-autumn. This should be liquid or granular general purpose fertilizer and should be approved by the relevant body.

PLANTING GENERAL

- All beds should have neat tidy appearance at all times.
- All plants shall be watered as may be required to retain healthy growth, especially during drought.
- Soil must be checked for settlement annually and if necessary topped up.
- All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. meter in May. This should be slow release from e.g. *Enmag* or similar.
- Where applicable, planting beds should have a clean, vertical edge between 75mm-100mm high. This should be checked and tidied during the dormant season, generally November to March
- Persistent weeds in planting beds may be treated with selective, approved, herbicide with the prior approval of the relevant body. This should only be applied by trained, qualified personnel wearing protective clothing; they must be fully aware of any potential dangers to themselves and the public.
- If the soil in planting beds becomes compacted (all planting areas under trees should be checked annually) the soil must be aerated by pricking to aerate the soil of root areas. The soil crust must be broken to reduce soil lumps to crumb and the soil levelled. Attention must be paid so that no plants or their roots are damaged.
- Following strong winds, frost heave and other disturbances all trees and shrubs should be checked and re-firmed by treading carefully around the base
- Litter should be picked from all planting beds at bi-weekly intervals and removed from site. If possible, litter should be separated into different materials, eg paper, cans, bottles, plastic and recycled.

SHRUBS Shrub planting establishment and maintenance

- Shrubs shall be annually pruned as necessary and as per notes set out on planting schedules.
- Shrubs must be checked and pruned annually if encroaching on paths, obscuring windows or signs.
- After pruning shrubs, feed with approved organic fertilizer.
- All shrubs must be pruned when necessary to maintain them within the site boundary
- Once established, any support canes shall be removed from the shrubs.
- Shrub beds to be kept free of weeds at all times. All weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from the site. Should maintenance personnel feel it necessary to apply a herbicide to remove persistent weeds the approval of the Client should be sought prior to any application taking place.
- Paths to be kept free from overhanging obstructions to a height of 2m at all times.

- All plants shall be regularly inspected for stability and firmed as necessary at the same time. Stakes shall likewise be checked for firmness any plant ties inspected and made good if required.
- Shrubs are to be pruned to BS 7370-4 and according to Royal Horticultural Society guidelines.
- Should shrubs become too tightly packed and impenetrable it might be necessary to thin some of them in order to maintain healthy growth for the majority of shrubs. Advice and agreement should be sort from the relevant body prior to this work commencing.
- Should pests and/or diseases become prevalent, the Contractor should treat the plants as necessary after receiving authorisation from the relevant body.
- Should the Contractor wish to carry out any pruning for Health and Safety reasons, prior authorisation must be sought from the relevant body.
- In addition to the normal maintenance regime, the relevant body may instruct the Contractor to carry out pruning for Health and Safety reasons.
- Any pruning carried out in the bird breeding season i.e. mid-March to June should be avoided, if pruning is unavoidable at this time, approval should be sort from the relevant body and due care and attention must be paid so as not to disturb any nesting birds.
- Within reason, all dead or inappropriate plants should be removed at the request of the relevant body.
- Where shrubs are grown in planters, they should be irrigated as necessary to ensure the health of the plants.

HEDGES Hedge planting management objectives

- Hedges should be kept neat and tidy and once they have achieved the desired height they must be maintained at that height, the finished height of each hedge will be marked on planting plans and noted in planting schedules.
- Hedges must be kept healthy, thick and impenetrable.

Hedge planting establishment & maintenance

- New hedges will be inspected twice annually until they are fully established during this time they should be cut to ensure a tidy appearance and encourage even growth.
- Thinning will be carried out on a three – five year basis or as required to BS 7370-4
- The Hawthorn and the Escallonia hedge require pruning at different times. Escallonia requires pruning once a year and after flowering Hawthorn requires pruning in March.
- Annual monitoring will be undertaken of hedgerow quality and species composition during the first five years then every three years.
- Dead leaves and litter must be cleared from the base of hedges by hand at the same time as pruning, cutting or trimming takes place.

