

St Anns New Neighbourhood Landscape Management and Maintenance Plan

Client: The Hill Group
Consultant: Plincke Landscape Ltd
on behalf of Acacia Gardens & Horticulture Ltd

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1.0 Scope & Introduction

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1.1 Key Information

This Landscape Management and Maintenance Plan (LMMP) has been produced by Plincke on behalf of the applicant to provide a framework for the landscape maintenance of the proposed development.

It includes the following:

- Management & maintenance responsibilities for all communal play spaces/amenity spaces and all publicly accessible open spaces.
- Management & maintenance responsibilities for green roof spaces.

The report aims to provide a framework of information in order to deliver the scheme including the long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas within the scheme.



FIGURE 1.1 Photo of future Peace Garden

1.0 Scope & Introduction

1.2 Landscape strategy

- The overall site strategy is intended to create a new high quality amenity and landscape setting to encourage interaction, socialising, play and community cohesion for people living and working in the new residences and retained heritage buildings.
- Special regard has been made to protecting and conserving and enhancing the existing natural and built assets within the site which have particular importance to community stakeholders and will add value for future users.



FIGURE 1.1 General Arrangement Plan N15301-PLI-XX-ZZ-DR-L-10010
NOT TO SCALE

2.0 Management Considerations

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2.1 Management responsibilities

The implementation of this management plan will be the responsibility of the applicant or any subsequent owner of the land. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

This plan is not intended as a fully prescriptive or definitive 'maintenance' schedule but identifies key 'management and maintenance' requirements only. This is to ensure that the management of the landscape is flexible and allows for changes and advancements overtime. This ensures the continued establishment and satisfactory management and maintenance in the long term and in the interest of the landscape, visual amenity, as well as the ecology of the site and wider area.

The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site. The managing organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

2.2 Controlling authority

The controlling authority, Peabody Trust, should be consulted on any matters relating to the approved landscape proposals for the scheme.

- Registered office: 45 Westminster Bridge Road, London SE1 7JB

2.3 Health and safety

The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP'S) and Health and Safety Executive (HSE) guidance.

As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowner's role and the work mangers role.

This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

3.0 Vision & Aims

3.0 Vision and Aims

3.1 Vision

The vision of this plan is to ensure that the long term management of the landscape achieves the aspirations of the intended design and planting plan, and the existing open spaces are enhanced for community benefit in a way that encourages local ownership and adapts to changing needs of the natural environment.

This will ensure the provision of a valuable asset and valued place to live, which is welcoming and re-sponds positively to the users of the site and the landscape context. It will enhance biodiversity and ecological value through the creation and maintenance of public open space and green networks to protect species and habitats of the landscape and ecology of the site.

Good management and maintenance operations are integral to establishing and maintaining good design, biodiversity and habitats.

- It is also important to recognise soft landscape, trees, meadow and planting areas are dynamic systems subject to change both over seasons and in the medium to longer term. It is therefore important to plan in adaptable maintenance approaches to enhance and adjust planting arrangements over time so they can continue to perform either as highly valued amenity space, or as attractors to wildlife - or both.

3.0 Vision and Aims

3.2 Aims

The plan includes the following aims:

Aim 1: The sustainable management of existing vegetation:

To preserve and enhance the character, composition and age structure of existing retained trees, hedges and other vegetation through positive management with consideration to long-term viability and health and safety;

Aim 2: To achieve a high standard of maintenance:

Implement successful regimes to ensure establishment of new planting and long-term management measures to ensure the satisfactory appearance and thriving of vegetation. This includes measures to replace, augment or improve landscape over time.

Aim 3: To maintain and enhance biodiversity:

To protect and enhance the nature conservation interest of new habitats and to adopt management practices that enhance the biodiversity value of the site. To fulfil all legal requirements in relation to the protection and management of ecological features and the protection and management of target species including birds, bats, reptiles and invertebrates;

Aim 4: To ensure health and safety:

To uphold the duty of care that all landscape components are safe and that all reasonable steps are taken to minimise risk of injury and damage to people and property.

Aim 5: To provide a mechanism for monitoring and review:

To ensure that management practices are monitored and where necessary reviewed on an annual basis in accordance with changing site circumstances.

Aim 6: To ensure adequate long term investment /funding for maintenance

A landscape management company will be put in place with each houseowner being a shareholder pay-ing an annual levy to fund maintenance of shared spaces and landscape areas. This is expanded on in section 8.0 Implementation, Monitoring & Review.

4.0 Management Objectives

4.1 General maintenance

The success of the scheme is dependent upon the quality and frequency of the maintenance it receives during its lifetime.

The following aims will be adopted as part of the maintenance regime:

To ensure the successful establishment and continued growth to maturity of the soft landscape scheme

To ensure the design intentions and the effects of the different elements of the scheme (such as the podium biodiverse planting) are fulfilled and effective.

To maximise the potential of all plants through the adoption of pruning methods specific to species or groups of plants

During the first year after Practical Completion, the soft landscape will be maintained by the Landscape Contractor responsible for implementation of the works. The contract should include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved.

This plan covers the maintenance of newly planted and existing trees, shrub/herbaceous borders, herbaceous /biodiverse podium planting, hedges, climbing plants, as well as hard landscape.

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- The overall objectives are as follows:
- Apply good horticultural and ecological practice to all operations
- Promote healthy growth and establishment of all plants and trees
- Ensure consistent control of aggressive competitor species e.g. common nettle and/or any invasive (Schedule 9) plant species.
- Ensure optimum plant form, shape and planting density
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Commitment to replace defective plant material, including reviewing opportunities to replace exhausted species in line with the design intent.
- The adoption of environmentally sustainable regimes such as keeping the use of glyphosate based pesticides to an absolute minimum; and the use of peat free composts and mulches rather than those containing peat.

