

# North West Cambridge

## Future Phases of Eddington

September 2025



**LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN**



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## INTRODUCTION

- 1.0 This document is prepared in support of the Outline Planning Permission (OPP) for the future phases of the North West Cambridge Masterplan (NWCM).
- 1.1 Based on the Illustrative Masterplan (Hawkins Brown) and the Landscape Strategy (Grant Associates), this report sets out a strategic approach to the maintenance and management of the Future Phases hard and soft landscape. Further specifics are to be brought forward under Future Phases Reserved Matters Applications (RMA's) when the details can be defined.
- 1.2 The purpose of this document is to set out the various open space and amenity components, and different typology zones of open space and the respective high level objectives for their maintenance and long-term landscape management.
- 1.3 Maintenance refers to the after-care post Defects Liability Period handover of any given Future Phases hard or soft landscape area. Beyond the Defects Liability Period of the contracted works of any Future Phase, the University of Cambridge (UoC) will be responsible for the long term maintenance and management of the external works described in this document. The report highlights key maintenance operations that can be reasonably anticipated to support the long-term health and vigour of the soft landscape based on the outline proposals prepared at this time.



OPA Illustrative Masterplan, Hawkins Brown

## KEY MANAGEMENT PRINCIPLES AND OBJECTIVES

Allied to the design and environmental considerations for the landscape proposals, a key objective is the need to address and balance the future maintenance and management implications as NWCM Future Phases development evolves, matures and changes over time. An integrated approach to the landscape management should be adopted at an early stage of any Future Phases RMA design process.

It is important that all interested parties have a good understanding of the NWCM Vision and Site Wide Strategies which Future Phase landscape proposals will need to respond. There must be a real commitment to best practice in terms of maintenance and management. The correct approach particularly during the initial 5 - 10 years (depending on habitat / plant types), is critical to both the protection of the capital investment and to securing and safeguarding an important landscape asset for present and future generations.

Detailed maintenance tasks are not included within this report; such details will come forward with Future Phase RMA's, once the details of hard and soft landscape materials are known. Future Phase Landscape Management and Maintenance Plans must support the OPA landscape strategy and its legacy. The management plan and structure should be flexible to take account of how the landscape, public realm and communal spaces evolve in terms of usage, water management and vegetation growth, as well as being responsive to climatic and economic changes.

This will become an important document providing a framework and understanding of the management and maintenance for the landscape as a whole. The purpose of such a document is to confirm the structure, principles and objectives of the long-term landscape and nature conservation management. It provides outline maintenance specification to allow an early assessment to be made of the scope of works for the UoC or their Estate Management Company for the initial phases, depending on habitat / plant types. In particular, the report must highlight key maintenance operations that will be necessary to ensure the long-term health and vigour of the soft landscape whilst achieving the key criteria of recreational use and supporting the 30 year commitment of +10% Biodiversity Net Gain (BNG).

The key objectives of long term management will be to ensure:

- The long-term interest of nature conservation and green infrastructure is safeguarded, and that the development is exemplary for its landscape management of this aspect and becomes recognised as having the ingredients for sustainable 21st century living.
- The preservation of existing trees and provision of new habitats by the implementation of a long-term (maturation) Landscape Management Plan.
- Provision of new habitats by the implementation of long-term management methods are protected and promoted;
- Maintenance and management of areas valuable for biodiversity follow Ecological recommendations to pursue optimal habitat conditions.
- The development and establishment of the landscape in line with GCPS planning conditions, particularly with regard to plant replacements.
- Management operations will minimise disturbance to the natural land systems such as vegetation cover, soil structure and ground drainage.
- A sustainable and environmentally friendly approach is adopted for all operational and maintenance tasks.
- Vegetation and landscape components are controlled to maintain a safe environment for the public, residents, maintenance operatives and other site users.
- Educational, community growing, play and recreation opportunities are maximised and managed.

The landscape management plan is likely to have a structure comprising:

- A description of the site with statements regarding the overall landscape design, philosophy and management objectives.
- Detailed description of individual management types with particular reference to landscape management compartments e.g. Surface feature SuDS, planting mixes, defensible planting strips to homes, greened walls, living roofs, etc.
- Specifications and schedules of routine and special operations, work programmes and materials etc. necessary to achieve the objectives. This information will also provide a basis for budgeting and cost control.
- Recommendations for monitoring and appraisal of the site's development in terms of plant form, growth, habitat species establishment, diversity, surface water collection management and use patterns with the capacity to modify or influence objectives, operations and programmes. The framework should be flexible to support potential opportunities for community engagement and involvement in the management programme of works. The structure should also seek to enhance social value with educational skills / teaching programmes.

