

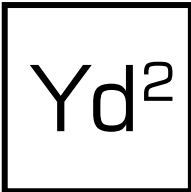
RESIDENTIAL DEVELOPMENT

DOBFIELD ROAD

LANDSCAPE MANAGEMENT REPORT

YD2_DFR_LMR001

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LANDSCAPE MANAGEMENT PROPOSALS

MAINTENANCE SPECIFICATION

MAINTENANCE

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work.

Maintenance to accord with requirements of BS 7370:1991

Duration: Carry out the operations in the following clauses from completion of planting.

Frequency of maintenance visits: Monthly during growing season.

Amenity Grassed areas

Cuts: Grass will be cut annually a minimum of 18 times, with options for additional cuts worded into the final maintenance agreement.

Generally

Maintenance of grass in a manner appropriate to the intended use.

Maintenance of grass height between 50-100mm

Ensure that grass does not become compacted or waterlogged;

Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scotch and wilt;

Repair of grassed areas damaged by trampling, abrasion or scalping during mowing;

Regular removal of litter and fallen leaves to maintain a neat appearance;

Remedial works

Top dress and make good of gully erosion, slip and depressions;

Re-seeding of the above areas

Grass cutting

Remove litter, rubbish and debris from grass before mowing;

Cut to a neat even finish without rutting or compaction, particularly when ground is wet

Trim grass edges around the base of columns and furniture;

Sweep adjacent hard surfaces clear of cuttings and arisings.

Selective herbicide

Spray with a suitable selective herbicide. Do not spray areas of bulb or corm planting.

Apply spot treatment to individual weeds as necessary

Scarifying

Scarify with tractor drawn or self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass.

Fertiliser:

Apply spring and autumn fertiliser in accordance with manufacturer's instructions

Trees, Hedges and Shrub planting

Watering

All planting to receive watering for at least the first 2 growing seasons.

Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

Quantity:

- Trees: Heavy and extra-heavy standard trees – 10 gallons per tree per application;
- Feathered trees and whips: Wet soil to full rooting depth;
- Shrubs: Wet soil to full rooting depth

Weed control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas.

- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm. Carry out operations close to stems using hand tools
- Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.
- Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

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MAINTENANCE SPECIFICATION

Mulch

Depth required: top up mulch to a minimum thickness of 50mm across all planting for trees, hedges, shrubs and whips;

Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas;

Material : Bark Mulch. Melcourt 'Forest BioMulch' or similar approved.

Fertiliser

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions.

Carry out a single application between March and May for the first 3 years after planting;

Ensure there is a substantial buffer zone between fertilised areas and areas set aside for nature conservation to reduce the growth of unsuitable species.

Re-firming, check/tidy

General

Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Particular timing of inspections: After strong winds, frost heave and other disturbances

Replace missing rabbit guards

Report any significant failures

Tree stakes and ties

Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil.

Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Pruning generally

Pruning to be carried out in accordance with good horticultural and arboricultural practice.

Standard: BS 7370.4, clauses 3.6.3 to 3.6.5

Agreement: Before starting work agree which trees, whips, shrub and hedges are to be pruned or removed;

Appearance: Trim individual plant appropriate to species, location and season to leave a well balanced natural shape;

Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;

Disease of fungus; give notice if detected;

Do not use growth retardants, fungicides or sealant unless instructed;

Disposal of arisings: remove arisings from site

Pruning of trees

Tree work standards: to BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance;

During pruning protect adjacent structures, plants or trees;

Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.

Chain saw work: operatives must hold a certificate of Competence;

Timing: Prune between leaf fall and mid winter voiding the nesting bird season

Prunings: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas within the habitat garden.

Pruning of hedges

Timing: Cut back hard twice a year to a height of 1.2m, width 1.2m.

Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

Hedges to be pruned on an angle to allow light to lower limbs and encourage a full canopy at low level.

Hedge pruning to be carried out outside of the nesting bird season between September and March

Pruning of shrubs

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems;

Prunings to be removed from site and disposed of at an appropriate composting station at contractors cost.

Timing: Unless otherwise specified or instructed, prune:

Shrubs flowering between March and July immediately after the flowering period;

Shrubs flowering between July and October back to old wood in winter;

Labour and operatives

All landscape maintenance works to be carried out by formally trained operatives with a relevant horticultural and/or landscape training background. Appropriate certification to be provided as part of maintenance contract.

All works to be covered by a contractors Risk Assessment - to be supplied as part of maintenance contract.

LANDSCAPE MANAGEMENT PROPOSALS

PROGRAMMING OF MAINTENANCE OPERATIONS

This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed five year programme of work which shall include scheduled dates for planting refurbishment and review.

The following is an indicative annual schedule of maintenance visits applicable for the first ten years of establishment. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive.

The appointed Landscape Maintenance Contractor shall be required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge.

The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

- infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants / restocking of beds etc.
- Planting review and refurbishment
- Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

TREES PLANTED AS STANDARDS

Month	Watering	Fertiliser	Re-firming, stakes and ties
Jan			
Feb			
Mar		1 visit*	1 visit
Apr	2 visits		
May	2 visits		
June	2 visits		
July	2 visits		
Aug			
Sept			
Oct			1 visit
Nov			
Dec			

SHRUB MIXES

Month	Watering	Weeding	Fertiliser	Re-firming, stakes and ties
Jan				
Feb				
Mar		1 visit	1 visit	1 visit
Apr	2 visits			
May	2 visits	1 visit		
June	2 visits			
July	2 visits	1 visit		
Aug				
Sept		1 visit		
Oct			1 visit	1 visit
Nov				
Dec				

AMENITY GRASSED AREAS

Month	Fertiliser	Mowing (Close-mown grass)
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		2 visits
June		2 visits
July		4 visits
Aug		4 visits
Sept		4 visits
Oct	1 visit	2 visits
Nov		1 visit
Dec		

RETAINED EXISTING TREES

Month	Check of health and form
Jan	
Feb	1 visit
Mar	
Apr	
May	
June	
July	
Aug	
Sept	
Oct	
Nov	
Dec	

LANDSCAPE MANAGEMENT PROPOSALS

RELEVANT BRITISH STANDARDS

British Standards

As well as the Horticultural Trade Association (HTA) Standards the soft landscape works should meet the following British Standards:

Topsoil handling, stripping and storage

- BS ISO 15799:2003 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:1994 Specification for topsoil
- BS 6031:1981 Code of practice for earthworks
- BS 7562-4:199 2 Planning, design and installation of irrigation schemesguide to water resources
- BS 4428:1989 Guide of practice for general landscape operations(excluding hard surfaces) AMD 6784
- BS 3882:1994 Specification for topsoil and AMD 9938

Quality of Trees and Shrubs

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-5:1985 Nursery stock specification for poplars and willows
- BS 3936-10:1990 Nursery stock specification for ground cover plants

Maintenance of gardens/ Landscapes

- BS 7370-3:1991 Grounds maintenance recommendations for maintenanceof amenity and functional turf (other than sports turf)
- BS 3998:1989 Recommendations for tree work and AMD 6549

Horticulture

- BS EN 12579:2000 Soil improvers and growing media - sampling
- BS EN 13037:2000 Soil improvers and growing media - determination of pH

Turf

- BS 3969:1998 Recommendations for turf for general purposes
- BS 4428:1989 Code of practice for general landscape operations(excluding hard surfaces).