4.2 Play area maintenance

Carry out regular inspections following a suitable hierarchy.

Make repairs quickly-When an inspection highlights an issue-ensure it is fixed as soon as possible.

Ensure repairs are correct-by consulting a professional playground maintenance service recommended by the manufacturer of the play equipment.

Ensure any part replacements installed quickly should a repair not be possible.

Inspect and test all critical fall surfaces to ensure they remain fit for purpose and safe.

The detail of these objectives is given in Section 5.3

5.0 Maintenance Specification-Hard Landscape

5.0 Maintenance Specification-Hard Landscape

5.0 Objectives and regime

The following section sets out specific management objectives for meeting both the design intent and the legal obligations over and above the general management objectives.

- The following specification items are to be addressed within the long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions.
- The landscape maintenance contractor will be required to apply their expertise in relation to the Management Objectives in Section 4.0 above in producing annual programmes of work.
- Maintenance to accord with requirements of BS 7370:1991.

5.1 Hard Landscape

5.11 Paths and Paved Areas

All paths should be kept clean and weed free to avoid creating slip hazards.

Where plant matter is gathered arising should be removed from site.

Avoid using methods which damage the surface and jointing.

- Hand-weeding wherever possible. **No Glyphosate based weedkiller shall be used.**

Paving and decking (except permeable) should be jet washed and chewing gum removed once per year or more as necessary in highly trafficked areas.

Sweeping and scrub cleaning of surfaces should be undertaken more frequently. Arisings shall be collected and removed from site.

Damage to paving surfaces should be reported and remedial measure taken to replace or repair with matching materials. Where uneven paving surfaces constitute a trip hazard the area should be secured before promptly making good.

The gritting of paved surfaces in icy conditions should use substances approved by the respective Facilities Management

Company with an awareness to their environmental impact.

Gritting should be carefully applied to avoid any spilling over planted areas. Same applies to roads/service areas and car parks.

Trim stray planting from paths to retain full access. In autumn leaf removal is required to ensure material does not build up over paving.

Permeable block paving is proposed to some areas, with a single size grit used as jointing material. This system should not be jet-washed. It is still important to keep these areas clean and weed free - this needs to be carried out manually with a stiff brush and any jointing material disturbed is to be replenished.

Wet pour / rubber mulch paving is installed to the play area. Maintenance requirements of this product is covered under section 5.3.

5.12 Roads, Service Areas and Car Park

Ensure all drainage is kept clean and free of detritus to avoid reduced drainage capacity. Slot or channel drains should be regularly rodded as required.

Sweep roads and vehicular access/ circulation areas within the development boundary as often as required to maintain them clear of litter and refuse.

Where water collects due to blocked drains, remedial measures should be taken promptly.

Treat roads, service areas and car parks within the development boundary in icy conditions and use substances approved by the respective Facilities Management Company with an awareness to their environmental impact.

During prolonged freezing conditions gritting should be repeated as often as required to keep surfaces free from ice.

5.0 Maintenance Specification-Hard Landscape

5.13 Street Furniture, Lighting and Signage

All street furniture is to be regularly inspected for damage, corrosion, loose fixings or any other functional defects that prevent adequate/proper function.

Inspect and repair/ replace street furniture using matching materials and products.

Materials should be replaced within the lifetime of specified materials.

Items should be kept clean and free from detritus, graffiti, marking and stains.

Luminaire lamps should be replaced within their expected lifetime or promptly if failing prematurely.

Any damage to paintwork and/or galvanised surfaces shall be repaired using a suitable galv protection paint and then finished in a colour to match the original metalwork.

5.14 Fencing

Remove any protective fencing specified for planting establishment during the defects liability period off site when planting has sufficiently matured.

Inspect, repair and maintain all fencing and gates in good working condition to appropriate secure by design standards.

Clean, treat and repaint degraded paint finishes on metal work and re-stain/recoat fences.

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All/any external gates shall be checked for sagging, and the hinges lubricated and maintained in good working order.

The majority of fencelines to the site are existing fences, so it will be the responsibility of the FM provider to check land ownership/ party boundary agreements to establish which boundary fences are to be maintained. All fencelines are to be checked for damage, secure bolts and connectors, and for any bowing/sagging.

Any fencelines outside the site ownership found to be in need of attention are to be reported to the relevant FM provider of the Party Landowner.

5.2 Biodiverse green roofs

- This section includes hard landscape requirements for podium landscape including:
- Waterproofing
- Drainage Layer
- Sub-structure to surfaces
- Drainage Outlet and
- Planters

As with all roof and podium spaces, safe systems of working and fall are of critical importance at height. All relevant HS

guidance will need to be strictly adhered to and all operatives will be suitably trained and equipped for activities to roof spaces.

5.2.1 Roof Evaluation

An inspection regime by a specialist to check the integrity of waterproofing, drainage layer, sub-structure to surfaces, drainage outlet and planters. This should be carried out in accordance with all relevant manufacturers information and in conjunction with any warranties in place.

This regime would be undertaken by a specialist nominated by the supplier of these roof systems. It will then also determine what, if any, remedial work, is needed.

5.2.2 Testing

After all work has been performed, both the drainage and irrigation systems will be examined to ensure they work as expected. All results will be summarised in report format and records/reports kept on file by the main FM provider.

5.2.3 Maintenance Procedures

- Remove any dead vegetation, leaf litter or debris from the roof surface, ensuring that any gutters, outlets, chutes and downpipes are free from blockages and that water can flow away freely.
- Open inspection chambers, to inspect and ensure that all rainwater outlets and

downpipes are free from any blockages and that water can flow away freely.

- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary
- Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.
- Check that all proprietary surfacing and paving slabs are securely fixed/adhered to the roof surface and in good condition, including the pedestals.
- Ensure any new items of plant/equipment that may have been introduced to the roof are mounted on suitable isolated slabs and any fixings used to secure the plant in place do not penetrate the waterproofing.
- The building owner should keep a record of all inspections and maintenance carried out on the roof.
- Any signs of damage, contamination or degradation to visible elements of the waterproofing installation should be reported to immediately, in order for arrangements to be made for remedial work to be carried out if necessary.
- Care must be taken to prevent damage to both the landscape design, planting or the waterproofing system.

5.0 Maintenance Specification-Hard Landscape

- If it is considered that either element has been effected, then the supplier of the roof systems should be contacted for advice.
- Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed.
- Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred.

Plant maintenance is covered in section 6.4

The cultivation of green roof substrate may be carried out in the same way as with any normal horticultural growing medium. However, care must be taken not to mechanically damage either the waterproofing system or any of the green roof components.

5.3 Play spaces

5.3.1 General considerations

What level of maintenance is required?

Some wear and tear in parks and play spaces is inevitable and is a sign of a popular and successful play space. A risk– benefit assessment can help providers make decisions relating to the use of planting areas, natural materials or features.

Records should be kept of all maintenance work and inspections. It is recommended that this documentation be retained for a specified time (often at least 15 years), which should be confirmed with the local authority legal department.

5.3.2 Risk-benefit assessment

Adopting a common sense attitude to maintenance issues is important. To be effective, it is important that the risk– benefit assessment outlined in [Managing Risk in Play Provision: Implementation guide \(Play England\)](#) is underpinned by a local play policy that describes the organisation's approach to risk and challenge in play.

The risk benefit assessment will provide a means of describing providers' decisions and judgements that is both

reasonable and transparent, and is likely to include comments on management and maintenance that will feed into the maintenance plan and schedule.

5.3.3 Risk assessments generally

The Management of Health and Safety at Work Regulations 1999 recommends that owners and managers of premises should undertake a risk assessment of their facilities - this includes the children's playground.

The standard of any European country has been acceptable in the UK and in general this means EN 1176 applies. Test methods for surfacing are covered by BS 7188 and EN 1177.

5.3.4 Inspections/equipment

Inspections should cover the whole of the site - not just the equipment. Pathways, fences, seats etc all need to be checked- procedures for these covered elsewhere in this plan.

Inspections need to be completed by a qualified and experienced inspector who will submit:

- An in-depth operational and maintenance report of findings from the inspection, including information on all pieces of playground equipment, and
- Any maintenance recommendations to

improve the condition of any equipment or area of the playground to ensure it's compliant with BS EN 1176 standards. 1.4 Management and Maintenance Objectives

Further information on inspection methodologies is available from RoSPA, along with training where necessary. Playground managers are expected to undertake a hierarchy of inspections: of hazards from vandalism, use or weather conditions. As follows:

Routine Inspection

Analyse the basic condition of playground equipment. The most common issues highlighted as part of a routine inspection are faults because of vandalism, broken parts, and any debris in the playground that could cause a hazard. These types of inspections should be carried out weekly and don't require a playground inspection service. If any issue is spotted or suspected, contact your playground inspectors as soon as possible.

Operational Inspection

Inspectors take a more detailed look at the condition of playground equipment. Operational inspections are similar to quality control checks. The aim is to identify any small issues and fix them before they escalate, and

5.0 Maintenance Specification-Hard Landscape

spot wear and tear that could be a hazard. This type of inspection is carried out by a trained playground inspector and should occur every quarter at a minimum.

Annual inspection

An annual inspection is performed by playground inspectors and check every aspect of the playground. As well as ensuring the playground complies with BS EN standards, annual inspections provide a comprehensive report on the safety of the playground. Whether it's long-term risks, wear and tear, or problems caused by vandalism.

Further guidance covering Operational Inspections, Annual Inspections, Training, Quality Control, Manufacturers instructions, Surface inspections and Post installation inspections are covered in more detail here:

<https://www.rospace.com/play-safety/advice/inspection-maintenance/>

5.3.5 Personnel/training

- Routine and Operational Inspections: By Site/Maintenance Manager: Monthly.
- Annual Independent Inspection: By specialist eg RoSPA.

No inspection programme is worthwhile unless a structure exists for repairing faults and replacing parts. A system should exist for recording and checking on repairs. The manufacturer's original parts should be used if they are available.

Manufacturer's instructions: No playground equipment should be purchased without details of inspection and maintenance requirements. A note should be kept of the age of the equipment and a special inspection carried out before the expiry of the warranty.

Training

It is recommended that staff carrying out the regular inspections should have undertaken some basic training in playground inspections. Contractors should be able to provide evidence of training. Training courses are available from RoSPA. For single playground operators, the training may be linked to the annual inspection.

5.3.6 Quality control

Where inspections are carried out by commercial companies it is helpful to have an independent random check by an independent organisation such as RoSPA. This is especially necessary for inspections which are contracted out to, for example, a landscape contractor. An internal systems audit can be useful for larger organisations.

5.3.6 Management/maintenance of play surfaces

Wet-pour & rubber mulch surfaces

Impact-absorbant surfaces are to be tested to ensure compliance with critical fall heights of the equipment prior to handover. As wet pour and rubber mulch products are porous, it's important to keep the small voids in the rubber surface free from dirt. This is so water can drain through instead of building up and making the area unsafe for use by the children.