In order to maintain and develop the qualities and aspirations of the landscape proposals, the landscape management and maintenance regimes will need to reflect the specific requirements for each of the various landscape zones, habitats and amenity uses provide by NWCM across the site. The following framework of management periods provides an overview of how landscape and public realm management can be undertaken. This framework should be considered in the formation of Future Phases management plans.

### Establishment Period

It is common place within the form of contracts used for construction works, that the contractor will have obligations to ensure the successful establishment and maintenance of landscape works both pre and post Practical Completion. Upon Practical Completion, a Defects Liability Period will commence, during which time the Contractor is responsible for the maintenance of the landscape and the replacement of any defective plants, materials, fixtures and fittings. There is generally a 2 years defect liability period for semi mature trees as common practice.

Requirements for maintenance works during the Defects Liability Period will be set out in the Future Phase Contracts agreed at the time. Following successful completion of the Defects Liability Period, the responsibility for the maintenance of the landscape works for the Site (or phase thereof) will be handed over to the University of Cambridge or their Estate Management Company. Although the Defects Liability Period will cover most of the period required for the establishment of new planting, it is important that ongoing maintenance continues to follow the guidelines set out in the contract specifications in order to ensure continued establishment.

### Maturation Period

The maturation period for each of landscape zone will be dependent on the individual planting and grass regimes found within each. As a general rule, grassland can be expected to be fully established within 1 year, with the exception of wildflower seeding which may take up to 3 years before all species have established. Ornamental shrub beds, herbaceous planting and climbers should take 3+ years to fully establish and close up. The maturation of trees will depend on a number of factors, namely species, planting size and location.

### Establishment Period

The key objective throughout the establishment period is to maintain the site in a neat, tidy and safe manner with attention to key horticultural tasks thereby supporting the continued growth, health, vigour of all plant material and grass swards for amenity and habitat creation. Whilst pruning schedules will be required, it should be recognised that additional pruning may be necessary in response to periods of accelerated growth or for reason of health and safety. Should areas of planting suffer damage through excessive use, planting replacements would be expected to be 'like for like' with the original specification. In addition, hard surfaces will require regular inspection and maintenance. Generally, tasks may include inspection and maintenance of fencing, landscape furniture, lighting, plant support systems such as trellis and paving. All operations should be read in conjunction with the O+M Manual for any given Future Phases development. Should proprietary systems be provided, their maintenance requirements would be covered in the O+M manual. It would be assumed that it takes precedence over the Management Plan.

### Lifecycles

It is assumed that any replacement materials implemented through the lifetime of the project shall be 'like for like' with the original specification as brought forward in Future Phases RMA's, including requirements for materials life span of minimum 20 years unless otherwise noted. Management of landscape areas which form the basis for Future Phase RMA BNG Assessments will be required to demonstrate appropriate management as defined under the BNG Regulations for 30 years.

### Duration of Plan

Management objectives assume ongoing works for the lifetime of each Future Phase of the development.

Scope







The scope of the Maintenance and Management Plan should cover the hard and soft landscape within the application boundary line of Future Phases of the NWCM. Exclusions are assumed to be:

- Access control mechanisms and systems to external gates and the like
- Works to roofs and building envelopes
- Site infrastructure including estate roads and cycle routes, adopted Highways, below ground drainage or utilities
- Maintenance, management or enhancement of existing Phase 1 landscape areas or amenity provision
- Ecological enhancements to existing Phase 1 habitat areas

Landscape components

The following section provides a breakdown of open space and public realm plan character zones and amenity components, with a high level summary of anticipated future maintenance and management responsibilities.

