

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Landscape Management Plan

Tan Y Bont, Main
Road, Rhosrobin,
Wrexham

Ref: 1421.21

February 2021
(See revision dates below)

Rev	Date	Details
A	25 th August 2021	Updates based on Site Layout Rev K
B	3 rd September 2021	Minor amendments
C	29 th September 2021	Minor amendments
D	21 st October 2021	Minor amendments to Planting Plans based on Tree Officer's comments
E	1 st March 2022	Updates based on Site Layout Rev O
F	6 th March 2022	Updates based on Site Layout Rev Q

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1421.21

Landscape Management Plan

Of

Tan Y Bont, Main Road, Rhosrobin, Wrexham

For

Castle Green Homes

17th February 2021

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Appendix 1 - P.1421.21.04 Revision E Planting Plan (9 sheets)

Appendix 2 - P.1421.21.05 Revision E Landscape Management Areas Plan

1.0 Introduction

- 1.1.** Ascerta has been instructed by Castle Green Homes to carry out a Landscape Management Plan for land at Tan Y Bont, Main Road, Rhosrobin, Wrexham (hereafter referred to as the site). Our client seeks planning consent to develop the site for the erection of 189 residential units with associated access roads and an area of public open space.
- 1.2.** The detailed soft landscaping scheme is shown on the following drawing: *P.1421.21.04 Revision E Planting Plan (9 sheets)*.
- 1.3.** This Management Plan covers a period of 25 years and it should be reviewed at the end of this period based on the condition of the site at that time to ensure the initial objectives are being achieved. The recommendations from the ecological reports are included within the management prescriptions.

2.0 Existing Site Description

- 2.1. The site is located the east of the Rhosddu Industrial Estate, to the North of Wrexham and measures 15.78 hectares, comprising predominantly grazed fields with small areas of woodland. Scattered trees and hedgerows are present along the boundaries with areas of amenity grassland abutted by mature hedgerows. This management plan also includes a public right of way which runs from the southern boundary to the northern boundary, which will be kept and enhanced within this proposal (see picture below).



Figure 1 Satellite image showing the proposed development site and public right of way (dashed green lines)

3.0 Proposed Site Description

- 3.1. The residential development proposes the construction of 189 houses with rear gardens. The development includes inner roads, tree planting, ornamental planting beds, public open space and an existing public right of way enhancement.
- 3.2. One new access road will be created from B5425 New Road which will require the removal of existing vegetation. The proposal will also require the removal of a trees and hedgerows within the site to accommodate the development proposal (See *P.1421.21 Ascerta Arboricultural Impact Assessment, Tan Y Bont, Main Road, Rhosrobin, Wrexham*)
- 3.3. Replacement tree and shrub planting including species from the RHS *Perfect for Pollinators* plant lists, will be carried to ensure there is no net loss of tree cover within the site. The landscaping design is shown on *P.1421.21.04 Revision E Planting Plan (9 sheets)* which provides:
- Proposed ornamental planting (Total area: 536m²)
 - Proposed herbaceous planting (Total area: 33m²)
 - Proposed tree planting (Total: 254 trees)
 - Proposed mixed native hedgerow (Total length: 10.5 lin.m)
 - Proposed hornbeam hedgerow (Total length: 791 lin.m)
 - Front gardens turfed (Total area: 6249m²)
 - Wildflower seeding Germinal AberSustain mix (Total: 2831m²)
 - Wildflower overseeding Germinal AberSustain mix (Total: 82099m²)
 - Wildflower seeding, Germinal WFG20 Eco Species Rich Lawn (Total: 2273m²)
 - Mixed landscape buffer as whip planting, for additional wildlife habitat. (Total: 175m²)
 - Mixed native bulb planting (Total: 106m²)
 - Climbers (Total: 28 no.)

The proposed formal hedgerows will include single native species of hornbeam.

The proposed native hedge includes Hazel, Holly, Hawthorn, Blackthorn and Dog rose to ensure no net loss of biodiversity as a result of the tree removal to accommodate the development. These areas will ensure the protection of the ecological features on site.

The proposed mixed landscape buffer will include Hazel, Hawthorn, Holly, Bird Cherry, Blackthorn, Field Rose, Dog Rose, Elder and Guelder Rose.

The proposed mixed woodland will include Silver Birch, Downy Birch, Hazel, Hawthorn, Sessile Oak, Common Oak, and Rowan.

- 3.4. This plan should be implemented in its entirety by a suitable management agent who will be responsible for achieving long term objectives.