Surfacing to be kept clean to remove mud, debris and natural matter from the area. This prevents the pores in the surface from becoming blocked up.

Jet washing and removal of chewing gum need to be undertaken every 6 months. Any damage is to cut away to a shape, then repaired with a specialist repair kit that conforms to the specification of the original

surface and colour matched accordingly, although an exact colour match may be hard to achieve if the product in situ is several years old.

Any products such as de-icer or grit/salt for getting rid of any ice should be used with care and only in consultation with the original manufacturer.

Inspection: Monthly.
Impact absorbency testing: Bi-annually.

6.0 Maintenance Specification-Soft Landscape

6.0 Maintenance Specification-Soft Landscape

6.1 Existing trees

The existing trees on site will be set out in the Arboricultural Report. The Tree Survey Schedule and Tree Protection Plan (TPP) identify the location, species, size and condition of the existing trees to be retained by the proposed development. This also identifies any initial works to be completed by the Developer during the construction phase as well as any on-going monitoring which may be required.

6.1.1 Timeframes and specialist advice

All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). Any works outside these times should be covered by a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

6.1.2 Management objectives

Maintain trees in as healthy and attractive condition for as long as possible, to ensure continuity in tree cover and their contribution to the landscape structure, biodiversity, and screening/amenity value of the site

Ensure that trees are healthy and safe, particularly as they are in proximity to residential properties.

To provide a habitat of naturally regenerating native trees, shrubs and ground flora with a healthy rhizosphere.

To maintain and enhance the visual amenity of the trees as a feature within the local landscape.

Visual Inspection: Trees checked for the presence of any diseased or rotten wood; fungal or other infections/disease and stability. If any such issues are identified, then the advice of a qualified arboriculturalist should be sought immediately.

Annual Arboricultural Assessment: In any event, an Arboricultural Assessment should be undertaken once annually by a qualified arboriculturalist inspecting the condition of existing trees including any cause of increased risk to people or property.

6.1.3 Tree works

All works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work –Recommendations'. All brushwood to be chipped/removed from site. Any logs can be retained as habitat hibernacula or eco piles. Where surgery works affect a highway, the Arboricultural contractor shall ensure the relevant permissions and road control permits are obtained, and all necessary health and safety parameters are met. This also applies to works to proposed trees where needed.

6.0 Maintenance Specification-Soft Landscape

6.2 Proposed trees

The objectives are to ensure the satisfactory establishment and growth of new tree planting typical of the respective species; to promote conditions so that trees are healthy and safe; and ensure continuity of the design approach and amenity value of tree planting.

6.2.1 Maintenance specification

Annual Works

- During establishment: 1) Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500 mm) to aid mowing and prevent damage to the main stem. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.
- 2) Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully

established. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits).

- Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

Ongoing Works

- Schedule safety inspections by an arboriculturalist. Check for damaged limbs and remove and treat wounds as necessary.
- Safety inspections and reports by site maintenance team to be in accordance with Health and Safety Executive 'Forestry and Arboriculture safety leaflets and BS: 3998.
- For emergency remedial work report to an arboricultural specialist. Replant when necessary.
- Schedule annual crown lifting, pruning, thinning and shaping trees especially in areas close proximity to routes to avoid

visual and physical obstructions as per maintenance specification.

- Water, fertilise and aerate trees which are not thriving during and after establishment period.
- Clear dead and dying wood, not designed climbing plants, detritus and other unwanted items. Treat accidental or intentional damaged to trees. Replant when necessary.
- Maintain loose bark mulch around tree stations where present in soft landscaping and make up levels of gravel mulches in hard paved areas.
- Inspect guys regularly for firmness and support. Adjusted/ remove as necessary..

Site Cleanliness: Arisings to be removed off site; alternatively to a local composting facility or communal compost facility.

6.2.2 Long-term management

Tree replacement and enhancement of tree cover:

- Any tree that dies or is unnecessarily felled, shall be replaced with a tree of appropriate species and stock size.
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of

strategically important vegetation.

- Standing deadwood if present forms a valuable habitat as up to a fifth of woodland species depend upon dead or dying wood for all or a part of their life cycle. It plays a key role in sustaining biodiversity and soil fertility. Deadwood (standing, fallen and on live trees) will be retained and allowed to veteranise naturally. Dead or dying trees will only be felled where they pose a health and safety risk.
- Pests and disease: The tree belt will be regularly monitored for damage caused by outbreaks of pests and diseases. Remedial action will only be taken if the threat to the woodland is deemed significant. All onsite contractors should be encouraged to take up hygienic working methods whilst undertaking works to prevent spread of pests/diseases.
- Selective thinning: A positive selection thinning system will be adopted, whereby the better-quality trees within the woodland are identified and their growth and development is actively promoted by removing competitors. Natural ground flora regeneration will be supplemented with wildflower seeding/plug planting. This will improve the structure of the woodland.

contd..

6.0 Maintenance Specification-Soft Landscape

6.2.3 Long-term management [cont.]

- Crown lifting: selective periodic crown lifting to existing trees, particularly in close proximity to the proposed dwellings, in order to minimise potential shading conflicts.
- Woodland management/rate of change: The rate of change will be incremental dependant on implementation of the management recommendations. In the first few years' significant change will be seen in the removal and replacement of trees. Following works to remove trees necessary for development, existing trees will need to recover and re-knit to form groupings,
- Monitoring will review the condition of key areas of the woodland and identify the need to alter the existing management should it become apparent is it not maximising the condition of the woodland and the wildlife potential. Site visits will be carried out by suitably qualified ecologists and arboriculturists, and records of the condition and progress of the woodland will be kept, informing future management.

