

WHITLEY WOOD FIRE STATION, READING

Landscape Management Plan

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LANDSCAPE MANAGEMENT PLAN

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1 INTRODUCTION

- 1.1 This report has been developed on behalf of The Royal Berkshire Fire & Rescue Service to accompany the planning application for the proposed development at Whitley Wood Fire Station
- 1.2 The site is situated in Reading, Berkshire at Whitley Wood Fire Station.
- 1.3 The report outlines the various landscape elements which will be provided as part of the proposals and puts forward the necessary actions required for their ongoing maintenance and management.
- 1.4 This report supplements the proposed planting plans and accompanying schedules (appended for ease of reference) for the site by identifying the maintenance and management regimes necessary to achieve and maintain the long-term soft landscape objectives for the scheme.
- 1.5 The recommendations contained within this report shall be implemented post practical completion and initial 12-month maintenance and defects period of all soft landscape areas to ensure the effective long-term management of the scheme.

2 LANDSCAPE OBJECTIVES

2.1 The soft landscape works referred to within this report are associated with the proposed development at Whitley Wood Fire Station.

2.2 The broad design objectives of the soft landscape proposals are as follows.

- **Landscape Integration:** to provide an appropriate setting for the new development, responding to adjacent land uses where appropriate.
- **Landscape Amenity:** to respond to the scale and character of the site and enhance the resident, employee and visitor experience.
- **Biodiversity:** to protect, manage and enhance the nature conservation value of appropriate areas of the site.

3 LANDSCAPE ELEMENTS

3.1 The various soft landscape elements are summarised below:

Planting in areas adjacent to the site boundary.

Various tree and hedge planting associated with the soft landscape includes: -

- Formal hedge planting
- Heavy standard and semi-mature trees
- Amenity Grass areas

Performance Requirements

3.2 The performance requirements of these elements are detailed below:

Amenity Grass

- 3.3 Grass species appropriate to the situation and intended maintenance regime to create an even, uniformly coloured sward to cover at least 95% of the relevant area and contain a maximum of 10% herb species.
- 3.4 Maintain amenity grass areas at a height of 35mm throughout the growing season,
- 3.5 Provide an even dense sward free of dips, hollows and other obstacles suitable for general amenity and informal recreation.

Hedge Planting

- 3.6 Provide effective and consistent vegetated barrier to contain neighbouring land uses and demark different areas of activity and / or ownership whilst adding to the overall green infrastructure of the scheme.
- 3.7 The location of the hedgerow shall be a consideration to the exact degree of maintenance including ultimate heights so as not to impede of visual permeability at key locations.
- 3.8 Formal hedgerows shall be cut at least annually during the growing season to maintain healthy vigour and a dense structure with all arisings removed off site.
- 3.9 Mixed native hedgerows shall be cut on a 3 year rotation with alternate sides cut in years 1 and topped and topped in year 3 to maintain an even shape and dense screen. Cutting shall only be carried out in the Autumn and maintained at between 1.2 - 1.8m in height.

Individual Trees

- 3.10 Individual trees planted as specimens or in groups include ornamental and native species.
- 3.11 Where they immediately adjoin roads or foot and cycle paths they shall have a clear stem up to 2m from the ground to prevent physical or visual encroachment to pedestrian, cycle and vehicle routes. A balance canopy shall be maintained with a central leader.
- 3.12 Where trees are away from routes, in areas of larger open space the lower branches can be retained to allow a fuller or feathered appearance .
- 3.13 They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species with any redundant stakes, ties and shelters removed and disposed of off site.
- 3.14 Provide an important structural presence to the overall landscape setting of the development, including enhancing legibility by acting as focal points and reinforcing site layout. They shall offer seasonal interest and consider species diversity to reduce susceptibility to disease.
- 3.15 Where necessary formative training or supporting structure maybe required to ensure the climbers grow as intended to provide vertical interest and effective covering.
- 3.16 Provide visual relief to the built form and enhance the setting of ornamental planting, as well as offering an opportunity for nesting birds and insects.

