

ELSTREE LAND

PROPOSED DEVELOPMENT
LAND AT OLD FOREST ROAD,
WINNERSH

Landscape Management Plan

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APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1 (Period between practical completion and the end of rectification period)

APPENDIX 2: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING (Period following completion of Contractor's 12 months maintenance / rectification period)

1. INTRODUCTION

- 1.1. The following guidance has been produced for the aftercare and ongoing maintenance of the landscape planting to the proposed development at The Old Forest Road, Winnersh. The purpose of this report is to;
 - a) Support the planning application and set out the client's intent for long term management of the proposed landscaping;
 - b) act as a briefing document to the estate managing agents.
- 1.2. It has been compiled by Aspect Landscape Planning Ltd for Elstree Land., in conjunction with the ecologists, arboriculturist, and other team members. The document should be read alongside other related documents and information produced by the consultant ecologist's and arboriculturalist's. The proposed landscaping is illustrated on the detailed planting plan pack ref 8814.PP.1.0.
- 1.3. The Aspect landscape proposals and management and maintenance procedures put forward have been set out and designed to address the current challenges and changes within the emerging climate wherever feasible. Due to anticipated climate changes over the coming years, elements such as careful species selection, irrigation techniques and sustainability of planting sourcing and installation have been taken into account to ensure resources are not wasted, providing a reduced overall impact on the environment. Guidance from RHS, Defra and the Landscape Institute have been considered to ensure where practical the scheme maximises for a futureproof climate ready landscape approach.
- 1.4. The programme of implementation of all landscape areas shall be undertaken in accordance with the site construction management plan and programme, with all landscaping for each development phase being undertaken during the first available planting season immediately following the completion of the specific phase. Implementation of soft landscaping shall be undertaken at the earliest available opportunity in order to allow for the successful establishment of the landscaping, and prior to completion of the final dwellings / phase.

2. DEFINITION OF TERMS

2.1. For the purpose of this document the following terms are defined as;

- a) *The Developer* – Elstree Land who is responsible for the development of the site.
- b) *The Landscape Contractor* – A sub-contractor who is responsible for implementing the landscape scheme to the approved drawings and will be instructed directly by Elstree Land. The Landscape Contractor will be liable for any failures to the planting and for the replacement planting during the rectification/defects liability period.
- c) *The Estate Managing Agent* – The Managing Agents who will be responsible for the upkeep and ongoing maintenance of the landscape areas following completion and handover from the Landscape Contractor. The Estate Managing Agent will be responsible for any replacement planting required after the rectification / defects liability period.
- d) *The Homeowner* – Ultimately responsible for the upkeep and ongoing maintenance of private terraces and areas with their own demise.

3. MANAGEMENT OBJECTIVES

- 3.1. The primary management aim for the proposed planting is the establishment and future sustained growth of individual trees, shrubs and seeded / turfed areas. This document outlines the first 5 years of maintenance for the Estate Managing Agents; however, they will continue to be responsible for ongoing maintenance beyond this period.
- 3.2. The main aim for the existing vegetation is its integration and long term management. Any existing trees within or directly adjacent to the site shown as retained on the landscape plans shall be protected in accordance with BS 5837: 2012, from commencement to completion of all works on site. Any invasive non-native species are to be removed and the presence of invasive plants should be maintained to avoid it spreads.
- 3.3. The proposed landscape scheme shall be implemented to the approved plans, using the relevant standards as noted on the Drawings. All plants are to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees are to be planted in accordance with BS3936. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I, II and III.
- 3.4. It is intended that the landscape scheme will be implemented by The Landscape Contractor appointed by Elstree Land and upon completion will hand over the ongoing maintenance responsibilities of each landscaped area to the Estate Managing Agents.
- 3.5. The amenity spaces will be maintained by a Management Company. The Management Company will be formed and incorporated to own and manage the Management Company areas.
- 3.6. Once an apartment sale is completed, the homeowner is responsible for tending to and maintaining all private terrace landscape maintenance within their own residential plot. Should any planting fail after the planting rectification period, it is then the homeowner's responsibility to replace this at their own cost.

4. AFTERCARE PERIOD

4.1. The programme of general operations shall be as described below. Refer also to the Landscape Maintenance Schedules at the end of this report. Visits are made to site depending on the operations necessary as specified in the maintenance schedule – typically weekly/fortnightly between March and October and monthly for the rest of the year.

4.2. Upon practical completion of each landscape area, the Developer's Landscape Contractor will hand over to the Estate Managing Agent who will be responsible for the maintenance of all landscaped areas during the Aftercare period. The Aftercare period shall be for 12 months following practical completion and covers the rectification period.

4.3. Litter Management

The Estate Managing Agent shall be responsible for the upkeep of any completed planting work as required by the contract documents, and during the following maintenance / defects liability period.

4.4. The Estate Managing Agent shall maintain all of the plot areas free from all kinds of litter which shall be removed off site.

4.5. All relevant Acts of Parliament and the Manufacturer's instructions must be followed and containers and other contaminated equipment must be cleared from the site after each day's work.

4.6. General Upkeep

The Estate Managing Agent shall:

- a) Check all plants for damage, security, firmness, fixing and support, and replanted in an upright position and re-firmed if required.
- b) Keep all planting areas free from weed growth and hoe over and level all cultivated areas and remove weeds to tip, reinstating mulch as necessary.
- c) Refix displaced, ease where necessary, or replace where damaged, tree ties and tree and shrub shelters.