CLIMBERS Climbing plants management objectives

- To create areas of vertical planting to visually enhance walls and buildings.
- To create a matrix of vertical wildlife habitats across the site.

Climbing plants establishment & maintenance

- Trailing and climbing plants shall be assisted in their growth by securing growing leaders where necessary.
- All ties should be checked annually and removed or repositioned as the plants grow.
- Supports for climbers, eg wires or trellis should be checked for stability annually.
- Self clinging and supported climbers will need to be checked annually and, if necessary, pruned to keep them clear of openings and gutters.
- All pruning of climbers should be as per Royal Horticulture Society guidelines.

HERBACEOUS / PERENNIAL & ORNAMENTAL GRASS PLANTING

Not applicable

TREES GENERALLY

- Prior to starting work it should be agreed which trees require pruning or any other tree work.
- All tree work to BS 3998 and Health and Safety Executive 'Forestry and arboriculture safety leaflets.
- Minor pruning of dead or damaged wood shall be allowed for annually between November and February.
- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention; give notice if detected.
- All trees must be watered as necessary for their establishment.
- Tree pits shall be kept free from established weeds at all times.
- All epicormic growth shall be removed off all trees to a height of 3m.
- All areas of hard standing should be kept free from overhanging branches up to a height of 2m.
- Any trees overhanging sports areas and impeding play must be reported immediately to the Client.
- Where a tree is removed from a site by the Contractor due to arboricultural reasons, the area must be re-instated, levelled and re-turfed, re-asphalted or other appropriate material.
- When a tree has been removed by the Contractor due to vandalism, the Contractor shall liaise with the relevant body or Tree Officer to ascertain what is to be done regarding the tree pit. Should it be required, the tree pit will be dealt with as per Paragraph above.
- Wound bleeding should be prevented in accordance with BS 3998, clause 8
- Disease transmission should be prevented in accordance with BS 3998, clause 9 and Appendix B
- Planters containing trees should be fed with a suitable fertilizer annually.
- Tree pits filled with hoggin, tree pit aggregate or similar porous hard materials should be checked annually for settlement, if this is excessive it should be reported to the relevant body who may instruct for the material to be topped up.
- Unless otherwise instructed all arisings must be removed from site.
- Permission must be sort for chipping or shredding on site.
- Site must left clean and tidy following all maintenance operations on site.

NEW TREES

Trees establishment & maintenance

- All work should be carried out in accordance with the British Standard Recommendations for Tree Work, BS 3998 and undertaken by qualified arboriculturists from the clients approved list, or from the Arboriculture Association's list of Registered Contractors.
- The trees should be checked six monthly for the first five years following planting for signs of deterioration or distress and the appropriate actions undertaken where a potential safety hazard is identified.
- Tree stakes and supports must be inspected and adjusted as the trees establish and grow. Tree supports and ties must be removed once trees are fully established.
- Once trees have been established for five years following planting they should be checked annually for signs of deterioration or distress and the appropriate actions undertaken where a potential safety hazard is identified.
- Deciduous trees should be pruned during their dormant period, November to March.
- Prunus species should be pruned between April and July to reduce the chances of silver leaf disease.

LEAF FALL ON SOFT LANDSCAPE AREAS

- The Contractor shall ensure the prompt clearance and proper disposal of leaves, twigs, blossom, tree fruit and seeds so as not to cause damage to hard surfaces, lawns and planted areas. This may be varied on some shrub beds where agreed with the relevant body.
- The Contractor shall maintain and use the facilities for the composting of leaf litter within the sites to be instructed by the relevant body.
- Mechanised blowers can be used for this function after authorisation has been given from the relevant body.
- Some leaves may be left in shrub beds after authorisation has been given from the relevant body.

MONITORING & REVIEW

- An audit should be undertaken annually to provide an objective audit of the current situation, this should include consultation with local residents groups.
 - Any concerns or issues raised at the above audit should be validated.
 - Tested and validated areas of concern that have been identified as potential issues, but never before substantiated or supported by statistical evidence, should be addressed and, where appropriate, alterations made to the management plan
-