LANDSCAPING & TREE PLANTING

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Job No. 005a
Client: Green Stick Company

Location: Land Off High Road, Moulton, Spalding, Lincolnshire
Reference/Description: Planning approval H13-0683-20. Change of Use to fishing and wildlife holiday lodges, erection of 5 modular holiday lodges with associated landscaping, planting and parking.

CONDITION 09

Before any holiday lodge is installed on the site, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

- Along with the following notes, please refer to drawings 005 P01 Proposed Site Layout & Proposed Soft Landscaping 005 P04.

LANDSCAPE MAINTENANCE – SCHEDULE OF MAINTENANCE VISITS

GENERALLY

100 REINSTATEMENT
- Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

110 CONTROL OF MAMMALIAN PEST
Employ only approved methods or firms.

120 WATERING GENERALLY
- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose or low pressure hose where appropriate to avoid damaging or loosening plants.
- Where necessary, loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

130 WATERING
- Water as necessary to ensure the continued thriving of all planting.

140 DISPOSAL OF ARISINGS GENERALLY
- Unless specified otherwise, dispose of arisings from all specified operations by composting onsite or removal from site to suitable recycling facility. If arisings are diseased and composting would proliferate disease then burn to destroy.

150 LITTER COLLECTION
- Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans and similar debris.

160 CLEANLINESS
- Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

GRASSED AREAS

200 MAINTENANCE OF GRASSED AREAS
- Carry out operations in the following clauses as necessary in order to;
  - Maintain grass height within the specified range.
  - Ensure that soil and grass does not become compacted or waterlogged.
  - Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scorch or wilt.
  - Repair grassed areas damaged by trampling, abrasion or scalping during mowing.
  - Remove litter and fallen leaves regularly to maintain a neat appearance.
  - Maintain grass in a manner appropriate to the intended use.

210 GRASS CUTTING GENERALLY
- Remove litter, rubbish and debris from grassed areas before mowing.
- Cut to a neat finish, without rutting or compaction of the surface, especially when ground conditions are soft.
- Leave edges neat and well defined.
- Neatly trim all grass edges round the base of lighting columns, manholes and the like.
- Sweep adjoining hard areas clear of arisings and remove.
- Do not cut during periods of drought, or when ground conditions or grass are wet.

220 TREE STEMS
- Do not allow mowing machinery closer than 100 mm to any tree stem. Avoid damage to tree stems by nylon filament rotary cutters or other mechanical tools.

230 GRASS CUTTING MACHINES
- Must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

240 BULBS AND CORMS
- Where these occur in grassed areas in the locations described or shown on drawings, do not commence the maintenance cutting of bulb planted areas until six weeks after they have flowered, or as instructed.

250 LEAF REMOVAL
- Remove fallen leaves from all areas by sweeping with a motorised vacuum sweeper or rotary brush sweeper.

260 MOWING LAWNS
- Maintain height of grass between 25 and 50 mm. Cut when necessary using cylinder mower and remove from site all arisings.

270 TOP DRESSING TO GRASS AREAS (IF REQUIRED TO RECOVER GRASS)
- Apply top dressing of:
  - 9:7:7 Spring/summer turf fertiliser at 40g / s m or equivalent once in each of April to August.
  - Between September to March apply one application of 5:10:10 Autumn/winter turf fertiliser at 40 g / sq m or equivalent.
  - Do not apply if root zone is dry.

300 RE-FORMING GRASS EDGES
- In order to maintain use of pathways; re-form edges abutting paths, borders, manhole coves and the like with a suitable edging tool, to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical.
- Draw back soil from edges to permit the use of edging shears and remove arisings.

310 LEVELLING HOLLOWS AND BUMPS IN TURF
- Level using the methods in BS 7370: Part 3, Clauses 12.4 and 12.5.

320 RELIEVING SURFACE COMPACTION IN TURF
- Relieve using the methods in BS 7370: Part 3, Clause 13.5.

330 SPOT WEED KILLING
- Walk through rough grass areas with a suitable portable applicator and spot treat weeds with a suitable herbicide. Take particular care to treat injurious weeds listed in Weeds Act 1959 and Countryside Act 1981.

340 FERTILISER – SPRING APPLICATION
- Apply Sierra 'Agroblen Blue' or similar approved to all shrub and tree areas at 50 g/ sq m.

350 REINSTATEMENT OF LAWNS
Reinstate worn areas as follows;
- Remove the damaged turf to a depth of 50 mm, cultivate to a fine tilth and either:
  - Re-turf using turf of a quality and appearance to match existing, or:
  - Fill with fine topsoil to BS 3882 premium (or as originally laid) grade, substantially free from stones, debris and weeks, and reseed with a seed mix to match existing grass in quality and appearance.
  - Provide protection and water to promote successful germination and/or establishment.