- d) Remove any litter or any surplus discarded materials from the above shall be removed off site.
- 4.7. The Estate Managing Agent shall eradicate weed growth of planted and seeded / turfed areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosphate or other approved product.
- 4.8. **Watering**
When considered necessary by the Estate Managing Agent they shall, during routine maintenance visits, water trees, shrubs and other planted areas (including grass seeded / turfed areas if applicable) in order that the entire tree pit or planted area is watered to field capacity to ensure the establishment and growth of plants/grass.
- 4.9. The Estate Managing Agent is to allow for the provision of water, water carts or hoses with a fine rose attachment or sprinklers at normal mains pressure, allowed to run until the full depth of topsoil specified has reached a point where full absorption is achieved over the areas of all trees and shrubs. Typically this should be 1-3 times a week during spring and summer and once a week outside this period. Refer to Annex G.2 of BS8545:2014 for watering field capacity.
- 4.10. **Replacement of failed planting**
At the end of each growing season the Estate Managing Agent shall remove from the planting pits, cultivated beds and/or trenches all plants which have died or are failing to thrive or are likely to die or fail to thrive. The Estate Managing Agent shall remove such plants off site.
- 4.11. Prior to the growing season (March - November), the Estate managing Agent shall assess the planted stock and submit a schedule of replacements necessary to maintain 100% stocking in accordance with the Drawings and any subsequent instructions.
- 4.12. The Landscape Contractor shall remain liable and shall replace all plants which have failed to survive and removed in accordance with clauses in this specification with identical plant material or as otherwise agreed during the rectification / defects liability period. After this period expires, replacements shall

be the responsibility of the Estate Managing Agents. Replacement plant material shall be of the same size and species as specified in the Contract. Replacement planting shall be carried out by Landscape Contractor in the planting season, following the discovery of the defect.

- 4.13. During the rectification / defects liability period after having removed any mulching materials, the Landscape Contractor shall dig or fork over the existing planting pit, cultivated bed and/or trench to its original dimensions to relieve compaction prior to any replacement stock being planted. For isolated plants in cultivated beds or trenches a volume of 200mm x 200mm x 200mm shall be relieved. Upon completion of replacement planting, the Landscape Contractor will replace the mulching.

4.14. **Pruning**

The Estate Managing Agent shall remove all dead wood, diseased tissue, suckers and epicormic growth, from all planted material at the end of each growing season. The Estate Managing Agent shall also be responsible for the training of new leading shoots, should the original become diseased or damaged.

Any tree trunk/branches and structural roots near a house/building that may cause structural damage or block the windows lighting should be pruned back by a specialist to avoid damages to the building façade and infrastructures.

4.15. **Pest Control**

Check and re-apply spiral guards during each maintenance visit.

4.16. **Strimming**

Edge, banks and grass around obstructions to be strimmed on late July - Sept basis should it be necessary.

- 4.17. The Estate Managing Agent shall repair and reseed all open or poorly germinated areas using the same seed during April and September.

4.18. **Fertiliser**

Fertiliser shall be applied to the surface of each planting pit, cultivated or hedge trench. Fertiliser to be used during aftercare period to be Growmore or similar

slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice

- 4.19. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.
- 4.20. The Estate Managing Agent's contractor shall inform the Estate Managing Agent of their intention to apply fertiliser 10 days prior to the work being carried out.

5. ONGOING MAINTENANCE

5.1. GENERAL MANAGEMENT YEARS 1-5

5.1.1. The Estate Managing Agent will be responsible for the general management following 12 months rectification/defects liability period, to maintain all landscape areas. Visits are made to site depending on the operations necessary as specified in the maintenance schedule – typically weekly/fortnightly between March and October and monthly for the rest of the year.

5.1.2. The Estate Managing Agent shall make themselves aware of the requirements of Statutory Undertakers with respect to the planting of shrubs and trees and shall ensure that these requirements are complied with.

5.1.3. Weeding

The Estate Managing Agent shall keep all planted areas free from weeds by either hoeing over and hand weeding or by chemical means during the growing season.

5.1.4. The Estate Managing Agent shall suppress weed growth to planted and seeded / turfed areas at all times either by mechanical or chemical means. Shrub beds shall be kept clear of weed growth at all times.

5.1.5. The Estate Managing Agent must not carry out spraying operations during unsuitable conditions which may cause spray to drift on the adjoining land. The Estate Managing Agent will be held legally responsible for any damage or injury to persons, animals or property resulting from his spraying operations.

5.1.6. Proposed Trees

During maintenance visits the Estate Managing Agent shall check all trees for security, firmness, fixing and support. Any trees suffering from wind rocking shall be replanted in an upright position and refirmed.

- 5.1.7. Tree stakes, tree ties and restraints shall be regularly inspected to avoid any risk of chafing or rubbing of the tree against the stake. Tree ties must be correctly fitted so that they provide the necessary support to the tree but must not be so tight that they constrict and inhibit the natural growth of the tree.
- 5.1.8. Where spiral tree / shrub guards are fitted these shall be checked for correct position (ie. correctly fitted from base of tree trunk upwards) to afford some protection against accidental damage by strimmers or other machinery.
- 5.1.9. The Estate Managing Agent shall maintain, by mechanical or chemical means, a grass-free area of not less than 1200mm in diameter around every tree planted within grassed areas. Any trees damaged by chemicals or machinery must be replaced at the Estate Managing Agents expense.
- 5.1.10. Any stakes, ties or spiral guards that become broken or damaged during the maintenance period shall be replaced by the Estate Managing Agent at his own expense.
- 5.1.11. Watering**
When considered necessary by the Estate Managing Agent they shall, during routine maintenance visits, water trees, shrubs and other planted areas (grass seeded / turfed areas) in order that the entire tree pit or planted area is watered to field capacity. Typically this should be 1-3 times a week during spring and summer and once a week outside this period. Refer to Annex G.2 of BS8545:2014 for watering field capacity.
- 5.1.12. Amenity Grass Areas**
When the amenity grass has grown 50mm high the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne. Any bare patches shall be re-seeded with the specified mix.
- 5.1.13. The Estate Managing Agents rates for maintaining grass areas shall allow for all necessary handwork around trees.