Existing Vegetation

- 3.17 Protect, conserve and enhance existing trees and hedgerows where retained to maintain a mature green infrastructure for the development,
- 3.18 Continual tree and hedgerow lines provide important wildlife corridors which shall be enhanced wherever possible to support the movement and feeding for birds, mammals and insects.
- 3.19 Vegetation shall be maintain in a sympathetic manner to ensure species replicate their natural form including imperfections and local characteristics.
- 3.20 Annual inspections shall be carried out to ensure the structural integrity, health and vigour of trees and hedgerows and any remedial works carried out as required.
- 3.21 Provide an established landscape setting for the scheme offering instant maturity and sense of place to the built form and demonstrating integration of existing landscape features into development. The green infrastructure shall be conserved, managed and enhanced for the benefit of the site and the wider setting.

4 WORKMANSHIP

4.1 Where and to the extent that materials and workmanship are not fully specified they are to be:

- a. Suitable for the purposes of the stated objectives;
- b. In accordance with good horticultural practice or the current British Standard with particular reference to:
 - **BS 3998**: Recommendations for tree work
 - **BS 4428**: Code of practice for general landscape operations
 - **BS 7370**: Grounds maintenance

Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Part 2: Maintenance of hard areas.

Part 3: Maintenance of amenity and functional turf (other than sports turf).

Part 4: Maintenance of soft landscape (other than amenity turf).

4.2 Health & Safety:

The contractor shall refer to the sites Health and Safety File for residual risks and ensure strict compliance to any health and safety measures set out. All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. The contractor shall carry out his own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.

5 RESPONSIBILITIES FOR MANAGEMENT

- 5.1 All maintenance and management of soft landscape areas within shared estate and public open spaces will be undertaken by a suitably qualified landscape management contractor on behalf of Royal Berkshire Fire & Rescue Service, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.
- 5.2 The maintenance works shall be monitored and supervised by an independent, suitably qualified person; to whom will be responsible for the establishment and completion of the maintenance works.
- 5.3 Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years of establishment, the works shall be inspected 3 times (during the growing season) and thereafter the works shall be inspected annually.
- 5.4 The nature of soft landscape elements as a dynamic entity means that the management requirements shall be required to be reviewed periodically to ensure that they are still achieving the overarching objectives and any adjustments made to practices and / or frequency to bring the scheme in line with the management requirements.

6 SCHEDULE OF MAINTENANCE

6.1 The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined in the following 'Landscape Management Schedule' which sets out those tasks over a 5 Year period. A table of 'Typical Annual Calendar of Operations' is also contained within this section for ease of reference for those operations which would typically expect each year, but this should be cross referenced with the long term (phased) schedule of operations.

6.2 **Health & Safety:**

The use of the site as an employment and training area means that there are frequent vehicle movements including cars and delivery vehicles with inherent health and safety considerations. In all cases maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and users of the site. The contractor shall refer to the Health and Safety File for residual risks and ensure provision of safety equipment as necessary. In addition, the contractor shall carry out his own risk assessment to assess actual conditions present at the time of operation.

6.3 **General Amenity Grass**

- Reseed and repair all areas which fail to establish or become damaged as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Generally, mow established areas at regular intervals throughout the growing season to maintain a maximum sward height of 35mm.
- Remove all arisings.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate thin areas as required.

6.4 **Hedgerow and Trees:**

- Check, adjust and replace tree support systems and tree grilles / guarding as necessary during establishment period. Remove tree ties and stakes following establishment of trees after three growing seasons.
- Remove redundant tree support systems once trees are fully established.
- Formative pruning as necessary to establish a well-balanced head appropriate to the species and purpose with respects to hedgerow planting.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998(2010) 'Tree Work – Recommendations' or to remove growth obstructing paths, carriageways, lighting and signs.

