
1.0 INTRODUCTION

1.1 GENERAL DESIGN OBJECTIVES

The landscape in relation to the development has been designed to achieve the following:

- To ensure the provision of amenity afforded by appropriate landscape design.
- A scheme that will be sustainable in the medium to long term
- A manageable scheme that will not present a burden resources.

1.2 MANAGEMENT OBJECTIVES

The purpose of maintaining and managing the site is to encourage the satisfactory establishment of the landscape proposals and to ensure the integrity in the long term. As the soft landscape is a living, dynamic system it may be appropriate to vary the proposals contained herein as the scheme develops. It is intended that the implementation of this management plan will help fulfil the design objectives over the first 5 years. Following this period and in the medium term, the management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. The site personnel responsible for the site should keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to issues which may arise in the future years.

2.0 MAINTENANCE SPECIFICATION

2.1 DESCRIPTION OF WORK

The purpose of maintaining and managing the site is to encourage the satisfactory establishment and long term viability of the landscape proposals.

2.1.1 STANDARD OF WORK

The landscape maintenance is to be carried out to a high standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state where practicable. The landscape maintenance personnel shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised with the Client and all necessary measures are taken accordingly.

2.1.2 BRITISH STANDARDS

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.

2.1.3 PROTECTION

The landscape maintenance personnel shall prevent damage to and protect as necessary, existing paving, buildings, fitments, utilities and all existing plants. Any damage caused thereto shall be made good at his own expense.

2.1.4 PROTECTION OF PEOPLE

All areas of soft landscaping and planting are open and accessible. No operations

should obstruct or interfere with public access and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that the public are not put at risk as a result of any activity associated with the installation and maintenance of the development.

2.1.5 USE OF CHEMICALS

The landscape maintenance personnel must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site. He shall ensure that any chemical application is undertaken by a trained operative who has a current PTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. He shall ensure at all times that the public, employees and his own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day. He will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

2.1.6 CLEANLINESS

The landscape maintenance personnel shall remove from site all rubbish, trimmings and superfluous materials, leaving the works in a clean and tidy condition. All areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

2.1.7 PROGRAMME OF OPERATIONS

The landscape maintenance personnel shall follow the Programme of Operations as listed within the Maintenance Schedule. He shall provide a comprehensive programme of dates when he intends to visit the site for management approval taking into account possible weather disruption.

2.1.8 OPERATING CONDITIONS

The landscape maintenance personnel shall order his works to take account of any specific ground and weather conditions required for maintenance works. Chemical applications shall only be undertaken in suitable weather conditions as described by manufacturers.

2.1.9 WATERING

The landscape maintenance personnel shall ensure that he is conversant with the positions of watering point(s) on site. He shall include for transporting water in an appropriate manner to the areas where it is required wherever necessary. He is responsible for ensuring that all planting is sufficiently watered to maintain healthy growth. He will be responsible for monitoring any restrictions or 'hose pipe bans' and shall at all times seek to ensure that at all other times watering is undertaken to maintain vigour but so as not to waste resources.

2.1.10 PEST AND DISEASE

The landscape maintenance personnel shall notify the Client of any pest or disease problems occurring which affect the vegetation on site. He shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.

2.1.11 GROWTH

The landscape maintenance personnel shall advise the Client of all trees and plants found to be dead, dying, vandalised or not growing vigorously.

2.1.12 INSURANCE

The landscape maintenance personnel shall be fully insured for Public Liability.

2.1.13 PROTECTIVE CLOTHING

Appropriate protective clothing shall be used by landscape maintenance personnel at all times and shall comply with the Health and Safety at Work Act.

2.1.14 SITE VISITS

The landscape maintenance personnel shall visit the site sufficient enough to carry out the maintenance duties as specified in this document. He shall ensure that he obtains the relevant permits to work from the client prior to visiting the site.