- 5.1.14. 48 hours prior to cutting grass, all stones exceeding 50mm diameter in any dimension shall be removed from the surface. All cutting shall be carried out with tools or machines properly sharpened and set. When the amenity grass is approximately 100mm high it shall be topped without tearing with a rotary mower to leave 25-30mm growth. When mowing without a box, clippings shall be spread out evenly to prevent damage to the grass beneath. Where density of clippings will damage grass they shall be raked up and removed from site.
- 5.1.15. During the growing season the amenity grass shall be cut at 10 to 14 day intervals to ensure that the grass does not exceed 75mm high. The margins of seeded / turfed areas shall be trimmed with edging shears at the time of every second mowing. The Landscape Contractor shall allow in his rates for maintenance between the specified second cut and the final cut.
- 5.1.16. Areas of bulb planting within the amenity grass shall be left unmown during Spring, until they have finished flowering and the post-bloom foliage of the bulb plants begins to yellow and die naturally. Mowing of these areas can continue once the post-bloom foliage is limp and has turned yellow. These areas shall be cut back gradually to ensure no more than one third of the length of the grass is removed in one mowing, and then a normal mowing schedule can be resumed.
- 5.1.17. Bulbs should be planted in the right dept for flowering according to their species:
- Galanthus nivalis – 5cm or 2times bulb depth
Hyacinthoides nas-scripta – 10cm or 2 times bulb depth
Narcissus pseudonarcissus – 15cm or 3 times bulb depth
Narcissus jucifolius – 15cm or 3 times bulb depth
Crocus chrisanthus “Blue pearl” – 10cm or 3 times bulb depth
Crocus chrisanthus cream beauty – 10cm or 3 times bulb depth
Crocus tommasinianus “Ruby glant” – 10cm or 3 times bulb depth

Emorsgate EL1 Flowering Lawn Mix

- 5.1.18. The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing.

- 5.1.19. Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds.

- 5.1.20. Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established

- 5.1.21. Mow regularly as a lawn but not too short (25-40mm).

- 5.1.22. To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.

- 5.1.23. Mown footpaths within amenity grass should be mown every two weeks, to a height of 150 to 170 mm and 1200mm wide.

5.1.24. Wildflower Grassland Areas

Following establishment of the proposed wildflower areas, the newly established new wildflower meadow areas will be subject to a low intensity and varied cutting regime for the second and subsequent years to maintain their ecological value and diversity. The regime comprises an annual hay cut after flowering in July or August or bi-annual hay cut during late July-August and October, allowing plants to flower and set seed.

- 5.1.25. The cuttings shall be left in place to dry and shed seed for 1-7 days before being removed off-site.
- 5.1.26. Repair and reseed all open or poorly germinated areas using the same seed during April and September.
- 5.1.27. The Estate Managing Agent shall undertake the removal of all litter at quarterly intervals throughout the year.

Emorsgate EM2 General Purpose Meadow Mixture

- 5.1.28. Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.
- 5.1.29. Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.
- 5.1.30. Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.
- 5.1.31. Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established

- 5.1.32. In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by

traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

- 5.1.33. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- 5.1.34. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
- 5.1.35. Fertiliser**
If instructed by the Landscape Architect/Supervising officer the Estate Managing Agent shall supply and spread agricultural fertilizer during showery weather at the rates indicated by the manufacturer in transverse directions.
- 5.1.36. Fertiliser to be used during aftercare period to be Growmore or similar slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice.
- 5.1.37. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.
- 5.1.38. The Estate Managing Agent's contractor shall inform the Estate Managing Agent of their intention to apply fertiliser 10 days prior to the work being carried out.
- 5.1.39. Proposed Shrubs**
Any dead twigs or water shoots occurring on the clear stem of trees and dead shoots on shrubs shall be removed, and disposed of by the Estate Managing Agent.
- 5.1.40. All plants shall be re-firmed after frost to ensure that they are not leaning and that the soil level around the plants remains at the level the plants grew in the nursery.

- 5.1.41. All rubbish, cuttings, surplus excavated material etc. shall be removed off site. Dead plants shall only be removed after a record of their number and location has been made.

5.1.42. Proposed Herbaceous Planting

- 5.1.43. The main objective of the management of herbaceous and ornamental grass borders is the establishment and future sustained growth of plants to create an attractive feature. Pruning and clearing away old growth should keep the plant healthy and vigorous.
- 5.1.44. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I,II and III.
- 5.1.45. Deadhead spent flowers to promote continuous blooming and cut back perennials after flowering to maintain shape and encourage regrowth. Architectural planting such as ornamental Miscanthus and Stipa grass and tall herbaceous seed heads will benefit from leaving stems over winter and maintain structure. Where this is evident avoid pruning back until early spring.
- 5.1.46. Remove dead or damaged stems in late winter or early spring and apply a 50mm deep organic mulch to reduce weed growth and retain moisture.
- 5.1.47. Many herbaceous perennials benefit from division every 3-5 years to prevent overcrowding and rejuvenate growth. Division should be carried out in early spring or autumn and replanted in position with new plants distributed where gaps occur.
- 5.1.48. A balanced organic slow release fertilizer is to be applied in early spring to encourage growth.