OPEN SPACE MASTERPLAN CHARACTER ZONES:

-  Green & Blue Infrastructure
-  Shared Gardens
-  Movement Corridors
-  Sports & Amenity Zones
-  Neighbourhoods
-  Existing Habitat Zones

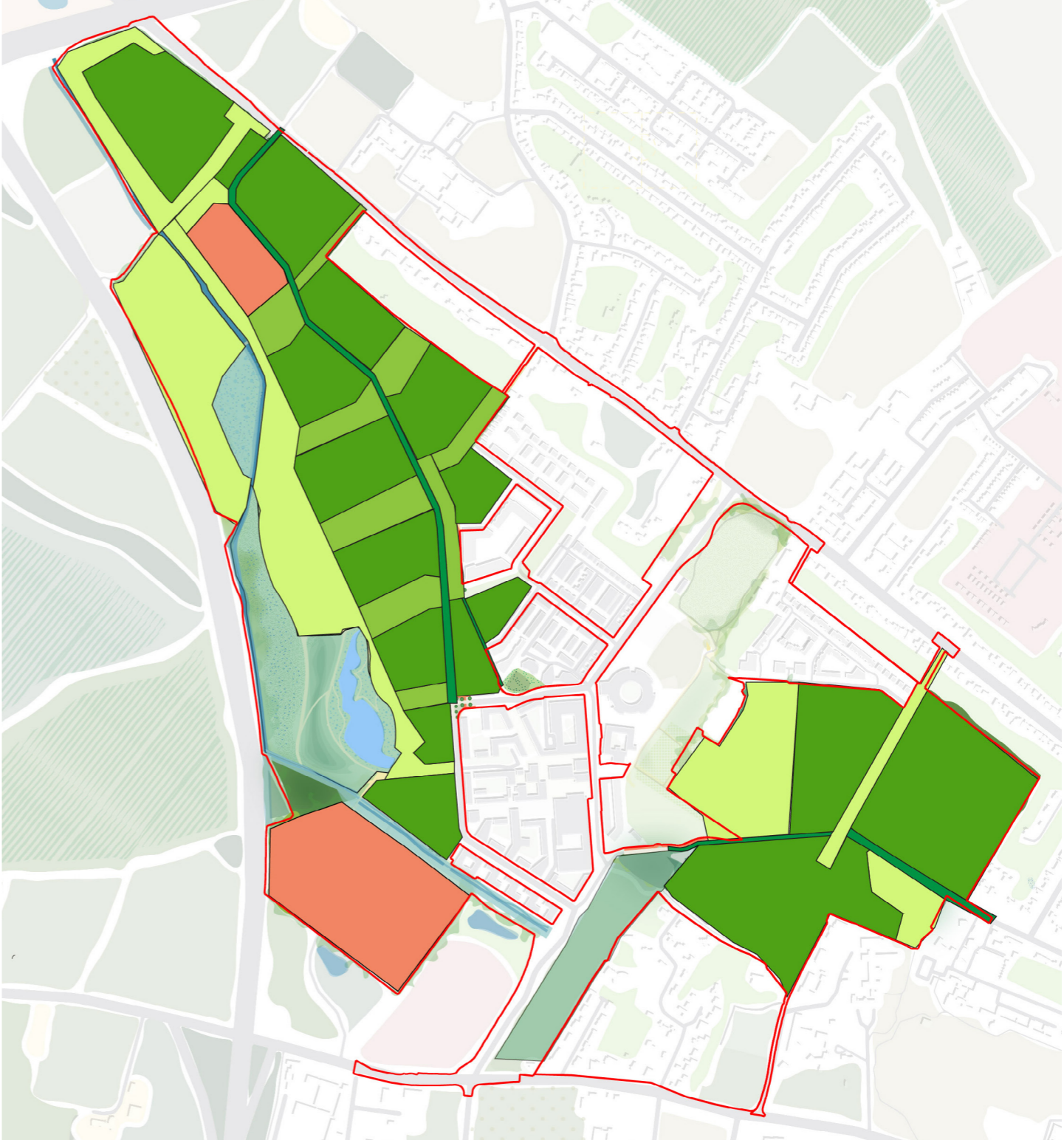


Diagram: Open space and public realm masterplan zones

## LANDSCAPE COMPONENTS

### Wider Site Green & Blue Infrastructure

Care of the wider site green infrastructure including Brook Leys, SSSI and adjoining grassland, site perimeter conditions, planting and trees will be the responsibility of UoC or their Estate Management company.

### Shared Gardens

Care of the Shared Gardens open spaces will be the responsibility of UoC or their Estate Management company. Certain areas may be subject to input from others. Refer also to Community Gardens and Play below.

### Movement Corridors

Care of movement corridors including the Ridgeway and Cartwright Avenue will be the responsibility of UoC or their Estate Management company, subject to the establishment of future adoption agreements.

### Neighbourhoods

Care of the public realm within Neighbourhoods (on plot public realm) will be the responsibility of UoC or their Estate Management company.