6.3 Ornamental planting (including shrubs, herbaceous, grasses and bulbs).

6.3.1 Maintenance specification

The objectives are to ensure the satisfactory establishment and growth of new ornamental and groundcover planting; maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and ensure continuity of the design approach and amenity value of planting.

- Keep areas weed free, ideally by hand. Replenish compost mulch until cover achieved.
- Re-firming plants as required during weeding visits
- Prune and dead head in accordance to species requirements.
- Remove and replant failed stock. Remove diseased plants.
- Fertilise regularly throughout the year as required.
- Allow for watering plant material during dry periods to ensure vigorous growth.
- Removal of detritus-off site or to any communal compost facility

- Top up mulch as necessary 2x a year with suitable bark or compost mulch.
- Identify/remove any invasive species/ pernicious weeds
- Formal hedges: Prune twice a year and according to species to maintain required height and width.
- Climbers: Trim back excessive growth where overhanging pedestrian or vehicle circulation areas. Check and tie in any loose growth to encourage plant growth and form.
- Watering during establishment.

Ongoing /occasional works

- Replacement and enhancement planting: Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour
- Annual species appropriate cutting (after flowering) to achieve/retain desired dimensions and form, leaving a well-balanced natural appearance.
- Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality

originally specified.

- Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor. Replacement costs for no fault losses to be covered by the Controlling Authority.
- Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot
- Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

Invasive non-native species

- If invasive non-native species become established within the site, these should be eradicated completely, either by mechanical control (cutting, pulling or raking) or chemical control (use of glyphosate). This management should be undertaken across the winter months (September to November). A suitable method statement for the removal of such species should be provided by the Management Company.

6.0 Maintenance Specification-Soft Landscape

6.4 Biodiverse green roofs

The primary objectives are to minimise the amount of time-consuming input that is required, and to promote biodiversity and wildlife value. Biosolar green roofs will also promote urban cooling and enable efficient operation of integrated photo-voltaic systems.

6.4.1 Maintenance specification

Establishment

- After installation, regular watering and minor upkeep will be needed until the planting has rooted into the growing medium and adapted to its location.
- The level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed.
- While the intent is to create a naturalised biodiverse roof, this can cause problems with the build-up of dead or unwanted vegetation and its potential fire risks if not correctly maintained.
- Maintenance is best carried out annually, during springtime and in late autumn. This may include strimming and the removal of dead organic matter.

Please note: Designated biodiverse areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.

- Ensure that relevant health and safety procedures are followed when working at roof level, this includes making sure that safe access can be gained to the roof. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Ensure all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of.
- Removal of unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath. Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred.

Cutting

- In the late autumn the vegetation should be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.
- To promote growth, an application of 80mg/m² of slow release organic fertiliser to the vegetation may be required.

Weeding

- In a biodiverse green roof, with the exception of saplings which should always be removed, weeds are only considered as an aesthetic problem. If weeds become invasive, they can be manually removed.

Irrigation

The need for irrigation in a biodiverse green roof system is determined through a client's visual requirements of the vegetation.

If it is intended that the roof should have colour and interest for the longest period through the growing season, then irrigation will significantly aid in achieving this.

However should the requirement be only to deliver biodiversity, as here, then the provision of sufficient watering points at roof level to allow for only occasional watering in periods of prolonged drought is considered sufficient.

6.0 Maintenance Specification-Soft Landscape

6.5 Amenity /wildflower grassland

The objectives are to ensure the satisfactory establishment of the grass sward; and to maintain healthy and suitable grass areas, appropriate to function and use.

Objectives for wildflower grass areas are to maximise biodiversity with minimal maintenance

6.5.1 Maintenance specification

Mowing and edging:

- Amenity grass areas shall be regularly mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area.
- For verges and general amenity areas grass areas shall be cut fortnightly from Mid-March until the end of October. Reduce frequency to every 21 days in hot and dry weather. Allow for a maximum of 12-15 cuts per year.

General lawn care:

- Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturer’s instructions,

Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Otherwise amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated in order to maintain the visual amenity of the area.

Watering amenity grass areas:

- During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20 L/m²) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use

of water, sources and costs of obtaining second class water.

Replacement of failed grass:

- Small areas of dead, dying or failing grass shall initially be made good through changes to the mowing regime or through temporary protection of high wear areas using temporary fencing or similar.
- Larger areas of degradation may require re-cultivating and reseeded. Cut out sections of distressed and failing or dead areas of turf using a suitable turf-stripping machine or for small areas by hand.
- Supply and lay new turf of a suitable standard and lay flush with existing sward, filling any cracks and top dressing with a mix of sand and screened topsoil. This sand/ soil mix shall also contain grass seed of the same or similar species to the turf. For more wholesale degradation of the turf sward, the entire area will require to be re-seeded
- Cultivate or power-harrow the affected area until a fine tilth is achieved (removing stones greater than 20 mm) and grade until level with adjoining areas.
- Apply a pre-seeding fertilizer with a general amenity seed mix such as Barenbrug e1 or other equal and approved, raking until the seed is a few millimetres below the surface
- Water thoroughly and maintain the soil in a moist condition, removing stones,

weeding and mowing until the grass is established.