2.1.15 MULCHING

All areas of hedges, shrubs, ground cover are to mulched areas and are to be topped up as necessary using the same material as was originally specified to maintain the original specified depth until such time as canopy closure occurs.

2.1.16 FERTILISING

The landscape maintenance personnel shall make a yearly application of slow release fertiliser to all ornamental shrub areas and tree pits.

2.1.17 WEED CONTROL

In the course of the routine maintenance visits, the landscape maintenance personnel shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, herbicide or by a combination of all three consistent with the other requirements of this maintenance specification. Where access is restricted and it is envisaged that weeding will be carried out by hand or herbicide application. Where an herbicide is to be used, it is the landscape maintenance personnel's responsibility to ensure that the herbicide he proposes to use is appropriate for the purpose and location. Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) regulations. Unless otherwise approved, only contact / translocated

herbicides shall be used. Weeds and other debris will be removed from site at the end of each visit.

2.1.18 LITTER

At every maintenance visit the landscape maintenance personnel shall remove all litter from planted areas and cart away.

2.2 PLANTED AREAS (GENERAL)

2.2.1 THINNING

The planted areas comprising trees and hardy shrubs shall be maintained in accordance with the general conditions. This will result in limited thinning of some species in order for others to thrive in the future.

2.2.2 REPLACEMENT

Inspection/Maintenance of the trees to be monthly and shall include the replacement of loose, broken or decayed stakes to original specification. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie. Adjust, refit or replace loose or defective ties, allowing for growth and to prevent chafing.

Where chafing has occurred, reposition or replace ties to prevent further chafing. During spring when no longer required to support the tree remove stakes and ties fill stake holes with lightly compacted soil. If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

2.2.3 PRUNING

Specimen trees should be pruned clear of basal suckers and side growths and crown-lifted gradually to produce strong specimens with clean boles up to the first desired lateral branches.

2.2.4 IRRIGATION

Manual irrigation of the trees will be via a standard watering hose wrapped around the root ball. Watering will be carried out as required, with more regular visits during periods of dry weather.

2.2.5 WEED CONTROL

Weed control should be reduced as the planting grows together and the ground planting spread. Where necessary, weeds should be controlled by combined hand weed and spray operations and the application of approved contact herbicide.

2.3 GRASSED AREAS (GENERAL)

2.3.1

Grass cutting months (March – October) 18 to 20 visits

Before mowing remove litter, rubbish and debris. After mowing grass cuttings should be removed from site. Finish should be neat and even without surface rutting or compaction or damage to grass. Edges should be neat and well defined, Neatly trim around obstructions. All adjoining hard areas should be swept clean.

Mower Type – Contractors Choice

3.0 MAINTENANCE SCHEDULE

Maintenance visits will take place at 6 week intervals to carry out the required tasks for that month as detailed below:

- Critical Month for operation

◇ Operation to take place subject to site requirement

TASK	MONTH												COMMENTS
	J	F	M	A	M	J	J	A	S	O	N	D	
Litter collection and removal from site	●	●	●	●	●	●	●	●	●	●	●	●	keep litter free at all times
Weed Control (by hand)		◇	●	◇	●	●	●	●	●	◇	●		and as necessary
Weed Control (by chemical)					●		●						and as necessary
Grass cutting			●	●	●	●	●	●	●	●			20 Visits
Fertiliser to trees, shrubs, herbaceous			●										
Watering				●	●	●	●	●	●	●			
Top up Mulch					●					●			to 75mm
Firm up Plants			●						●				
Check Ties, supports etc			●						●				
Pest & disease control			◇	◇	◇	◇	◇	◇	◇	◇			as required
Pruning to shrubs		◇	◇	◇	◇	◇	◇	◇	◇	◇	◇		as required
Thin out planting										●			as required
Replacement Planting (all plant Types)	◇	◇	◇								◇	◇	by agreement
Annual Review										●			

Note: If any month is missed due to 6 week intervals, the relevant tasks for that month should be carried out at the next scheduled visit.