### Existing Habitats

The maintenance and management requirements for both existing and proposed habitats at Eddington will be the responsibility of UoC or their Estate Management company. It will be based on guidance from the project Ecologist and formally recorded in an Ecological Management Plan. The structure and contents of which need to pay due regard to the BNG regulations.

### Amenity

#### Allotments

Care of formal allotment spaces and associated facilities, as well as the green framework for such spaces which may include foraging routes or orchard planting will ultimately be the responsibility of UoC or their Estate Management company; however options to partner with a third party to take on the long-term management of such spaces in collaboration with the Eddington community are being explored.

#### Community gardens

Care of informal growing spaces such as community gardens or residents growing space will ultimately be the responsibility of UoC or their Estate Management company, however options to partner with a third party to take on the long-term management of such spaces in collaboration with the Eddington community are being explored.

#### Sports

Care of sports facilities (including courts/pitches, specialist drainage systems, fences, gates or other specialist ancillary supporting features) will be the responsibility of UoC or their Estate Management company or appointed specialist contractor.

### Play

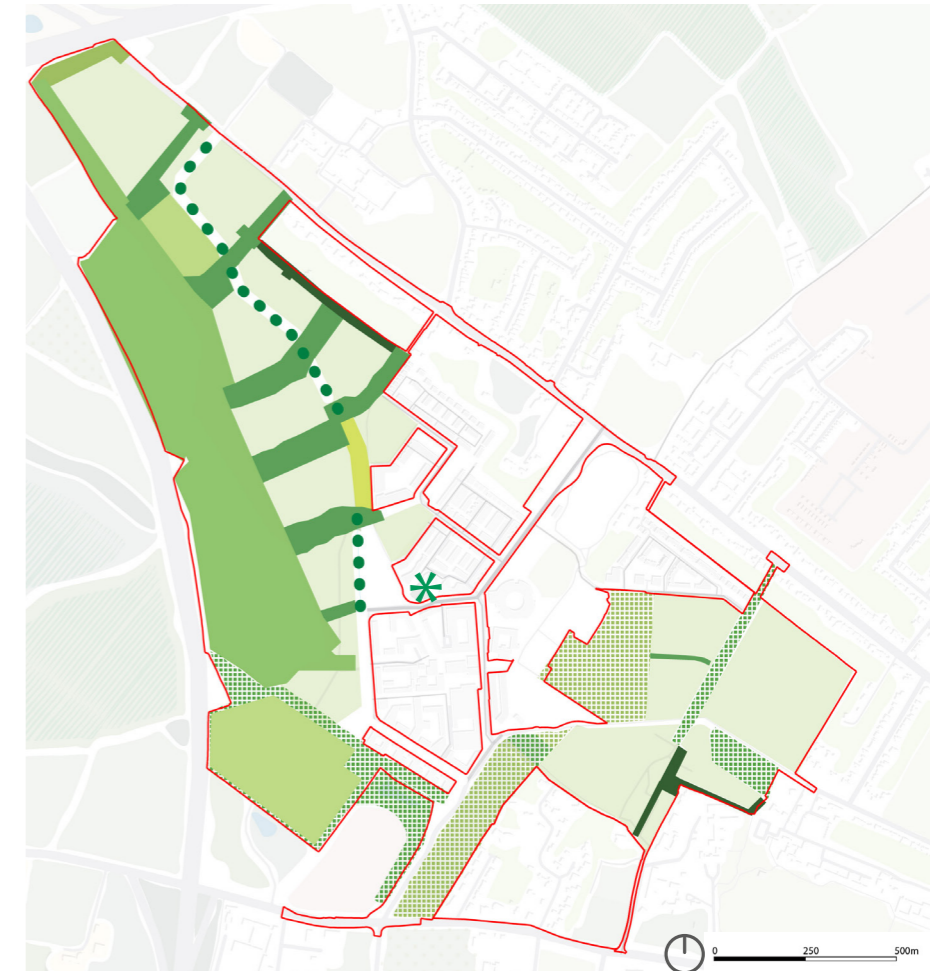
Care of the hard and soft landscape setting to playable spaces will be the responsibility of UoC or their Estate Management company. The upkeep and inspection of individual pieces of play equipment and associated safety features including surface, controls on access and the like will be the responsibility of UoC appointed specialist contractor, supported by an independent safety inspector (e.g. RoSPA).

### Private Gardens

Care of each private amenity space (including driveways) will be the responsibility of the individual resident, therefore not within the remit of the Maintenance and Management Plan. The responsibility for associated boundary conditions may vary subject to the particular condition, location or proximity.