6.5 Plant Nutrition

- Apply plant nutrients / fertiliser only if poor growth and signs of deficiency appear subject to soil/leaf analysis and further advice.

6.6 Watering

- Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required.
- Watering of trees will be required weekly for the first three growing seasons, between April and October. Watering should be of a sufficient amount depending on stock size. Approximately 25 litres of water for 12-14 cm girth; 80 litres of water for 18-20 cm girth, 100 litres of water for 20-25 girth and 120+ litres of water for +35 cm girth trees.

6.7 Pesticides Generally

- No pesticides shall be used except with the prior written approval of The Royal Berkshire Fire & Rescue Service (or the management company). In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.
- The use of chemicals in SUDS areas is prohibited unless permission is sought through the employer of the Environment Agency and the employer receives written permission.
- The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.
- Maintain 200mm wide safe mowing margin along base of perimeter fence via approved herbicide treatment.

6.8 Hard Landscape

Performance Requirements / Objectives

- Maintain all hard paved surfaces are in a clean and safe state of use.
- Refix/repair and/or replace any damaged elements as necessary to maintain all street furniture in a fully operational condition.
- Carry out monthly inspections to all signage and carry out any repairs as necessary to maintain all items / surfaces in a condition fit for its originally intended purpose
- Keep all hard landscaped surfaces clear of litter and graffiti.
- Repair surface which are worn, damaged or vandalised.

- In addition to, and at the same time as, the general litter and refuse clearance is being carried out, all paths, hard surfaces and gullies shall be cleaned.

Sweeping of Hard Landscape Surfaces

In the areas specified, surfaced areas shall be maintained clear of litter, twigs, leaves, glass, debris and similar at all times. The term 'sweeping' is deemed to include the raking of hoggin/gravel or similar surfaced paths with a Springbok rake or similar approved implement. All arisings from site shall be removed at the end of each work period and taken to the designated location for disposal. Gulley traps and drains to be inspected and cleared of hoggin/gravel.

The Management Company shall be informed immediately they are aware of any occurrence of acts of vandalism to these areas.

Weeds

Maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. If wished to employ any chemical methods for this particular item, it shall be with the written approval of the Management Company. Weed growth is deemed to include the removal of moss.

Additional Sweeping

It may be required to undertake additional areas of sweeping as specified above, outside the normal routine sweeping.

Clear Snow and Supply and Apply Rock Salt

At times of inclement weather, it may be required to clear snow and ice and apply approved rock salt, evenly spread at 20 grams per square metre, to specified areas.

Care shall be taken to avoid spreading rock salt near and around trees, shrubs, seed and other plant material. Any damage caused by negligence shall be fully reinstated to the Management Company's satisfaction.

It is assumed that no snow requires moving prior to application. This operation shall be provided at both working and non-working hours including weekends and Bank Holidays when/if required.

Spray and Scrape Weeds on Hard Surfaces

Apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates. The purpose of this is to treat areas of hard surfaces where weeds have rooted and require a thorough drench in order to achieve a complete root kill. Approximately two weeks following application, depending on the time of year and the prevailing weather conditions, scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period. Apply chemicals in accordance with manufacturer's recommendations and to comply with COSHH regulations.

6.9 Leaf Fall Twigs and Small branches

- Keep all grass and paved areas free from fallen leaves and twigs at all times throughout the autumn/winter period at approximately fortnightly intervals.

- Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants.

6.10 Mature existing trees

- To ensure all trees are in a safe and healthy condition all trees shall be inspected by a qualified and experienced arboriculturalist annually. All survey results shall be recorded and passed to the CA. Additional inspections shall be tasked after storms / periods of bad weather.
- Complete pruning / deadwooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

6.11 Litter Control

- Scavenging for and removing litter from all hard and soft areas at regular intervals.
- Carry out regular litter control measures of all hard and soft landscaped area to maintain litter free areas with all detritus removed off site.

6.12 Timing of Operations (Nesting Birds)

- It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive, or check in advance that there are no birds nesting in the area of operation.