6.5.2 Wildflower grass

- For perennial wildflower seeded areas (assumes autumn sowing) - time of first cut (first growing season): March/ April; height of first cut: 150mm; time of subsequent cutting: July/August; height at second cut: 150mm; time of first cut (second growing season): February; height of first cut: 150mm; time of first cut (annual management thereafter): November to late February (later the better); height of cut: 150mm.
- Exact cutting regime to be tailored to specific mix/grass content. Suitable cutting machinery: Strimmer with blade attachment.
- All arisings /grass must be removed to on site compost area to ensure low nutrient value is maintained.
- Hand removal of competitive weeds such as dock.
- Maintain mown grass verges min 500mm to all hard edges
- Litter control-regular remove of litter and any other man-made debris. Remove off site to tip.
- Leaf removal-autumn-to prevent scorching from decaying leaves

6.0 Maintenance Specification-Soft Landscape

6.6 Informal hedges

The objectives are to ensure the satisfactory establishment of the hedge; and to maintain healthy and suitable hedges, appropriate to function and use.

Objectives for hedgerow areas are to maximise biodiversity with minimal maintenance

6.6.1 Maintenance Specification

Weeding and general maintenance:

- Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas.
- Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds.
- Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. All weeds shall be removed from the site.

Annual cutting of hedgerows:

- To maintain a natural profile, hand trim or cut the top and sides of native hedges once annually in late November (outside of the bird nesting season once leaves have started to drop), to an approximate height of 3 m to form an even and tidy hedge line. Cut larger stems and prune any diseased rotten wood back to sound wood. Remove all cut material from site.

Watering of hedges:

- Water hedges during dry periods (being any period without substantial rainfall for 14 days or more). Apply at a frequency of up to 2 times per week from April to the end of September (to a maximum of 20 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days.
- The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.
- The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress

during the management contract.

Occasional works to hedgerows:

- Where identified by the annual Arboricultural Assessment e.g. where native hedgerows have become overgrown or require more extensive work, carry out recommended remedial work, including coppicing or hedge laying (in sections) to thicken and rejuvenate the hedge line. All extensive works shall be carried out by a skilled, qualified and approved Arboricultural Contractor in accordance with BS3998: 2010 'Tree Work - Recommendations'. All arisings that result from such management works shall be removed off site, unless needed to enlarge or renew hibernacula or eco piles.

Timeframes & specialist advice:

- All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. Where possible this should be outside of the bird nesting season (i.e. between October through to March inclusive). In any event according to the nature of the works, there may be an additional requirement for monitoring or a watching brief by a qualified ecologist to ensure there are no nesting birds or bats present.

Gapping up hedges:

- Where sections of hedgerow become thin or fail, gap up hedgerows the same species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusively). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material
- All plants should be native (from a source of local provenance where possible), appropriate to the character of the area and should be selected to increase the species diversity of the existing hedgerow and maximise ecological value.

6.0 Maintenance Specification-Soft Landscape

6.7 SuDS planting

Various typologies of SuDS planting will be incorporated across the site ranging from naturalistic wet grasslands and wooded swales to smaller street raingardens. All planting within the SuDS features will use species that cope well with seasonal fluctuations in moisture levels, both drought and inundation.

6.7.1 Maintenance Specification

General maintenance:

- Refer to previous sections that cover existing and new tree maintenance.
- Refer to previous section that covers grassland maintenance.
- Additional watering only during establishment period and extended dry spells thereafter. Irrigation from site-won rainwater preferred, collected from rainwater butts, etc.

New and existing trees:

- Remove lower branches where necessary to ensure good ground cover to protect soil profile from erosion.

Groundcover / flower-rich planting:

- Evergreen species: Carefully remove dead leaves/stems by cutting/raking in late winter, before new growth appears..
- Deciduous species: Annual strim in late winter, before new growth appears. Collect and remove arisings to recycling facility..

Grasslands:

- Refer to prescriptions within previous section that covering grassland maintenance.

SuDS infrastructure:

- Monthly inspection for silt accumulation and overgrown vegetation around and within inlets, outlets and control structures.
- Excavate silt, stack, and dry within 10m of the SuDS feature, but outside the design profile where water flows. Spread, rake, and overseed.
- Strim vegetation around inlets / outlets monthly to ensure 1m margins for access.
- Top-up granular material as required.

6.8 Orchards and food growing

A variety of both formal and informal productive spaces are distributed throughout the development to celebrate and extend the rich heritage of food growing and harvesting on site.

Management and maintenance of these spaces should prioritise safeguarding and enhancing diversity of edible and fruiting, berrying and nut bearing plants, shrubs and trees across the site.

Local community groups and organisations should be encouraged to participate and potentially take over the long-term management and maintenance of some of these spaces, if possible.

6.8.1 Maintenance Specification

General maintenance:

- Refer to previous sections that cover existing and new tree maintenance.
- Refer to previous sections that cover ornamental planting and hedge maintenance.
- Refer to previous section that covers grassland maintenance.

Fruiting trees and shrubs:

- Orchard trees and fruiting shrubs to be pruned to encourage maximum fruit production.
- Espalier trees to be pruned to maintain desired form and loose branches and stems secure to supports as appropriate.

Mixed edible planting

(herbaceous perennials):

- Limit pruning within wildlife ecology areas, to maximise planting and minimise disturbance to local ecology.
- Remove any plants that are poisonous or toxic, if there is high risk of consumption..

Grasslands:

- Refer to prescriptions within previous section that covering grassland maintenance.