### Key

-  Site application boundary
-  Existing grassland areas retained or enhanced to meadows
-  Existing trees, hedgerows and woodland retained
-  Brook Leys existing habitats, extended with naturalistic grassland, tree groups, scrub and wet-dry zones
-  Shared gardens include growing spaces, edible planting and rain gardens
-  Neighbourhoods public realm incorporating defensible planting zones, rain gardens and community growing spaces
-  The Common - public realm gardens
-  Amenity clusters include structure planting, grassland zones and orchards for foraging
-  Habitat corridors
-  Cartwright Avenue green spine planted verges and rain gardens
-  Veteran Oak (Phase 1)



Planting for Biodiversity Strategy - refer to the Landscape Strategy document for further details

## TYPICAL KEY OPERATIONS

Key tasks anticipated during the establishment period beyond the contracted Defects and Liability Period with a landscape contractor may include:

### SOFT LANDSCAPE Maintenance Operations are likely to include:

- Soil testing;
- Weed control;
- Re-firming and up-righting of plants;
- Cultivation/re-compaction of soils;
- Fertilising and amelioration;
- Adjustment of tree stakes, ties and underground anchors;
- Pruning and dead-heading;
- Pollarding and coppicing;
- Thinning and division;
- Replacement of plant failures;
- Topping up of mulch layers;
- Grass cutting;
- Pest and disease control (impacting on plant establishment);
- Regular watering/irrigation to aid establishment;
- Maintenance of specialist elements e.g. wildlife sundries;

Paving will be maintained free of all weed, algae and moss growth at all times by approved means. All drainage gully covers will be free of blockage i.e. leaf litter, algae, dead weed and the like removed. Paving will be maintained to ensure water runoff is maintained as designed and ensure that the designed minimum falls are maintained. Any replacement or repairs to the specified materials that have been used in the construction, will be carried out using the same materials. All repairs and materials will match the finish of surrounding areas.

### HARD LANDSCAPE Maintenance Operations are likely to include:

- Maintenance of signage, fencing and gates;
- Checking and maintenance of plant support structures (trellis etc);
- Monitoring and removal of excess algae, moss, weed growth and litter from hard landscape surfaces;
- Removal of graffiti;
- Maintenance of external works lighting including replacement of bulbs;
- Maintenance to gravel/self binding gravel surfaces;
- Maintenance of paving as required at tree planting positions in hard landscape.
- Seasonal treatment of surfaces to maintain safe access at all times.
- Surface gutters and channels: Remove mud, silt and debris.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Stain removal
- Maintenance of water/ drainage features
- Maintenance of landscape structures including play safety surfaces, street furniture
- Cleaning and litter removal
- Vandalism
- Repairs to paving.

In respect to the public realm hardworks these will be maintained in a safe and secure condition and appearance at all times. A thorough check of all components will be made at regular times during the year. All fixings will be checked and secured as necessary. In addition visual checks will be made on each visit. All preservations/coatings shall be renewed as necessary to ensure structures are well presented and free from deterioration. Damaged parts shall be replaced or repaired as soon as possible after occurrence. Graffiti shall be removed immediately after it occurs.

## ADAPTION FOR CLIMATE CHANGE

It should be recognised that the maintenance tasks and frequencies may require review subject to predicted future changes in climatic conditions. This might for example include increased frequency of moss or algae build up on surfaces, pests and diseases impacting on particular species or more extreme summer temperatures impacting on the long term success of particular planting types. The soft landscape strategy for the Future Phases of NWCM have been developed with climate change in mind, factoring in drought tolerance, and a variety of species providing biodiversity to combat potential effects of a changing climate.

## OPEN SPACE MANAGEMENT

It is envisaged that the open spaces, public realm, communal courtyards and key elements of the private gardens will be managed by the appointed management company with the goal of implementing the client's contractual requirements and specific landscape management requirements defined in this report. Responsibility for the management of features / assets will be subject to the terms and conditions of contractual arrangements in place for this phase of work.

## MANAGEMENT PROCEDURES

In all areas, management of the open space is the responsibility of the University of Cambridge, or their appointed Estate Management Company. Further to regular prescribed management tasks of the hard and soft landscape, in the case of an enquiry or complaint from a resident or member of the public relating to the hard and soft landscape, the enquiry will be directed to the University of Cambridge, or their appointed Estate Management Company representative in the first instance.