5.1.49. Proposed Formal Hedges

Monitor the hedge regularly following planting and make good gaps as they occur with replacement plants. All hedge planting once initially planted should be cut level to the specified height to promote bushy growth. The formal hedges (inc. *Carpinus betulus*, *Photinia fraseri*) shall be maintained at a height of approximately 1.0-1.2m. Large open space native hedge planting to be maintained between 1.8-2m high. Low ornamental hedges (inc. *Sarcococca confusa*) shall be maintained at a height of approximately 0.5m. Within vehicular visibility splays, all hedge and shrub planting should be maintained to a maximum height of 600mm.

5.1.50. Pest Control

The Estate Managing Agent shall allow in his rates for the routine removal of any litter found over the site, including all grassed areas, planted areas and areas around trees which are included within his maintenance responsibilities.

5.1.51. The Estate Managing Agent shall include in his prices for any spraying or dusting required against pests and diseases throughout the maintenance period.

5.1.52. Plants shall be checked regularly for rodent damage.

5.1.53. Ground Conditions

Any gullies, indentations or pockets caused by running water shall be made good and brought to the correct level.

5.1.54. Any shrinkage/ponding to the specified levels shall be rectified at the Estate Managing Agent expense.

5.1.55. Mulching

The Estate Managing Agent shall reinstate mulch at 50mm depth where disturbed due to the maintenance or other causes and allow for returning mulch material to planting areas from adjacent grass and hard surfaces.

5.1.56. Hard Surfaces, Street Furniture and Boundary Treatments

Regular visual checking shall be undertaken of all hard surfaces, decorative boulders and street furniture including all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.

5.1.57. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Assessment of all boundary treatments (and repair where required) shall be undertaken.

5.1.58. All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates) shall be assessed and repaired to maintain high standard of appearance and functionality of all boundaries, fencing and gates.

5.1.59. Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance. All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.

5.1.60. Ground conditions around landscape features such as decorative boundaries to be checked to ensure features are safe and stable for use by public.

5.1.61. Play Equipment

Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc) shall be undertaken.

5.1.62. Tightening / adjustments of fixings and fittings to ensure quality and safety of all play equipment.

- 5.1.63. Strimming maintenance of any amenity grass around natural play items are to include a protective guard to prevent damage to timber play items.
- 5.1.64. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations. Manufacturer's guidance should be followed for specific equipment.
- 5.1.65. Bulb Planting**
- 5.1.66. Bulb planting to be cast across area identified within planting plans and planted in random fashion as they have fallen to ensure naturalised look.
- 5.1.67. Areas planted with bulbs to be maintained free from leaves in spring to allow new growth to establish.
- 5.1.68. Tops of bulbs to be allowed to die down naturally following flowering to ensure nutrients are directed back to the bulbs and area not to be mown. Once the bulbs have died back, the area is then able to be mown.

5.2. SPECIFIC MANAGEMENT YEARS 1-5

5.2.1. All works within this section shall be the responsibility of the Estate Managing Agent or their nominated landscape contractor, who shall remain responsible for the general management of all landscape areas. The Estate Managing Agent shall maintain a bi-annual shrub trimming regime to promote bushy regrowth.

5.2.2. The Estate Managing Agent shall carry out works outside the general bird breeding season where possible.

5.2.3. Existing Tree / Vegetation Belts

All tree works are to be carried out by a competent operative in accordance with the British Standard Recommendations for Tree Work, BS 3998: 2010.

5.2.4. All trees growing within falling distance of roadways, footpaths and areas regularly used should be inspected at least every two years and immediately after any extreme weather events by a qualified arboriculturist, in order that any risks they present can be assessed and any action necessary to maintain a reasonable level of safety can be implemented.

5.2.5. Care must be taken that the ground next to retained trees and adjacent offsite trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained in the belt, as this could cause soil compaction and consequently root death.

5.2.6. No works shall be carried out during the general bird breeding season between the months of March to August.

5.2.7. Proposed Trees

Any tree which dies up to 5 years after completion of the site, or is removed/damaged, shall be replaced within the next planting season, with similar size and species as originally specified.

- 5.2.8. Weed growth within a 1200mm diameter of the tree shall be removed by spraying or by mechanical means to achieve a weed free area.
- 5.2.9. Remove suckering growth annually.
- 5.2.10. Apply slow acting fertilizer every Spring to all trees and rake into top 50mm of surrounding soil. Fertiliser to be Growmore or similar slow release general purpose landscape fertiliser applied at rates specified by manufacturer and in line with current best practice.
- 5.2.11. During Spring and Summer remove all litter and related detritus over 50mm in diameter off site.
- 5.2.12. Check tree stakes/guying are in a vertical and secure position. Tree ties are positioned correctly and are not chaffing the bark.
- 5.2.13. Check all rodent protection sleeves are positioned correctly and that no chaffing occurs and that the sleeve is positioned at the base of the tree.
- 5.2.14. All damaged branches from frost or other damage shall be removed with a clean cut.
- 5.2.15. Within visibility splays maintain to a height of 600mm from the base.
- 5.2.16. During the latter years of the maintenance period, the above management regime shall continue with removal of suckering shoots, the checking of rodent damage and tree protection on a bi-annual basis. Spraying shall continue so that a 1200mm diameter around the trees is kept weed free.
- 5.2.17. The Estate Managing Agent shall during each planting season replace all dead or dying trees and replace with similar size and species.
- 5.2.18. Tree Pruning**
All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), *Recommendations for tree work*, and should be undertaken by appropriate persons as necessary.

