

Branston Locks greenspace remediation works FAQ

Why is the grass being reseeded at Branston Locks?

The planted areas that make up the green infrastructure are specifically designed to align with the objectives of the local planning authorities. Consequently, their implementation must comply with the permissions granted by East Staffordshire Borough Council.

What areas are affected?

Please see the map below that outlines the areas within phase one.

Who is paying for the work?

The costs of implementing the meadow areas are not included in the service charge and are covered by the developer.

Nurton will cover the cost of 12 months maintenance following which the areas will be handed back over to Land Trust Residential Services to manage under service charge, subject to satisfactory condition/defects.

In 2024, works to remediate phases 2 & 3 were completed. These are expected to come back under service charge management in October 2025 subject to conditions/defects.

How long will the work take to complete?

The works will take place in March - April 2025. Remediation works are under a 12-month defect period subject to condition/ defect. We appreciate residents' patience during this time and apologise for any inconvenience caused.

What is a meadow?

A meadow is a diverse range of plants that traditionally developed through the effects of animal grazing. While it includes grasses, it is also rich in a variety of flowering plants that create its distinctive visual charm. These flowering plants support a wide range of wildlife, from insects and birds to amphibians and mammals, creating vibrant habitats full of life and offering safe spaces for species to grow and flourish.

What is a EM5 mix meadow?

Within the Branston Locks development, there is a large proportion of green space that has been planted as a meadow mix in line with planning permission for the site.

For this development, the EM5 mix was chosen to best suit the soil type, which is predominantly a mixture of clay, silt and sand. This mix is composed of around 20% native wildflowers and 80% slow growing grasses, which are great for biodiversity.

Once established, the grasses commonly found on site will include perennials like quaking grass, crested dogstail, and common bent. Wildflower species will include common knapweed, which flowers from June to September, making it great for pollinators, as well as oxeye daisy and yellow rattle, which should be seen within the meadow throughout the spring and summer months.

How is the meadow maintained and managed?

It can take up to three years to fully establish a meadow. During the first year of establishment, it is likely that some perennial weed species may arise within the meadow, which offers protection for the sown seedlings to establish and offer an initial habitat for insects. These will likely die out following the first year due to the ongoing maintenance regime.

The meadow will be managed each year in line with the site's management plan, which allows the meadow grassland to grow throughout the spring and summer months, giving the species sown the chance to flower and be pollinated.

The meadow areas will then be cut from September to October, weather permitting, typically using a flail mower or tractor. Cuttings are left on site for three to five days to allow the seeds to absorb into the soil bank, simulating natural processes. The cuttings are then bailed and removed from site. The areas will then be kept short throughout the winter to allow natural germination again in the spring.

Contact details

If you have any further questions, please contact our customer services team by emailing mail@thelandtrust.org.uk or phoning 0300 3230 170.



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