4.0 Landscape Design Objectives

4.1. The overall design objectives are as follows:

1. Carry out tree, formal hedge and ornamental shrub planting around the housing plots to soften the development and provide an attractive setting;
2. To include the recommendations of the ecological report by enhancing the existing and proposed site features and increasing the biodiversity of the area;
3. To carry out native planting and tree planting to provide screening where required and increase tree cover by carrying out additional native planting;
4. Installation of bat and bird boxes is proposed to mitigate for potential loss of habitat following tree removal;
5. Habitat enhancement to include planting of native species and a variety of ornamental species to attract pollinators at suitable locations; and
6. To retain natural buffers and other site features and enhance them by good management and species diversification.
7. New native hedgerows, grassland, and scrub areas to serve benefit of any amphibians.

5.0 Management Proposals

The Management Plan has been divided into management areas, each with its own management objective (refer to *P1421.21.05 Revision E Landscape Management Areas Plan*). This plan covers detailed maintenance operations for an initial maintenance period of two years, followed by an establishment period covering years three-five. During this period, the operations proposed will ensure new planting and grass is establishing well and showing healthy growth, and that groundcover planting is provided as per the attached drawings.

Long term management proposals are included for years six to twenty-five (the maturing phase) and this period will involve less intensive management of planting, although ongoing monitoring will be essential to ensure the character of the existing trees/woodland and new native trees / shrubs are maintained and replacement planting is carried out when necessary to ensure good species diversification. Long term management of existing trees or woodland may include some felling of mature trees at the end of their life span to maintain healthy development of the woodland. Any felled trees are to be replaced with a suitable species to retain the character of existing trees/woodland.



Figure 2 Exert from P1421.21.05 Revision E Landscape Management Areas Plan

Although this Management Plan covers a twenty-five-year period, it should be reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved. Additional monitoring of the different habitat areas is essential as natural changes are likely to occur and there could be future changes in legislation, both of which could have an impact on the future management of the site.

5.1. Area 1: Residential Development.

Management Objective: To ensure good establishment of ornamental planting and the maintenance of communal planting areas. To retain and enhance the existing trees and hedgerows to maintain a range of different types and sizes of species, to support a wide variety of wildlife and provide a corridor to allow movement of wildlife. The hedgerows should have a continuous, dense base and adjacent perennial grass margin, although gaps created by badgers for access should be left.

5.1.1 Area 1: Residential Development - Maintenance Phase (Years 1-2)

Feature	Description and specification
Existing trees to be retained:	Re-inspect once and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary. Preliminary recommendations made at the time of the Tree Survey can be found within <i>P.1421.21 Ascerta Arboricultural Impact Assessment, Tan Y Bont, Main Road, Rhosrobin, Wrexham.</i>
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New tree planting:	Water to ensure good establishment. Undertake formative pruning. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New mixed landscape buffer planting:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Replace dead / dying stock in winter.
New formal hedge:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Replace dead / dying stock in winter. Prune if required, to encourage good establishment and water when necessary.
Native mixed hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
Ornamental shrub planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Wildflower and informal grass areas	Cut twice a year, once during the late spring and once after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Remove encroaching moss/ grass annually to keep edging exposed.
Hard surfacing:	Check annually and repair any defects.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.1.2 Area 1: Residential Development – Establishment Phase (Years 3-5)

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Maintenance Phase (Years 1-2) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New tree planting:	Undertake formative pruning if necessary. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New mixed landscape buffer planting:	Undertake formative pruning if necessary. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually. Check stakes/ties and guards are in place and adjust where necessary. Replace dead / dying stock in winter.
New formal hedge:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary remove stakes by the end of year 5. Prune to encourage good establishment and a neat appearance at maximum height of 0.6m.
Native mixed hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. Check stakes and guards are in place and replace where necessary remove stakes by the end of year 5. Prune to encourage good establishment and a neat appearance at maximum height of 1.2m.
Ornamental shrub planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant. Replace any dead stock in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.
Wildflower and informal grass areas	Cut twice a year, once during the late spring and one after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.

Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Annually remove encroaching moss/ grass to keep edging exposed.
Hard surfacing:	Check annually and repair any defects.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.1.3 Area 1: Residential Development – Maturing Phase (Years 6-25)

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Establishment Phase (Years 3-5) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New tree planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Remove stakes and ties where necessary and adjust where necessary. Year 15- carry out inspections on a 5-year rotation to advise on any works to improve quality of trees and maintain safety / prevent any developing hazards.
New mixed landscape buffer planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Thin poorer quality suppressed trees where deemed necessary to encourage better growth of nearby trees. Remove stakes and ties where necessary and adjust where necessary. Year 15- carry out inspections on a 5-year rotation to advise on any works to improve quality of trees and maintain safety / prevent any developing hazards.
New formal hedge:	Weed control by hand to ensure planting area is weed free. Prune to encourage good establishment and a neat appearance at maximum height of 0.6m.
Native mixed hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. Prune to encourage good establishment and a neat appearance at maximum height of 1.2m.
Ornamental shrub planting:	Weed control by hand to maintain weed free area around planting during the growing period. Apply fertiliser twice yearly and top up mulch annually. Prune as necessary to ensure health growth and natural shape of the plant. Carry out replacement of dead plants in winter.
Amenity grass:	Mow every two weeks during the growing season to a height of 30mm. Apply fertiliser annually and spot treat pernicious weeds.