6.13 Monitoring and Inspection:

- Provide routine monitoring to ensure that maintenance tasks are being undertaken as programmed and to review their effectiveness and make adjustments as necessary.
- Take appropriate action to deal with damage and debris arising from storms, flood events, heavy snowfall and / or interference.
- Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute).

6.14 Ecological Stewardship:

- It is an offence to disturb nesting wild birds and bats including their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive. If operations have to take place during this time, then a qualified Ecologist shall check in advance that there are no birds nesting in the planned area of operation.
- Cutting of meadow / rank grasses shall be carried out in early autumn to prevent disturbance to reptile or ground nesting birds and all material disposed of off-site.
- Disturbance and clearance/thinning to water bodies and wetland areas shall be completed in the winter months and any material removed left by the bank side for a fortnight to allow insects and mammals to return to the pond or swale before removal.

- Opportunities for further enhancement following routine maintenance and management shall be encouraged inline with a site wide Ecological Management Plan such as creating brash and/or log piles to offer refuge to wildlife.
- Reference to the sites specific ecological considerations shall be taken into account before carrying out any routine maintenance and management operations, if in doubt consult with a suitability Qualified Ecologist.

6.15 Biosecurity:

- The threat of pest and diseases that affect plant species it is widely recognised and all landscape practitioners have a responsibility in detecting, monitoring and controlling pests and diseases at every stage of a plants life from growing, specifying, handling, managing and destroying plants.
- Wherever possible all planting shall be specified from local province and reputable sources with supporting paperwork provided at each stage to demonstrate an auditable supply chain should proof be requested.
- Reference shall be made regularly to updates from DEFRA and the Forestry Commission with any recommendations or warnings strictly adhered to, to prevent further spread of disease including reporting known outbreaks as appropriate.
- Good plant husbandry shall be implemented on site to prevent further spread of diseases particularly where symptoms or confirmed outbreaks of disease has occurred.

7 TYPICAL PROGRAMME OF OPERATIONS

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
GRASS & MEADOW AREAS:												
Mow grass												
Strim meadow												
Weed control												
AMENITY SHRUB AND HEDGE PLANTING:												
Maintain mulch												
Weed control												
Selective pruning												
Hedge Clipping												
Coppice (if required)												
Watering (until establishment)												
INDIVIDUAL TREES:												
Check and adjust support												
Remedial pruning												
Watering												
LITTER CONTROL:												
Collect litter												
HARD AREAS:												
Sweeping												
Control moss/algae												
Weed control												
Ice and snow removal												
LEAF FALL:												
Clear fallen leaves												
PLANT NUTRITION:												
Apply fertiliser												
PEST AND DISEASE CONTROL												
Physical / Mechanical means												
MONITORING AND INSPECTION:												
Generally												

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ACTIVITY	J		F		M		A		M		J		J		A		S		O		N		D	
TIMING OF OPERATIONS:																								
Avoid nesting birds																								