- 5.2.19. Inspections should be carried out in the early autumn when the trees are in leaf, and any fungal activity is more likely to be evident. Any dead or diseased wood should be removed appropriately.
- 5.2.20. Any tree in close proximity to buildings should be pruned as required by a qualified arboriculturist to ensure tree canopy encroachment does not interfere with the built form.
- 5.2.21. All damaged branches from frost or other damage shall be removed with a clean cut.
- 5.2.22. No tree works are to be carried out during the general bird breeding season of March until August.
- 5.2.23. Proposed Formal Hedges**
Monitor the hedge regularly following planting and make good gaps as they occur with replacement plants. The formal hedges (inc. *Carpinus betulus*, *Photinia fraseri*) shall be maintained at a height of approximately 1.0-1.2m. Large open space native hedge planting to be maintained between 1.8-2m high. Low ornamental hedges (inc. *Sarcococca confusa*) shall be maintained at a height of approximately 0.5m. Within vehicular visibility splays, all hedge and shrub planting should be maintained to a maximum height of 600mm.
- 5.2.24. Hedge Pruning**
Prune in early spring to remove any frost damage or diseased shoots. Cut to within 15cm of the base of the young leading shoots to encourage vigorous side branching.
- 5.2.25. Remove suckering growth annually.
- 5.2.26. Proposed Shrubs**
The main objective of the management of shrub beds and individual specimens is the establishment and future sustained growth of plants to create an attractive feature. Pruning should keep the plant healthy and vigorous, and prevent shrubs becoming leggy.

- 5.2.27. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I,II and III.
- 5.2.28. Keep all areas of planting free from weed growth at all times. After planting, hoe over all cultivated areas and remove all weeds to tip.
- 5.2.29. Remove any litter or debris found over the site in planted areas that are included within the maintenance responsibilities.
- 5.2.30. At the end of each growing season, remove from the planting areas all plants which have died or are failing to thrive or are likely to die or fail to thrive. These should be removed off site.
- 5.2.31. All plants shall be re-firmed after frost to ensure that they are not leaning, and that the soil level around the plants remains at the level the plants grew in the nursery.
- 5.2.32. Shrub Pruning**

All pruning and management should be carried out by competent persons who are fully acquainted with the correct techniques to apply to the plants specified.
- 5.2.33. Remove all dead wood, diseased tissue, suckers and epicormic growth from all planted material at the end of each growing season. Shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
- 5.2.34. When pruning stems, use clean sharp secateurs, and cut immediately above a bud and as close to it as possible without damaging the bud or the portion of twig which is feeding it, therefore leaving the smallest possible wound.
- 5.2.35. Where shrubs are becoming leggy, coppice and thin out shrubs to encourage regeneration and healthy, bushy growth. These operations shall not compromise the visual screening of the planting.
- 5.2.36. No works to shrubs are to be carried out during the general bird breeding season of March and August.

5.2.37. Pruning Flowering Shrub Species

Prune as follows:

- Winter flowering shrubs in spring.
- Shrubs flowering between March and July immediately after the flowering period.
- Shrubs flowering between July and October back to old wood in winter.
- Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

5.2.38. Proposed Herbaceous Planting

- 5.2.39. The main objective of the management of herbaceous and ornamental grass borders is the establishment and future sustained growth of plants to create an attractive feature. Pruning and clearing away old growth should keep the plant healthy and vigorous.
- 5.2.40. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' parts I,II and III.
- 5.2.41. Deadhead spent flowers to promote continuous blooming and cut back perennials after flowering to maintain shape and encourage regrowth. Architectural planting such as ornamental Miscanthus and Stipa grass and tall herbaceous seed heads will benefit from leaving stems over winter and maintain structure. Where this is evident avoid pruning back until early spring.
- 5.2.42. Remove dead or damaged stems in late winter or early spring and apply a 50mm deep organic mulch to reduce weed growth and retain moisture.
- 5.2.43. Many herbaceous perennials benefit from division every 3-5 years to prevent overcrowding and rejuvenate growth. Division should be carried out in early spring or autumn and replanted in position with new plants distributed where gaps occur.

- 5.2.44. A balanced organic slow release fertilizer is to be applied in early spring to encourage growth.

5.2.45. Amenity Grass / Turf Areas

The Estate Managing Agent shall eradicate weed growth from all areas of grass. Perennial weeds shall be treated using glyphosate or other approved product carefully so as not to harm adjacent grassed areas.

- 5.2.46. Ensure that the amenity grass is not allowed to grow above a height of 75mm throughout the growing season.

- 5.2.47. Repair and reseed all open or poorly germinated areas using the same seed during April and September.

- 5.2.48. Estate Managing Agent shall undertake the removal of all litter at quarterly intervals throughout the year.

5.2.49. Climbing Species

The main objective of the management of climbing species is the establishment and future sustained growth of the climbing plants to create an attractive feature.

- 5.2.50. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III.

- 5.2.51. Pruning should keep the plant healthy and vigorous, and assist in covering the frame/structure

Clematis

Early-blooming clematis do not require regular pruning apart of the removal of faded flower,however traininhgn and thinning may be necessary.

Cutting back to15cm from the base m after flowering should be considered if renovation is required, not more than once in three years.

Large-flowered cultivars (flowering between May to June) only require flowers cut off when flowering is over, and removal of dead shoot ends in spring

Late-flowering clematis (late summer) should be pruned back hard to the lowest pair of buds in February annually.

