ASHWOOD HOMES

Landscape Maintenance Schedule

Landscaping to be commissioned on completion of the individual plots ensuring that no further building operations are required in the areas concerned and that the build process has moved on. All existing tree and hedge protection measures are to be implemented prior to any Construction.

Tree planting to be implemented during the first dormant season following the completion of the area concerned giving it time to establish during the build process within other areas of the Development. Open Space areas are to be implemented on completion of all adjacent plots after they are fenced and defined.

MAINTENANCE

Maintenance generally shall commence from the completion of the works and shall cease 12 months following the date of practical completion. The contractor shall be responsible for the timing of the visits to ensure that the site has a well maintained appearance. Subsequent to the 12 months period, a Management Company/Local Authority adoption will be responsible for on going maintenance work.

CLEANLINESS

Remove all soil from hard surfaces and any affected grassed areas and leave in a

clean and tidy condition. Ensure that all mulch is contained within the planting beds and has not encroached onto paved areas.

WATERING

Ensure that sufficient water is applied to trees and shrubs at planting time encourage successful establishment. Guideline quantities are as follows :

Shrubs	5 Litres
Trees	35 Litres
Specimen shrubs	100 Litres
Specimen trees.	200 Litres

A minimum of 3 waterings during the growing season is to be allowed for, the timing

of which is to be assessed according to need. In the event of periods of low rainfall, no interval of longer than 10 days is to elapse between watering.

WEED CONTROL

Site visits should be at 6 week intervals with special attention given to perennial weeds and and couch grass where present. Any injurious weeds (As listed in the Injurious Weeds Act 1959 shall be spot treated with approved herbicide). Treatment shall be in accordance with the Control of Pesticides Regulations 1994 and product COSHH Sheet. Spraying shall be carried out by a qualified and skilled operative and shall not be undertaken in windy conditions. All weeds removed, are to be taken away from site.

PRUNING

All tree are to be checked at regular intervals and any dead or damaged stems removed. After a period of 5 years, tree forms are to be assessed and are to be formatively pruned where necessary to give an open structure without crossing limbs and to avoiding the likelihood of poor long term structure. Any pruning to undertaken by a a suitably qualified arboriculturist.

NATIVE EDGE MIX

The native shrubs are to have a mulch mat and shrub shelter and these should be assessed for their efficacy and replaced when defective and removed when no longer required. The shrubs should be assessed after 5 years and thinned if necessary to create a robust and healthy buffer zone for screening and for wildlife. The planting should be allowed to attain 5-7 metres in height.

TREES

Tree ties and stakes are to be checked twice annually, particularly after strong persistent winds and reset as required. Trees no longer requiring support should be unstrapped and stakes sawn off or removed. Triple staked trees are to be re- mulched in the 1 metre grass free circle to their base. Trees to be fertilised using an approved liquid feed (N10 : P15 : P10) at 60 g/m during May and early September.

LITTER

Litter should be be removed along with any other deleterious material on a monthly

basis throughout the year and taken away from site.

REPLACEMENT

Any plants which have failed to show healthy growth and develop full foliage before the end of the maintenance period should be replaced with the same species and size as the original plant. This includes plants damaged during maintenance operations but not including any which have been vandalised or stolen through no fault of the contractor. Plants should be checked at the end of the growing season from September onward but before leaf fall for deciduous species.

GRASSED AREAS

The Emorsgate mixes are to be maintained in accordance with the Establishment and Maintenance documents provided by Emorsgate on www. Wildseed.co.uk

Short grass areas within P.O.S are to be maintained with a sward 50mm high during the growing season with a ten day cycle of cutting from March to late September.

Leflay Design