Appendix A

Landscape Management Schedule

LANDSCAPE MANAGEMENT PLAN

	Landscape Element	Maintenance Objectives	Maintenance Requirements	Reference
Existing vegetation				
1	Group of trees	- Retain trees in a safe condition of good general health, vigour and structural stability. - Enhance visual amenity - Integrate with surrounding landscape and character	- Inspect all trees adjoining the rides, public highways and footpaths for public safety periodically or immediately after any extreme weather event such as high winds. - Carry out any remedial pruning and/or general tree works in accordance with BS:3998 if necessary. - Remove non-native or invasive species such as rhododendron and cherry laurel and treating the stumps or ring and retain as standing deadwood. - Selectively control excessive invasive growth such as bramble. - Exercise extreme care when working in close proximity to fall risks. Adopt a 'man-safe' or similar safe system of working. - Retain live or dead wood cut from trees on site in habitat piles. - All works should be undertaken between November and February to avoid impacts on nesting birds. However, when carrying out works, avoid compacting ground during autumn/winter. Seek written approval from the LPA prior to carrying out any work to trees covered any Tree Preservation Orders. - Stagger operations to provide adjoining, alternative undisturbed areas for wildlife to migrate to.	RPS Tree Record and Management Recommendations Report BS 3998: Recommendations for tree work BS 7370-4: Grounds maintenance The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works.
2	Individual trees	- Enhance visual amenity - Reinforce site layout and legibility - Enhance biodiversity across the site. - Screening to the built form, including fencing structures.	- Inspect trees public safety on an annual basis or immediately after any extreme weather event such as high winds. - Maintain a well-balanced crown, shape and character typical of the species, clear of any crossing or rubbing growth allowing a clear stem, 2m above ground level. - Maintain a crown height of 4.0m on tree directly bounding main access ways. - Remove any dead, dying and damaged branches or growth obstructing pedestrian or vehicular routes (obtain advice from an ecologist regarding possible presence of bat roosts prior to undertaking work). - Retain live or dead wood cut from trees on site in habitat piles.	RPS Tree Record and Management Recommendations Report BS 3998: Recommendations for tree work The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works.

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	Landscape Element	Maintenance Objectives	Maintenance Requirements	Reference
			- Replace any damaged bat boxes. - Under take Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs.	
3	Coniferous or mixed hedges	- Enhance visual amenity - Provide enclosure and privacy	- Trim twice per year outside bird breeding season (March to August inclusive) to a neat and consistent finish to maintain a dense screen and remove arising off site. - Avoid trimming into the dead wood.	
Planted Elements				
4	Planted Trees	- Enhance visual amenity - Reinforce site layout and legibility - Enhance biodiversity - Bats: Maintain and enhance existing bat foraging habitats around the site. - Bats: Create and maintain a new commuting flight path across the site. - Screening to the built form, including fencing structures.	- Pruning shall be carried out as necessary to establish a well-balanced head relative to the natural form and shape of the species and purpose. Maintain a well-balanced crown, shape and character typical of the species, clear of any crossing or rubbing growth allowing a clear stem, 2m above ground level (retain if field tree feathered to ground) - Remove any dead, dying and damaged branches or growth obstructing pedestrian or vehicular routes including the removal of any suckers at the tree base. - Stack cut wood within the wooded area adjacent to the north east boundary in agreed locations to encourage ecological diversity. - Tree support systems, ties and protective guards shall be checked regularly during establishment and adjusted where necessary. Any broken or missing items shall be replaced and ties adjusted to allow growth and prevent rubbing of bark. - Remove tree stakes and / or ties once trees have established (typically after three growing seasons). - Replace any damaged bird or bat boxes. - Under take Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs. - Maintain a weed free area at the base of all trees, 1m diameter	BS 3998: Recommendations for tree work BS 7370-4: Grounds maintenance Recommendations for maintenance of soft landscape The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works.

LANDSCAPE MANAGEMENT PLAN

	Landscape Element	Maintenance Objectives	Maintenance Requirements	Reference
			mulch area for trees in grass or planting.	
5	Planted Native Hedgerow	- Enhance visual amenity - Enhance biodiversity, - Habitats: Create and maintain new patches of scrub and small copses. - Integrate with surrounding landscape and character - Screening to the built form, including means of enclosure and other structures.	- Hedgerows that adjoin footpaths and which are therefore likely to cause obstruction if growth is left unchecked should be cut back annually outside the bird breeding season (March to August inclusive) to a neat and consistent finish to maintain a dense screen and all arisings removed off site. - Hedgerows on site are to be cut every 1-2 years (on rotation) to allow flowering and fruiting and the development of a structure of benefit to wildlife, outside the bird breeding season (March to August inclusive). Remove arisings off site. - Remove any dead, dying and damaged growth or growth obstructing pedestrian or vehicular routes outside of bird breeding season (March to August inclusive). - Check condition of stakes, and spiral guards, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. - Re-firm any plants that have been disturbed by adverse weather or interference. - Undertake pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only.	BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance Recommendations for maintenance of soft landscape
6	Amenity Grass	- Enhance visual amenity - Integrate with surrounding landscape and character - Provide easily accessible areas of short amenity grass for the use of visitors and employees.	- Maintain all areas to a maximum height of 3.5cm during March / April and end of September / October or at times when grass exceeds 3.5cm. Remove all arisings off site or to an approved tip or compost on site. - Cut a neat and consistent finish including edges, without rutting or scalping, ensuring adjacent areas of hard standing free are kept free of arisings.	BS 7370-1: Grounds maintenance Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