5.3. SPECIFIC MANAGEMENT YEARS 5+

5.3.1. Existing trees

All tree works are to be carried out by a competent operative in accordance with the British Standard Recommendations for Tree Work, BS 3998: 2010.

5.3.2. All trees growing within falling distance of roadways, footpaths and areas regularly used should be inspected at least every two years and immediately after any extreme weather events by a qualified arboriculturist, in order that any risks they present can be assessed and any action necessary to maintain a reasonable level of safety can be implemented.

5.3.3. Care must be taken that the ground next to retained trees and adjacent offsite trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained in the belt, as this could cause soil compaction and consequently root death.

5.3.4. No works shall be carried out during the general bird breeding season between the months of March to August.

5.3.5. Proposed trees

During regular maintenance visits, the Estate Managing Agent shall remove all remaining tree stakes, ties and spiral protection and re-grade the surrounding ground.

5.3.6. Continue removal of broken, dead or dying branches.

5.3.7. Continue spot weed control within areas where the canopy has not closed over.

5.3.8. Any tree in close proximity to buildings should be pruned by a qualified arboriculturist as required to ensure tree canopy encroachment does not interfere with the built form.

5.3.9. Existing / Proposed Shrubs & Hedges

Where shrubs are becoming leggy the Estate Managing Agent shall coppice and thin out shrubs to encourage regeneration. Established planting to be pruned to provide a neat, pleasing appearance and promote new growth. These operations shall not compromise the visual screening of the planting.

- 5.3.10. The formal hedges shall be maintained at a height of approx 1.2-1.5m unless within vehicular visibility splays where all hedge and shrub planting should be maintained to a height of 600mm.

- 5.3.11. The native hedgerows shall be maintained at a height of approximately 1.5-2.0m.

- 5.3.12. Remove all litter accumulated during 6 monthly intervals.

- 5.3.13. No works to shrubs are to be carried out during the general bird breeding season of March and August.

5.3.14. Amenity Grass Areas

The management and cutting of all amenity grassed areas shall continue as described in the aftercare period.

5.3.15. Climbing Species

Continue watering, weed control and litter clearance as required.

- 5.3.16. Check climbing supports and refix/tighten as required.

- 5.3.17. Climbing shoots should be trained onto supports by encouraging stem growth in a particular direction using ties where necessary and check supports are securely fixed to the wall.

- 5.3.18. Prune back stems as required to prevent growth beyond the growing zone.

- 5.3.19. Pruning should be undertaken in accordance with shrub pruning, going back to a healthy part of the plant.

Clematis

Early-blooming clematis do not require regular pruning apart of the removal of faded flower, however training and thinning may be necessary.

Cutting back to 15cm from the base in after flowering should be considered if renovation is required, not more than once in three years.

Large-flowered cultivars (flowering between May to June) only require flowers cut off when flowering is over and removal of dead shoot ends in spring

Late-flowering clematis (late summer) should be pruned back hard to the lowest pair of buds in February annually.

5.3.20. Watering

The Estate Managing Agent shall, when considered necessary, water trees, shrubs and other planted areas during routine maintenance visits as required, until the entire tree pit or planted area is watered to field capacity.

5.3.21. Hard Surfaces, Street Furniture and Boundary Treatments

Regular visual checking shall continue of all hard surfaces and street furniture including all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects.

- 5.3.22. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Assessment of all boundary treatments (and repair where required) shall be undertaken.

- 5.3.23. All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates) shall be assessed and repaired to maintain high standard of appearance and functionality of all boundaries, fencing and gates.

- 5.3.24. Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance. All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.

5.3.25. Play Equipment

Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc) shall be undertaken.

5.3.26. Tightening / adjustments of fixings and fittings to ensure quality and safety of all play equipment.

5.3.27. Strimming maintenance of any amenity grass around natural play items are to include a protective guard to prevent damage to timber play items.

5.3.28. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations. Manufacturer's guidance should be followed for specific equipment.

APPENDIX 1

LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1

APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1 (Period between practical completion and the end of rectification period)