Wildflower and informal grass areas	Cut twice a year, once during the late spring and one after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Annually remove encroaching moss/ grass to keep edging exposed.
Hard surfacing:	Check annually and repair any defects.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.2. Area 2: Public Open Space

Management Objective: To ensure the existing vegetation and the new planting are managed to retain the character and diversity of the area and there is good protection of existing habitats. Monitor and enhance biodiversity of the existing habitats to ensure flora and fauna continue to thrive.

5.2.1 Area 2: Public Open Space - **Maintenance Phase (Years 1-2)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect once and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary. Preliminary recommendations made at the time of the Tree Survey can be found within <i>P.1421.21 Ascerta Arboricultural Impact Assessment, Tan Y Bont, Main Road, Rhosrobin, Wrexham</i> .
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New tree planting:	Water to ensure good establishment. Undertake formative pruning. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New mixed landscape buffer planting:	Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Replace dead / dying stock in winter.
Native Hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 metre high.
Wildflower and informal grass areas	Cut twice a year, once during the late spring and one after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Bulb areas in grass:	Bulbs areas to be left uncut during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.
Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Annually remove encroaching moss/ grass to keep edging exposed.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.2.2 Area 2: Public Open Space - **Establishment Phase (Years 3-5)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Maintenance Phase (Years 1-2) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New tree planting:	Undertake formative pruning if necessary. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually.
New mixed landscape buffer planting:	Undertake formative pruning if necessary. Annually replace dead or dying stock and check stakes and tree ties and adjust / replace if necessary. Hand weed around the base of tree to ensure weed free and top up mulch annually. Check stakes/ties and guards are in place and adjust where necessary. Replace dead / dying stock in winter.
Native Hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 metre high.
Wildflower and informal grass areas	Cut twice a year, once during the late spring and one after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Bulb areas in grass:	Bulbs areas to be left uncut during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.
Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Annually remove encroaching moss/ grass to keep edging exposed.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.2.3 Area 2: Public Open Space – **Maturing Phase (Years 6-25)**

Feature	Description and specification
Existing trees to be retained:	Re-inspect as advised in Establishment Phase (Years 3-5) and specify any applicable management / and any on-going monitoring to ensure trees are safe and to improve / maintain health where necessary.
Existing Hedgerow	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required.
New Tree Planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Remove stakes and ties where necessary and adjust where necessary. Year 15- carry out inspections on a 5-year rotation to advise on any works to improve quality of trees and maintain safety / prevent any developing hazards.
New mixed landscape buffer planting:	Year 10 - Formative pruning of established trees to remove crossing/rubbing branches and any other defects. Removal of competing leaders if considered appropriate. Thin poorer quality suppressed trees where deemed necessary to encourage better growth of nearby trees. Remove stakes and ties where necessary and adjust where necessary. Year 15- carry out inspections on a 5-year rotation to advise on any works to improve quality of trees and maintain safety / prevent any developing hazards.
Native Hedgerow planting	Prune in January / February on a 3-year rotational basis (1/3 per year) and carry out new planting if required. To be maintained at 1.2 metre high.
Wildflower and informal grass areas	Cut twice a year, once during the late spring and one after the flowering season (September / October) to maintain a sward of approximately 40-50mm. The clippings shall be left in situ for 3 days to allow seed drop, then removed to prevent nutrient build up.
Bulb areas in grass:	Bulbs areas to be left uncut during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.
Paths	Existing grass path with stone edgings. Check surface is level and there are no trip hazards. Annually remove encroaching moss/ grass to keep edging exposed.
Fencing / Railings	Check annually, repair any defects and replace when necessary.

5.3. Area 3: Play Area

Management Objective: To provide a high-quality area and ensure that the equipment is safe, the gates and fence are operational to prevent dogs or other possible hazards accessing the area.

To ensure fortnightly playground inspections including a quarterly inspection and an annual inspection carried out by a suitable qualified RPII (Register of Play Inspectors International) operator inspector. All maintenance shall be in accordance with BS EN1176 and BS EN1177.

5.3.1. Area 3: Play Area - **Maintenance Phase (Years 1-2)**

Feature	Description and specification
Fencing:	Check weekly and repair any defects.
Hard surfacing:	Check 2 times a year and repair any defects.
Play equipment:	Check every month or in accordance with manufacturers recommendations, for the operation and stability of the equipment. Repair any damage or replace if required.
Any play equipment with moving parts:	Check weekly, or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Self-closing gate mechanism:	Check weekly or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Litter:	Removal weekly of all litter and debris.