SHRUBS/ TREES/ HEDGES

400 ESTABLISHMENT OF NEW PLANTING
- During the initial establishment of newly planted trees and shrubs, carry out maintenance of the planted areas as follows;
  - Maintain a generally weed free area around each tree and shrub. Keep planting beds clear of weeds, by hoeing and screefing, removing all weeds. Herbicide treatment will not be accepted. For over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
  - Spray crowns of trees when in leaf during warm weather. Carry out in the evening.

410 TREE STAKES – SPECIMEN/INDIVIDUAL TREES ONLY
- Inspect as scheduled and after strong winds, and carry out the following;
  - Check stakes for looseness, breaks and decay and replace as necessary to original specification.

- Adjust, re-fix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in spring and re-tie to tree firmly but not tightly with a single tie.
- Remove redundant tapes, tags, ties, labels and other encumbrances.
- Remove stakes and ties when no longer required to support tree.

415 TREE GUY WIRES
- Inspect as scheduled and after strong winds, and carry out the following;
  - Replace or re-secure loosened or missing guy wires.
  - Adjust tension of guy wires to suit stem growth and to provide correct and uniform tension.
  - Remove guy wires where instructed.

420 RE-FIRMING
- Ensure that trees ad shrubs remain firmly bedded after strong winds, frost heave and other disturbances. Re-firm by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.

440 PRUNING GENERALLY
- Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.
- Thin, trim and shape appropriately to each species, location, season and stage of growth, leaving a well-balanced natural appearance.
- Use clean sharp secateurs, hand saws. Trim off ragged edges of bark or wood with a sharp knife.
- Remove branches without damaging or tearing the stem.
- Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

445 PRUNING OF EXCESS OVERHANG
- Remove as scheduled any growth encroaching on to grassed areas, paths, roads, signs, sightlines and light fittings.

455 PRUNING TREES AND SHRUBS
- Except where specified otherwise, prune as recommended by BS 7370:Part 4, Clauses 3.6.2 to 3.6.5.

470 FORMATIVE PRUNING OF YOUNG TREES – SPECIMEN/INDIVIDUAL TREES ONLY
- Do not prune whips or feathered trees.
- Do not prune during the late winter / early spring sap flow period, unless specified otherwise.
- Crown prune young trees up to 4m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case, cut back to live wood.
- Extensive pruning/surgery to large mature trees must be carried out by a member of the Arboricultural Association or a specialist.

475 PRUNING ORNAMENTAL SHRUBS
- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

480 PRUNING FLOWERING SPECIES
- 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.

500 TRIMMING RAPIDLY ESTABLISHING HEDGES
- Allow to reach planned height as rapidly as possible, trimming back lateral branches moderately to establish the required shape.

505 TRIMMING SLOWER ESTABLISHING HEDGES
- Cut back hard in June and September to encourage bushy growth down to ground level.
- Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

520 REMOVAL OF DEAD PLANT MATERIAL
- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

532 REMOVE DEAD PLANTS
- As soon as possible, and replace in the next scheduled round of replacement planting.

550 HAND WEEDING
- Remove all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition.

560 TREE AND PLANT STEMS
- Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm to the stem of any tree or plant. Complete operations close to stems using hand tools.

580 SOIL AERATION
- Pick up trodden, or otherwise compacted soil surfaces using a fork to aerate the soil of root areas. Do not damage plants and their roots.

590 MAINTENANCE OF MULCH
- Top up with same type of mulch to thickness of 50 mm.
- Sweep up and replace mulch spilling n to adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.
- Remove weeds growing on, or in, mulch by hand weeding or herbicide.

SCHEDULE OF LANDSCAPE MAINTENANCE VISITS

On-going maintenance of works as described in Q35 Landscape Maintenance. Work items to be carried out from Practical Completion for a minimum period of five years. The schedule below represents the minimum number of visits required to fulfil the requirements of the specification.

Month	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	
GENERAL OPERATIONS													VISITS/ YEAR
Visual Inspection of all planting areas	1	1	1	1	1	1	1	1	1	1	1	1	12
Plant replacement/inspection										1			1 per year for 5 years
Watering*					2	2	3	3	3	1	2		12
Straighten and re-firm shrubs		1		1								1	3
Pest and Disease control				1		1		1		1			4
Tree support – tighten/check			1							1			2
Litter removal	1	1	1	1	1	1	1	1	1	1	1	1	12
Malicious damage inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Fertiliser application to trees/shrubs			1										1
Weed Control			1	1	1	2	2	2	2	2	1	1	15
OPERATIONS TO SHRUBS/HEDGES													
Hedge trimming/pruning				1	1		1	1	1	1			6 (dependant on species)
Mulch top up												1	1
OPERATIONS TO GRASS													
Fertiliser application			1										
Mowing and edges			1	2	2	4	4	3	3	3			22
Total Visits per Month	1	1	1	2	2	4	4	3	3	3	2	1	
Total No. of Visits per Year													27

* As necessary from inspections and to be carried out only until plants are established (generally 1 year's growth for shrubs, 3 year's growth for trees.