Notes: Unless otherwise agreed all works highlighted within this schedule as the responsibility of the landscape contractor are to be undertaken by the landscape contractor responsible for the installation of the relevant works.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly/As required	Landscape Contractor
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly/As required	Landscape Contractor
	Manual weed control	To ensure successful establishment of planting and hard surfaces remain weed free. Regularly check for invasive non-native species (INNS) and remove them using biosecure methods. Reference national guidelines from the RHS for best practices.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Contractor
	Chemical weed control (non-residual)	To ensure successful establishment of Planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Contractor
	Feeding	To ensure ongoing success of landscape planting.	Slow acting organic fertiliser applied to planted areas as considered necessary and raked into top 50mm of surrounding soil. To be spread evenly and replace any mulch materials.	Annually in early spring	Landscape Contractor
	Manual cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards	Undertaken using hand tools.	Monthly	Landscape Contractor
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Contractor
	Removal of dog dirt from dog bins and ground	To ensure the park remains a clean, safe and pleasant environment for all users.	Remove dirt and dispose of by bagging and disposal off site.	Weekly	Landscape Contractor
	Graffiti removal	To maintain high standard of appearance		Monthly	Landscape Contractor
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Contractor
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Contractor
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Contractor
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non-toxic to humans and animals, and 100% biodegradable and eco-friendly.	As required during winter months	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Amenity Grass / Flower Lawn Areas	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Contractor
	Recreational amenity grass areas to be rolled as required during growing season between March and October following grass cutting.	To ensure a firm, level and well drained surface in order to maintain high standard of appearance and use for recreational purposes.	Heavy roller shall be used at varied frequency, starting with light and infrequent passes. Rolling should be undertaken when ground is moist but avoid wet or saturated ground conditions as well as completely dry soil.	As required following grass cutting, to ensure level and firm surface (During growing season between Mar & Oct)	Landscape Contractor
	Bulbs to allowed to die back naturally then mown	To ensure nutrition is fed back to the bulbs		Annually	Landscape Contractor
Wildflower	Mowing and topping of wildflower within first year to encourage establishment of wildflowers.	To ensure control of annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.	A flush of annual weeds from the soil in the first growing season may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing. Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Contractor
	Weeding management of perennial weeds.	To reduce perennial weed outcompeting wildflower development.	Carefully dig out or spot treat any residual perennial weeds such as docks, ragwort, brambles and nettles.	As required to ensure competition is reduced.	Landscape Contractor
	Established wildflower cutting to height of 50mm with arisings removed off site.	To mange wildflower matrix and prevent build up of soil fertility	An annual hay cut after flowering in July or August, allowing plants to flower and set seed. The cuttings shall be left in place to dry and shed seed for 1-7 days before being removed off-site.	Annually as required during July - August.	Landscape Contractor
	Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful wildflower establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Repair and reseed all open or poorly germinated areas using the same seed during April and September.	Bi-Annually as required during August-Sep and/or March-April.	Landscape Contractor
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Contractor
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success.		Monthly	Landscape Contractor
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Contractor
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Contractor
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor
Climbing Species	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of climbing species and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune climbing plants at a time and in a manner which is appropriate to the species growth habit and form. Prune back stems as required to ensure it does not grow beyond growing zone/climbing frame.	To promote healthy climbing plants and provide planting with greatest opportunity for success. To ensure complete coverage of green wall / climbing structure.		Monthly (Pruning as required)	Landscape Contractor
	Climbing shoots should be trained onto adjacent supports/climbing structure by encouraging stem growth in a particular direction, using ties where necessary, and check any supports necessary are securely fixed to the wall.	To promote full, attractive green feature wall and ensure complete coverage of green wall / climbing structure.	All green wall maintenance should be undertaken as required by green wall structure manufacturer's guidance.	Monthly (Training as required)	Landscape Contractor
	Re mulching to all planted areas associated with green wall to maintain specified depth.	To minimise weed growth within planting areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Play / Recreational Surfaces	Regular checking of all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects. No strimming against play items due to risk of damage. Protective strimmer guard to be included around play items prior to strimming.	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Weekly	Landscape Contractor
	Regular checking of playgrade play bark material, mulch and other play surfaces. Play bark to be raked and levelled to remove items / debris and regularly mixed to prevent compaction.	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. Bark depth to be minimum of 300mm. If required play grade loose fill materials should be topped up.	Where required replace any displaced playgrade materials and top up playgrade / loose surface materials with new to match existing as necessary.	Weekly	Landscape Contractor
	Play bark shall be treated with sanitising product and any fouling removed / disposed	To ensure safe environment and contamination free.	All sanitising treatment to be certified to ensure it is an in accordance with playspace. Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	Monthly	Landscape Contractor
Play Equipment	Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).	To ensure quality and safety of all play equipment and features.	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations.	Weekly	Landscape Contractor (or specialist play sub-contractor)
	Tightening / adjustments of fixings and fittings.	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those original specified. Manufacturer's guidance should be followed for specific equipment.	As required through weekly checks	Landscape Contractor (or specialist play sub-contractor)
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Contractor
	Re-stain timber fencing, seating, play equipment and other timber features as necessary. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Contractor
Street Furniture	Regular visual checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those original specified	Monthly	Landscape Contractor
	Re-staining / Re-painting if required by manufacturer guidance as per boundary treatments above.	To maintain high standard of appearance and functionality and improved longevity of all street furniture.		As required	Landscape Contractor
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Annual Defects Review / Snagging	Review of all landscape areas and planting to identify all defect requirements.	To ensure any areas where previous planting works have been unsuccessful are replaced with new to match original, or an agreed variation within defects period.	Undertaken by Landscape Architect, Client representative , Main Contractor and the relevant landscape contractor	Just prior to end of defects liability period.	Landscape Architect, Landscape & Main Contractor, Client Rep

APPENDIX 2

LANDSCAPE MAINTENANCE SCHEDULE – ONGOING

APPENDIX 2: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING (following completion of Contractor's 12 months maintenance / rectification period)