5.3.2. Area 3: Play Area – **Establishment Phase (Years 3-5)**

Feature	Description and specification
Fencing:	Check weekly and repair any defects.
Hard surfacing:	Check 2 times a year and repair any defects.
Play equipment:	Check every month or in accordance with manufacturers recommendations, for the operation and stability of the equipment. Repair any damage or replace if required.
Any play equipment with moving parts:	Check weekly, or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Self-closing gate mechanism:	Check weekly or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Litter:	Removal weekly of all litter and debris.

5.3.3. Area 3: Play Area – ***Maturing Phase (Years 6-25)***

Feature	Description and specification
Fencing:	Check weekly and repair any defects.
Hard surfacing:	Check 2 times a year and repair any defects.
Play equipment:	Check every month or in accordance with manufacturers recommendations, for the operation and stability of the equipment. Repair any damage or replace if required.
Any play equipment with moving parts:	Check weekly, or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Self-closing gate mechanism:	Check weekly or in accordance with manufacturers recommendations, for any damage and repair or replace if required.
Litter:	Removal weekly of all litter and debris.

6.0 Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for a one year period, to be repeated for the first five years and should be reviewed on an annually to allow for any changes that may be required as the site develops and matures.

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
OPERATION												
Management of existing trees/ woodland												
Inspect for hazards and deteriorations in health and/ or structural integrity								X				
Pruning	In accordance with recommendation made during inspection / identification of work											
Other works	In accordance with recommendation made during inspection / identification of work											
New tree and shrub planting												
Water as required to ensure good establishment				X	X	X	X	X	X			
Basic formative pruning	X											
Check stakes and tree ties and adjust / replace if necessary and hand weed around base	X				X				X			
Top up mulch											X	
Carry out replacement of dead or dying stock											X	
Management of amenity grass												
Mow every two weeks during spring / summer to a height of 30mm				X	X	X	X	X	X	X		
Spot treat pernicious weeds					X			X				
Apply fertiliser			X									
Wildflower and informal grass areas												
Mow twice a year to a height of 40-50mm				X					X			
Spot treat pernicious weeds					X			X				
Apply fertiliser			X									
Ornamental shrub planting												
Weed control					X		X		X			
Water as required to ensure establishment				X	X	X	X	X	X			
Apply fertiliser				X				X				
Top up mulch											X	
Replacement planting of dead or dying stock											X	
Management of native hedgerow												
Trim on a three-year rotation	X											
Formative pruning to new hedgerow	X											
Monitor and weed around new planting and check and adjust stakes, ties and guards	X				X				X			
Carry out planting to fill any gaps in hedgerow											X	
Replace dead or dying plant stock											X	
Management of other site features												

Check and repair fencing, gates, surfacing and street furniture and repair when required					X						X	
Visually inspect bird and bat boxes and replace if damaged by suitably licenced ecologist.										X		
Crown lift trees above footpaths	X											

7.0 Long Term Maintenance Schedule (Years 6-25)

The long-term management plan is a guideline for the maturing phase of the site. As mentioned earlier this should be reviewed every 5 years as a minimum to take account of site based ecological changes and amendments to legislation.

YEAR	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
OPERATION																				
Management of existing woodland and new trees/shrubs																				
Monitor existing woodland and new native tree/ shrub planting	Annually if appropriate				x					x					x					x
Remove stakes / ties as required	x	x	x	x	x															
Crown lift / thin existing trees					x					x					x					x
Manage native trees and shrub areas	x				x					x					x					x
Monitor for invasive species	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Native Hedgerows																				
Manage hedgerows by trimming 1/3 each year	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Manage hedgerows by planting in gaps	x				x					x					x					x
Formal Hedgerow																				
Prune as necessary to maintain a neat appearance	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Ornamental planting																				
Continue to carry out annual pruning and weed control	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Hard Landscaping																				
Monitor and repair fencing / surfacing and street furniture	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

8.0 Summary

This report described the proposed development and the landscape design objectives.

Set out detailed maintenance objectives for:

- Public open space to make certain the existing vegetation and new planting are managed to retain and enhance the character and diversity of the area. Ensure there is good protection of the existing habitats, specifically the ditch. Monitor and enhance biodiversity of the existing habitats to certify that flora and fauna continue to thrive, providing attractive surroundings for the community and create opportunities for wildlife.
- Play area to provide a high-quality environments area and ensure that the equipment is safe, and gates and fencing are operational to prevent dogs or other possible hazards accessing the area. Ensure fortnightly playground inspections.
- Provide a detailed description of the maintenance operations required for Maintenance Phase (Years 1-2), Establishment Phase (Years 3-5) and Long-Term Management Guidelines (Years 6-25).
- Provide an annual schedule that summarises the maintenance operations required for a one-year period (Years 1-5) and a Long-Term Maintenance Schedule (Years 6-25).