7.0 Maintenance Schedule

7.0 Maintenance Schedules

7.1 Soft landscape schedule (part 1)

Item	Operation(s)	January				February				March				April				May				June				July				August				September				October				November				December			
00	Watering *1																																																
	1. Tree Planting												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	2. Ornamental Shrub Planting												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	3. Biodiverse Green Roof (as required during drought)																																																
	4. Amenity Grass												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	5. Hedge Planting												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
01	Trees Generally																																																
	1. Mulching												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	2. Check ties, stakes, guying & tree pit reservoirs												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	3. Refirming												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	4. Pruning *3												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	5. Weed Control												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	6. Replacement *2								.	.																																							
02	Shrub / Perennial Planting Generally																																																
	1. Mulching												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	2. Weeding												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	3. Fertilizer application (Spring)												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	4. Fertilizer application (Autumn)																																																
	5. Plant replacement *2								.	.																																							
	6. Fencing check	.				.			.	.			.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
03	Amenity Grass generally																																																
	1. Mowing *4 *6			.		.			.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
	2. Leaf removal												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	3. Reforming edges *2																																																
	4. Fertilizer application (Spring)												.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		
	5. Fertilizer application (Autumn)																																.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	

7.0 Maintenance Schedule

7.1 Soft landscape schedule (part 2)

Item	Operation(s)	January				February				March				April				May				June				July				August				September				October				November				December					
04	Hedge Planting Planting Generally																																																		
	1. Mulching													.			.											.				.																			
	2. Weeding													.			.				.						.				.																				
	3. Fertilizer application (Spring)													.																																					
	4. Fertilizer application (Autumn)																										.																								
	5. Plant replacement *2												.			.														.			.																		
	6. Fencing check	.						.				.					.			.			.		.		.		.		.		.		.		.		.		.		.		.		.				
05	Bulb Planting Generally																																																		
	1. Mulching																																																		
	2. Weeding																																																		
	3. Fertilizer application (Spring) *5											.								.																															
	4. Fertilizer application (Summer) *5																																																		
	5. Dead-heading															.			.									.				.																			
06	Wildflower Grassland Generally																																																		
	1. Mowing *6							.																				.				.																			
	2. Weeding									.			.			.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.			
	3. Overseeding to bare areas																											.				.																			
07	Biodiverse Green Roofs Generally																																																		
	1. Remove dead organic material (arisings removed)							.																				.				.																			
	2. Weeding									.			.			.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.			
	3. Strimming to 50-70mm ht (arisings removed)																											.				.																			
	4. Overseeding to bare areas																											.				.																			
08	SuDS Infrastructure																																																		
	1. Inspection and removal /dispersal of silt	.						.				.				.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.	
	2. Strimming 1.0m margins to inlets/outlets	.						.				.				.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.		.	

7.0 Maintenance Schedule

7.2 Hard landscape schedule

Item	Operation(s)	January				February				March				April				May				June				July				August				September				October				November				December			
08	Hard Landscape Areas 5.1																																																
	1. Cleaning down of paving *7	.				.				.				.				.				.				.				.				.				.				.				.			
	2. Graffiti removal	.				.				.				.				.				.				.				.				.				.				.				.			
	3. General tidying / litter removal	.	.			.	.			.	.			.	.			.	.			.	.			.	.			.	.			.	.			.	.			.	.			.	.		
	4. Drain clearance	.				.				.				.				.				.				.				.				.				.				.				.			
	6. Street furniture inspection/repair *7	.												.												.																							
	7. Inspect boundary treatments/adjacent fences	.												.												.																							
	8. Street lighting inspection/testing *8	.												.												.																							
09	Biodiverse Green Roofs-see section 5.2																																																
	1. Drain clearance								.																	.																							
	2. Bi-annual Inspection/repair and Report							.																		.																							
10	Play Spaces-see section 5.3																																																
	1. Sweeping/tidy play surfaces (2x each week)	.	.	.	.	.	.	.	etc																																								
	2. Routine visual inspection/summary report	.				.				.				.				.				.				.				.				.				.				.				.			
	3. Clean /repair wet pour/rubber mulch areas									.																.																							
	4. Quarterly detailed inspection and Report									.								.								.																				.			
	5. Annual Inspection and Report													.																																			

7.0 Maintenance Schedule

Notes & References:

- *1 Required at approximate times shown only if weather conditions require and ground conditions are dry and impeding growth. Supply to be on site external taps.
- *2 If required during defects period and at operators discretion post defects liability period.
- *3 Annual tree works to include any requirement for crown lifting, general pruning, thinning, shaping and dead-wooding. Tree pruning timing according to species.
- *4 Recommended mowing times only - may increase or reduce depending on weather.
- *5 Dependant on soil pH - refer to Suppliers instructions
- *6 Remove arisings. Summer cut may be omitted in subsequent years once established.
- *7 To include any weed removal, chewing gum removal and paving replacement works of damaged areas.
- *8 To include any annual bulb and lighting works, replacement of defective furniture etc.

8.0 Implementation, Monitoring & Review

8.0 Implementation, Monitoring & Review

8.1 Overseeing the Plan

A Management Company will be established for the site to undertake all management aspects relating to the external landscape areas.

The Management Company will coordinate all management of the site in perpetuity in accordance with Landscape Management Plan and the accompanying maintenance schedules.

The Management Company may employ a Landscape Management Contractor to carry out general maintenance operations.

Specialist Contractors may be used on an as needs basis to complete specialist operations and/or occasional works.

The Management Company may also appoint from time to time consultants to provide specialist advice, monitoring or to undertake a watching brief in relation to particular aspects of this site or specific maintenance operations.

This may include suitably qualified ecologists, arboriculturists, landscape architects, engineers and/or health and safety advisors.

All works, materials and operations will be in accordance with relevant legislation, British Standards, Regulations (including the CDM Regulations) and Codes of Practice.

8.2 Process for monitoring & review

The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the facility.

Each annual review will be coordinated and completed by a suitably qualified representative of the Management Company.

The review will include advice from specialist consultants as required (such as a qualified arboriculturist and ecologist), the Landscape Management Contractor and other stakeholders including representative(s) from the LPA and local residents association/management representatives.

