ABDS Ltd

aspect landscape planning

PROPOSED RESIDENTIAL DEVELOPMENT,
WITHINGTON STREET, SUTTON BRIDGE

Landscape Management Plan

July 2019
6917.LMP.001

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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 Withington Street, Sutton Bridge. The purpose of this report is to;

a) discharge the landscape related conditions that form part of the permission granted.
b) act as a briefing document to the estate managing agents.

1.2. It has been compiled by Aspect Landscape Planning Ltd for our developers, in conjunction with the ecologists, arboriculturist, and other team members. The document should be read alongside other related documents and information including the the proposed landscape plans prepared by Aspect Landscape Planning Ltd (6917.ASP.PP.1.0).

1.3. 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 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* – 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 The Developer. 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.

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 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.

3.3. It is intended that the landscape scheme will be implemented by a Landscape Contractor appointed by The Developer, and upon completion will hand over the ongoing maintenance responsibilities of each landscaped area to the Estate Managing Agents.

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, covering the rectification period for which the Landscape Contractor is liable for any failures and necessary replanting.

Litter Management

4.3. 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.

General Upkeep

4.6. 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 using a dicotyledon selective weed killer or other approved products.

Watering

4.8. 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. 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.

Replacement of failed planting

4.9. 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.

4.10. 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.

4.11. 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.

4.12. 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.

Pruning

4.13. 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.

Pest Control

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

Strimming

4.15. Edge, banks and grass around obstructions to be strimmed on an *ad hoc* basis should it be necessary.

4.16. All cutting in and around swales to be removed off site. All swales, streams and attenuation features shall be kept clear at all times to ensure full and unobstructed working order.

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

Fertiliser

4.18. 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 himself 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.

Weeding

5.1.3. 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.

Proposed Trees

5.1.6. 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.

Watering

5.1.11. When considered necessary by the Estate Managing Agent they shall, during routine maintenance visits, water trees, shrubs and other planted areas (including planters, grass seeded / turfed areas) in order that the entire tree pit or planted area is watered to field capacity.

Amenity Grass Areas

5.1.12. 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.

Fertiliser

5.1.17. 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.

5.1.18. 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.

5.1.19. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.

5.1.20. 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.

Proposed Shrubs

5.1.21. 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.

5.1.22. 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.

5.1.23. 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.

Pest Control

5.1.24. 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.

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

5.1.26. Plants shall be checked regularly for rodent damage.

Ground Conditions

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

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

Mulching

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

Hard Surfaces, Street Furniture and Boundary Treatments

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

5.1.31. 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.

5.1.32. All boundaries within playspace and public open spaces, (including timber post and rail chestnut pale 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.

5.1.33. 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.

5.2. 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.

Proposed Trees

5.2.3. 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.

5.2.4. Weed growth within a 1200mm diameter of the tree shall be removed by spraying or by mechanical means to achieve a weed free area.

5.2.5. Remove suckering growth annually.

5.2.6. 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.

5.2.7. During Spring and Summer remove all litter and related detritus over 50mm in diameter off site.

5.2.8. Check tree stakes/guying are in a vertical and secure position. Tree ties are positioned correctly and are not chaffing the bark.

5.2.9. 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.

5.2.10. All damaged branches from frost or other damage shall be removed with a clean cut.

5.2.11. Within visibility splays maintain to a height of 600mm from the base.

5.2.12. 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.

5.2.13. The Estate Managing Agent shall during each planting season replace all dead or dying trees and replace with similar size and species.

Tree Pruning

5.2.14. 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.

5.2.15. 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.

5.2.16. All damaged branches from frost or other damage shall be removed with a clean cut.

5.2.17. No tree works are to be carried out during the general bird breeding season of March until August.

Proposed Formal Hedges

5.2.18. Monitor the hedge regularly following planting and make good gaps as they occur with replacement plants. The formal hedges shall be maintained at a height of approx 1.2-1.5m. Ornamental hedges (inc. Escallonia, Photinia etc) shall be maintained at a lower height as required. Within vehicular visibility splays where all hedge and shrub planting should be maintained to a height of 600mm.

Hedge Pruning

5.2.19. 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.

5.2.20. Remove suckering growth annually.

Proposed Shrubs

5.2.21. The main objective of the management of shrub beds, including the raised planters 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.

5.2.22. 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.

5.2.23. 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.

5.2.24. Remove any litter or debris found over the site in planted areas that are included within the maintenance responsibilities.

5.2.25. 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.

5.2.26. 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.

Shrub Pruning

5.2.27. 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.

5.2.28. 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.

5.2.29. 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.

5.2.30. 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.

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

5.2.32. Pruning Flowering Species:

5.2.33. 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.

Amenity Grass/Turf Areas

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

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

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

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

5.3. SPECIFIC MANAGEMENT YEARS 5+

Proposed trees

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

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

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

Proposed Shrubs & Hedges

5.3.4. 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.

5.3.5. 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.

5.3.6. Remove all litter accumulated during 6 monthly intervals.

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

Amenity Grass Areas

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

Watering

5.3.9. 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.

Hard Surfaces, Street Furniture and Boundary Treatments

5.3.10. 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.

5.3.11. 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.

5.3.12. All boundaries within playspace and public open spaces, (including timber post and rail chestnut pale 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.

5.3.13. 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.

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.	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 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
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
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
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
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. To ensure access to existing watercourse is restricted.	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
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 (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.	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
Amenity Grass 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 Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
	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
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
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 r
	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
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
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. To ensure access to existing watercourse is restricted.	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
	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

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
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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