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	Landscape Element	Maintenance Objectives	Maintenance Requirements	Reference
			- Remove litter, rubbish and other debris from grassed areas prior to cutting. - Exercise extreme care when working in close proximity to existing/new trees and prevent damage to stems/trunks.	
General maintenance works				
7	Hard Landscape	- Maintain all hard paved surfaces in a clean and safe state of use. - Keep all hard landscaped surfaces and fencing clear of litter and graffiti. - Repair surfaces or fencing which are worn, damaged or vandalised.	- Keeping all hard surfaces, footways and parking areas reasonably weed free at all times using integrated physical / mechanical measures - Control moss and algae as necessary to maintain a clear route across all hard paved areas to avoid the risk of slipping in wet conditions. - Sweeping hard surfaces at regular intervals, at least 8 times per annum, to avoid a build up of grit and other debris. This will also assist with discouraging the growth of moss, algae and weeds. - Removal of snow and ice as directed by the operator to maintain safe routes. - Keep all grass and paved areas free from fallen leaves at all times throughout the autumn/winter period. - Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants. - Remove litter from all hard and soft areas at regular intervals. Empty litter bins weekly. - Top up, level and roll to a firm finish any areas of worn or damaged bark or gravel surfacing. Repair timber edgings where damaged. - Inspect and make good fencing, access gates and street furniture where damaged or vandalised. - Maintain seating, bollards, railings and gates in good working condition, oiling moving parts where necessary. - Inspect, record and repair play equipment and play safety surfacing on a weekly basis, or as directed by the site operator.	BS 4428: Code of practice for general landscape operations BS 7370: Grounds maintenance

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	Landscape Element	Maintenance Objectives	Maintenance Requirements	Reference
			Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.	
8	Pesticides, Insecticides and Fungicides	- Enhance biodiversity. - Limit use of pesticides, insecticides and fungicides, unless absolutely essential.	- Allow for only pest control by spraying with a suitable approved pesticide in cases of severe insect and pest infestation. - All spraying must be carried out in accordance with manufacturers written recommendations. All damage that occurs, as a result of spraying, shall be made good at the Contractor's own cost. - No Insecticides, Fungicides or Pesticides shall be used except with the prior written approval of the managing authority. In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations. - The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse. - Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.	Control of Pesticide Regulations 1986 Plant Protection Regs (2006) BASIS (the registration, standards and certification scheme for pesticides and fertilisers) BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance.

Appendix B**Plant Schedule**

Planting Schedule & Abbreviations									
Tree									
Abb	Name	Age	Height	Form	Girth	ClrStm	Root	Cntr	Qty
Acr cm	Acer campestre	3x	+600cm	Super semi -mature	+35cm	min200cm	C	+300L	4
Pru Pl	Prunus avium 'Plena'	3x	350-400cm	Standard (Heavy)	12-14cm	min200cm	C	45-80L	2
Bet pen	Betula pendula	3x	550-600cm	Semi-mature	20-25cm	min200cm	C	200-300L	3
Pyr Cha	Pyrus calleryana 'Chanticleer'	3x	500-550cm	Standard (Extra Heavy)	18-20cm	min200cm	C	80-200L	3
-	Carpinus betulus		200cm	Instant hedgerow	Potted, at 0.5m c/s	FTHD to ground	C	50L	33m