Notes: Unless otherwise agreed all works within this schedule are the responsibility of the nominated landscape maintenance contractor / private landscape management firm / estate managing agent as instructed on behalf of the client. Timings for operations are indicative and for guidance only and will be subject to site specific and/or client requirements. Additional maintenance requirements for specialised equipment may be necessary – refer to manufacturer's guidance.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Manual weed control	To ensure ongoing success of landscape planting and hard surfaces remain weed free. Regularly check for invasive non-native species (INNS) and remove them using biosecure methods. Reference national guidelines from the RHS for best practices.	To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Maintenance Firm
	Chemical weed control (non-residual)	To ensure ongoing success of landscape planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
		To ensure all hard surfaces remain weed free.	Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly during growing season)	Landscape Maintenance Firm
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Maintenance Firm
	Removal of dog dirt from dog bins and ground	To ensure the park remains a clean, safe and pleasant environment for all users.	Remove dirt and dispose of by bagging and disposal off site.	Weekly	Landscape Maintenance Firm
	Graffiti removal	To maintain high standard of appearance		Monthly	Landscape Maintenance Firm
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Maintenance Firm
	Watering	All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Maintenance Firm
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Maintenance Firm
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	As required during winter months	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Amenity Grass Areas / Flowering Lawn	Grass cutting to height of between 25-30mm arisings spread on site if suitable.	To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times.	The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm
	Grass edging	To maintain high standard of appearance.	To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees.	As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct)	Landscape Maintenance Firm
	Over-seed / re-seed bare patches and areas of grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management.	Bi-Annually as required during August-Sep and/or March-April.	Landscape maintenance Firm
	Recreational amenity grass areas to be rolled as required during growing season between March and October following grass cutting.	To ensure a firm, level and well drained surface in order to maintain high standard of appearance and use for recreational purposes.	Heavy roller shall be used at varied frequency, starting with light and infrequent passes. Rolling should be undertaken when ground is moist but avoid wet or saturated ground conditions as well as completely dry soil.	As required following grass cutting, to ensure level and firm surface (During growing season between Mar & Oct)	Landscape maintenance Firm
	Bulbs to allowed to die back naturally then mown	To ensure nutrition is fed back to the bulbs		Annually	Landscape Contractor
Wildflower	Established wildflower cutting to height of 50mm with arisings removed off site.	To manage wildflower matrix and prevent build up of soil fertility	An annual hay cut after flowering in July or August, allowing plants to flower and set seed. The cuttings shall be left in place to dry and shed seed for 1-7 days before being removed off-site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed	Annually as required during July - August.	Landscape maintenance Firm
	Weeding management of perennial weeds.	To reduce perennial weed outcompeting wildflower development.	Carefully dig out or spot treat any residual perennial weeds such as docks, ragwort, brambles and nettles.	As required to ensure competition is reduced.	Landscape maintenance Firm
	Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed.	To ensure no bare patches exist and successful wildflower establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance.	Repair and reseed all open or poorly germinated areas using the same seed during April and September.	Bi-Annually as required during August-Sep and/or March-April.	Landscape maintenance Firm
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Maintenance Firm
	Crown lift specimen trees as they mature where necessary to ensure clear sight lines / activity zones and footways / roadways.	To ensure clear sight lines / activity zones and footways / roadways and avoid vandalism.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Bi-Annually	Landscape Maintenance Firm
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
Existing Hedges	Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually.	To promote ongoing healthy future growth and maintain shape of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified.	To promote ongoing healthy future growth and maintain shape and height of existing hedgerows.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season.	Monthly (Pruning as required)	Landscape Maintenance Firm
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Thinning out of structural planting areas.	To ensure long term succession, remove low quality plants to encourage longer living species and development of structural planting.	The native structural / woodland planting belt should be actively managed as one cohesive unit and the maintenance of it shall be continued to encourage the future sustained growth of the woodland.	Annually	Landscape Maintenance Firm
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Maintenance Firm
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm
Climbing Species	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of climbing species and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Maintenance Firm
	Prune climbing plants at a time and in a manner which is appropriate to the species growth habit and form. Prune back stems as required to ensure it does not grow beyond growing zone/climbing frame.	To promote healthy climbing plants and provide planting with greatest opportunity for success. To ensure complete coverage of green wall / climbing structure.		Monthly (Pruning as required)	Landscape Maintenance Firm
	Climbing shoots should be trained onto adjacent supports/climbing structure by encouraging stem growth in a particular direction, using ties where necessary, and check any supports necessary are securely fixed to the wall.	To promote full, attractive green feature wall and ensure complete coverage of green wall / climbing structure.	All green wall maintenance should be undertaken as required by green wall structure manufacturers guidance.	Monthly (Training as required)	Landscape Maintenance Firm
	Re mulching to all planted areas associated with green wall to maintain specified depth.	To minimise weed growth within planting areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Play / Recreational Surfaces	Regular checking of all safety surfaces and loose surfaces. Removal of leaves, litter, debris and other objects. No strimming against play items due to risk of damage. Protective strimmer guard to be included around play items prior to strimming.	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Weekly	Landscape Maintenance Firm
	Regular checking of playgrade bark material, mulch and other play surfaces. Bark to be raked and levelled to remove items / debris and regularly mixed to prevent compaction.	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. Bark depth to be minimum of 300mm. If required play grade loose fill materials should be topped up.	Where required replace any displaced playgrade materials and top up playgrade / loose surface materials with new to match existing as necessary.	Weekly	Landscape Maintenance Firm
	Play bark shall be treated with sanitising product and any fouling removed / disposed	To ensure safe environment and contamination free play surface.	All sanitising treatment to be certified to ensure it is in accordance with playspace. Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	Monthly	Landscape Maintenance Firm
Play Equipment	Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).	To ensure quality and safety of all play equipment and features.	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity. Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations.	Weekly	Landscape Maintenance Firm
	Tightening / adjustments of fixings and fittings.	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those original specified. Manufacturers guidance should be followed for specific equipment.	As required through weekly checks	Landscape Maintenance Firm
Boundary Treatments (Inc Fencing & Gates)	Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self closing gates).	To maintain high standard of appearance and functionality of all boundaries, fencing and gates.	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity.	Monthly	Landscape Maintenance Firm
	Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance.	To ensure longevity of the equipment in line with manufacturer's recommendations.	All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought.	As required and in accordance with manufacturers guidance (Annually)	Landscape Maintenance Firm
Street Furniture	Regular visual checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those original specified	Monthly	Landscape Maintenance Firm
	Restaining / Repainting if required by manufacturer guidance as per boundary treatments above.	To maintain high standard of appearance and functionality and improved longevity of all street furniture.		As required	Landscape Maintenance Firm
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Maintenance Firm

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