WOODGATE

Developments Ltd.

Management and Maintenance Schedule

25a HIGH STREET GOSBERTON SPALDING

SCHEDULE IN ACCORDANCE WITH DRAWING:

L-WOO-074-SLPP

MANAGEMENT OBJECTIVES

The overriding objective of this management plan is to ensure that all POS, bin collection points and attenuation pond are well managed and are safe and welcoming places, which are managed in a sustainable and ecologically sensitive manner.

The management and maintenance responsibilities of the POS, bin collection points and attenuation pond shall fall under the remit of a private management company that will be set up for that purpose.

Where the areas of POS, attenuation pond and bin collection points are completed and the development Is not complete, Woodgate Developments will maintain all of these areas.

On completion of the development a management company will be set up, where a member of each dwelling will be a director. Each household/director is to pay into the company for the maintenance of the POS, attenuation pond and bin collection point areas.

MAINTENANCE ITEMS

To achieve the overall objective, all maintenance will be undertaken by a competent landscape contractor. Where practicable, waste materials removed from site should be recycled.

PRIVATE DRIVES
Private drives will all be divided equally between plots where necessary, and will each own part of the private drive and will be responsible for this area.
Plots 6-11
Plots 38-42

BIN COLLECTION POINTS
To be kept clean at all times and maintain surrounding fence.

POS - SOFT LANDSCAPING

All new planting, including grass

Prescription		Frequency	When
Dead/dying	Replace/reseed in the current planting season with the same species and sizes unless alternatives have been approved in writing by the local planning authority.	Annually	Oct-Mar

Newly planted trees

Prescription		Frequency	When
Water	Until established	Weekly or more frequently in dry spells	Anytime
Mulch	A 300mm radius of the trunk to be top dressed with untreated bark chip to a depth of 100mm	Annually	Feb-April
Spray	A 300mm radius of trunk to be treated with a contact herbicide (exc. whips)	Annually	April-May
Spiral guards and canes	Remove cane	Year 3	Anytime
	Remove spiral guard	Year 5	
Strim guards	Check and replace if missing	Annually, years 1-5	Anytime
	Remove	Year 6	
Ties and stakes – standard trees (planted with a 'H' staking system) **Underground anchors**	Check and adjust	Twice a year & after severe weather	Anytime
	Remove ties and the crossbar. Retain upright stakes to protect against strimmer/mower damaged.	Year 3	
	Remove/untie	Year 5	
Weeds (whips)	Within a 0.5 metre, hand weed any weeds outgrowing the tree.	Twice a year	May & Sept/Oct

Existing native hedges

Prescription		Frequency	When
Sides (only)	Cut back current season's growth. Arising to be left on site.	Annually	Feb
Lay	Lay and remove arisings off site	Every 5-10 years	Nov-Jan
Gap up	As needed with whips to match existing hedge species	Annually	Oct-Feb

Amenity grass

Prescription		Frequency	When
Litter	Removed before cutting (do not mow over).	Every cut	Mar-Nov
Mow (height)	Max 80mm, min 40mm	14 times per year	
Arisings	Mulched and spread evenly across the sward	Every cut	

Shrub beds

Prescription		Frequency	When
Water (year 1)	To aid establishment	Weekly	April-Sept
Prune	In line with good horticultural practice for each plant species, prune as recommended	Annually	Various
Arisings	Collected and removed from site	Each cut	

Attenuation Pond

- Remove trash, debris, and litter, monthly or as required.
- Cut grass – landscaped areas and access routes, monthly during growing season, or as required.
- Cut grass – meadow grass in and around basin, half-yearly: spring (before nesting season) and autumn.
- Inspect marginal and bankside vegetation and remove nuisance plants (for first 3 years): monthly at start then as required.
- Inspect inlets, outlets, banksides, structures, pipework etc for evidence of blockage and/or physical damage: monthly.
- Inspect water body for signs of poor water quality: monthly (May – October)
- Inspect silt accumulation rates and establish appropriate removal frequencies; undertake contamination testing once some build-up has occurred, to inform management and disposal options: half-yearly.
- Check any mechanical devices, e.g., vortex flow control unit: half-yearly.
- Hand cut submerged and emergent aquatic plants (at minimum 100mm above pond base; include max 25% of pond surface): annually.
- Remove 25% of bank vegetation from water's edge to a minimum of 1m above water level: annually.
- Tidy all dead growth (scrub clearance) before start of growing season (Note: tree maintenance is usually part of overall landscape management contract): annually.
- Remove sediment from any forebay: every 1 – 5 years, or as required.
- Remove sediment and planting from pond when pond volume is reduced by 20%: With effective pre-treatment, this will only be required rarely, e.g., every 25 – 50 years.
- Re-plant, where necessary: as required.
- Repair erosion or other damage: as required.
- Aerate pond when signs of eutrophication are detected: as required.
- Re-align rip-rap or repair other damage: as required.
- Repair / rehabilitate inlets and outlets: as required.