To this end the review shall/may include (as appropriate):

- Specialist reports - advising on particular aspects such as protected species, general silvicultural husbandry and health and safety issues;
- Records or attendance sheets demonstrating the maintenance work undertaken; and
- A walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.

The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are needed to existing management practices and timeframes. Furthermore, any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.

Within 1 calendar month of the review, a revised Landscape Management Plan shall be produced (if appropriate) and circulated to stakeholders. Within 5 years of the completion of the site, then the revised document shall be submitted to the LPA as a non-material amendment to the previously approved Landscape Management Plan.

After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape in perpetuity.

9.0 Standards/Health and Safety

9.0 Standards/Health and Safety

9.1 British Standards

During the ongoing management and maintenance of the site all relevant legislation should be observed. The following themes should be considered (NOTE: this list is not exhaustive and should be reviewed and updated over the period of site management):

- BS3882:2015 Specification for Topsoil
- BS3936:1992 Part 1 Nursery Stock: Specification for Trees and Shrubs
- BB3936:1989 Part 7 Nursery Stock: Specification for Bedding Plants
- BS3936:1998 Part 9 Nursery Stock: Specification for Bulbs, Corms and Tubers
- BS3936:1990 Part 10 Nursery Stock: Specification for Ground Cover Plants
- BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations
- BS3998:2010 Tree Work - Recommendations
- BS4428:1989 Code of Practice for General Landscape Operations (Excluding Hard Surfaces)
- BS7370:1994 Part 2 Grounds Maintenance - Recommendations for the Maintenance of Hard Areas (Excluding Sports Surfaces)
- BS7370:1991 Part 3 Grounds Maintenance - Recommendations for the Maintenance of Amenity and Functional Turf (Other than

Sports Turf)

- BS7370:1993 Part 4 Grounds Maintenance - Recommendations for the Maintenance of Soft Landscape (Other than Amenity Turf)
- - BS8601:2013 Specification for Subsoil and Requirement for Use.
- BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf).
- BS 3998:1989 recommendations for tree work and AMD 6549
- BS EN 12579:2000 Soil improvers and growing media - sampling
- BS EN 13037:2000 Soil improvers and growing media - determination of pH
- BS EN1176:2008 Playground equipment standard

9.2 Other legislation/ guidance

- Equality Act (2010)
- Control of Pollution Act (1974)
- Pesticides Act (1998)
- Building Regulations Approved Documents
- The Control of Pesticides Regulations (1986)
- Plant Protection Products (Sustainable Use) Regulations (2012).
- National Plant Specification 'Handling & Establishing Landscape Plants'
- HTA Code of Practice for Potentially Harmful Plants

- The Wildlife and Countryside Act (1985) as amended
- Control of Substances Hazardous to Health Regulations (2002)

9.2.1 Play spaces

- This in general this means BS EN 1176 applies. Test methods for surfacing are covered by BS 7188 and EN 1177.
- The courts appear to look for compliance with a standard as evidence of good practice. Standards do not provide total protection against a claim for negligence; indeed the Standards now include the caveat 'compliance with a British Standard cannot confer immunity from legal obligations.' A risk assessment is an essential part of any safety system.
- Two types of law cover playgrounds in England and Wales. (European requirements have not been considered but there may be some future impact on children's playgrounds through the publication of the European Standard (EN 1176) on children's playground equipment and any resulting health and safety regulations, such as the General Product Safety Directive.
- Common law: This is, essentially, law made by a judge sitting anywhere in the country and relates to claims alleging negligence.
- Statute law: This is Parliamentary law and there are a number of Acts whose provisions

include playgrounds.

- Health and Safety at Work Act (1974)
- Management of Health and Safety at Work Regulations (1999)
- HSE guidance such as 'Children's Play and Leisure: promoting a balanced approach' HSE information.
- The HSE has a guidance note on EN1176 (HSE Entertainment Information Sheet 11 – see www.hse.gov.uk).
- Personal Protective Equipment at Work Regulations (1992). - Relates to equipment used by maintenance staff.
- Occupier's Liability Act (1957, Revised 1984) This Act requires that people can expect to be reasonably safe when using the playground. Greater care is required where children are concerned. There is a limited duty of care to trespassers. Notices have limited applicability.

9.2.1 Contd..

9.0 Standards/Health and Safety

- Consumer Protection Act (1987) Makes commercial manufacturers liable for injuries as a result of defective products.
- Unfair Contract Terms Act (1977). Relates to the significance of notices and the limitations of their effectiveness in the event of a claim.
- Building Regulations Approved Documents.
- The Code of Practice for the Use of Approved Pesticides in Amenity Areas 1988.
- Please note however, it is the intention that no pesticides or weedkillers of any type shall be used within the play area, extending to the entire activity zone.
- The Wildlife and Countryside Act 1985 as amended.
- Childrens Act (1989): Playgrounds in facilities which have been registered under the Act's requirements need to be safe and suitable for their purpose and meet relevant standards.
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (1995): Certain types of accidents must be reported to the local enforcing authority. Local authority playgrounds to the Health and Safety Executive. Commercial and voluntary sector playgrounds to the local Environmental Health Office.
- Control of Substances Hazardous to Health Regulations (2002): Covers the use of chemicals for cleaning playgrounds.
- Control of Pesticides Regulations 1986: Covers pesticides for weed control.
- Environmental Protection Act (1990): Affects control and removal of litter (including dog fouling)
- Byelaws: Can be determined by local authorities to regulate the use and activities in the playground. Must be approved by the Home Office.
- Other authorities: While not having the force of law, operators should be aware that some advice is likely to be referred to in the unfortunate event of a claim.

