Balgores SEND School

LANDSCAPE MANAGEMENT PLAN

BSS078-UBU-ZZ-00-T-L-6000

Prepared by

UBU DESIGN

Rev: 04

Status: Stage 4 S5

On behalf of Galliford Try

ubu design

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1. INTRODUCTION

1.1 The following Landscape Management Plan has been drawn up by Ubu Design on behalf of Galliford Try It sets out the necessary prescriptions for the management of the new planting in the school grounds.

1.2 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:

- Maintenance of Existing Trees;
- Maintenance of Proposed Tree Planting;
- Maintenance of Thicket Planting;
- Maintenance of Hedge Planting;
- Maintenance of Proposed Amenity Grass Areas;
- Maintenance of Proposed Shrub Planting;
- Maintenance of Proposed Herbaceous Planting;
- Maintenance of Wildlife Pond

1.3 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance agreed with the local authority.

1.4 Following initial development of the site, the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the Client.

2. Site Description

2.1 The development site is approximately 2.26 hectars

2.2 A tree survey report has been undertaken by Lizard Landscape Design and Ecology.

3. Implementation of the Works

3.1 All works should be installed in accordance with the details and specification set out in this report.

3.2 All planting should take place in the first available planting season following construction of the open space areas and to meet the criteria of the general planting specification set out on the drawings.

4. General Maintenance Items

4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, preferably registered with the British Association of Landscape Industries (BALI).

4.2 Maintenance visits shall be undertaken at monthly intervals (min. 12 visits per year). At each visit the following operations shall be undertaken:

- Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
- Rake up any leaf litter and remove from site;
- Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
- Undertake weeding of planted areas;
- Undertake watering as required to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
- Sweep all hard surfaces to ensure they are kept free from litter and leaves;
- Undertake the landscape maintenance outlined in the following sections.

4.3 All soft landscape areas to be maintained to BS7370-4:1993.

4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.

4.5 A record or log of all maintenance visits should be undertaken by the appointed Contractor and these should be collated on a six monthly basis and submitted to the management company for review.

4.6 The Contractor shall ensure that any chemical application is undertaken by trained personnel / operatives who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.

4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.

4.9 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.

4.10 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification as the failed specimens.

4.11 Chipping and shredding is not permitted on site without prior consent from the management company.

4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted to the management company for approval.

4.13 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5. Maintenance of Existing Trees

Objectives

5.1 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. NB:- Should be read in conjunction with the Arboricultural Assessment report.

Prescriptions

5.2 Monitor existing trees for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.

5.3 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.

5.4 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line.

5.5 Routine annual pruning of mature trees should be carried out, in order to promote a well balanced, natural canopy and prevent overshadowing of windows or obstruction of footpaths.

5.6 Tree work should be carried out in accordance with BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.

5.7 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree.

5.8 All tree work should be carried out by a suitably qualified professional tree surgeon, preferably a registered member of the Arboricultural Association.

6. Maintenance of New Tree Planting

Objectives

6.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

6.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

6.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree, from March - April; replace mulch layer.

6.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.

6.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.

6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well prepared ground.

6.7 Trees should be routinely inspected for pests and diseases.

6.8 Crown prune young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.

6.9 Maintain any mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk.

7. Maintenance of Thicket Planting

Objectives

7.1 To ensure native shrub planting areas around the perimeter of the site establish well to provide strong, dense landscape buffers to the edge of the site.

Prescriptions

7.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

7.3 Inspect shrub shelters monthly to ensure they are secure in position and re-firm / replace as required.

7.4 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong growth.

7.5 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site. Every three months apply a spot herbicide treatment to the base of each transplant (300m radius) to prevent weed growth competing with the plants.

7.6 Regularly monitor mulch levels and re-mulch in September to original depth, or when required.

7.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

7.8 Monitor and replace failed planting with new equivalent plants between October and March.

7.9 All plants should be maintained in a disease and pest free state.

8. Maintenance of Hedge Planting

Objectives

8.1 To ensure newly planted and existing hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

8.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.

8.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.

8.4 For transplants, cut back growth by 30-50% to promote bushy growth. In year 2, cut all new growth back by a further 50% to again promote bushy growth.

8.5 Keep all hedge planting trenches clear of weeds by cultivating. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.

8.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m2, from March - April.

8.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re-peg mulch mats as required.

8.8 Regularly check for transplants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

8.9 Monitor and replace failed planting with new equivalent plants between October and March.

8.10 All plants should be maintained in a disease and pest free state.

9. Maintenance of New Shrub and Herbaceous Planting

Objectives

9.1 To ensure planting is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

9.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

9.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.

9.4 Prune herbaceous species at the appropriate time according to individual requirements. Remove dead wood, in order to promote healthy growth and attractive form. Herbaceous planting should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.

9.5 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.

9.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m2, in March - April.

9.7 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.

9.8 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

9.9 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.

9.10 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state.

9.11 Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

10. Annually cut back herbaceous and perennial shrubs as required to promote healthy growth and seasonal flowering.

Maintenance of New Grasses and Fern Planting

Objectives

10.1 To ensure planting is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

10.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

10.3 Prune grasses and fern species at the appropriate time according to individual requirements. Remove dead material, in order to promote healthy growth and attractive form. Grasses and fern planting should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.

10.4 Keep all beds clear of weeds by cultivating. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.

10.5 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m2, in March - April.

10.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.

10.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

10.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove or divide some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.

10.9 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state.

11. Maintenance of Wildflower Meadow Planting

Objectives

11.1 Ensure wildflower areas are suitably managed in order to maintain an attractive meadow and facilitate passive recreation, and to maximise bio-diversity.

Prescriptions

11.2 Cut the meadow annually in November once all plants have flowered and released there seeds. Rake up and remove all arisings.

11.3 Remove all litter including fallen leaves from meadow areas prior to mowing. Do not use mowers/ strimmers within 100mm of tree stems, use other hand held machinery to avoid damage to bark. Strim around any obstructions e.g. street furniture.

11.4 Where the wildflower meadow areas have become worn or have failed to establish, re-turf areas at the soonest available planting season.

11.5 Handweed any weed species from the meadow.

11.6 Following initial seeding, provide appropriate signage to discourage entrance until the grass sward is suitably established to withstand footfall.

12. Maintenance of Amenity Grass Areas

Objectives

12.1 Ensure grass areas are suitably managed in order to maintain an attractive lawn, and facilitate passive recreation.

Prescriptions

12.2 Allow turf sward to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of between 15-20mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to 30mm). Arisings to be removed from site.

12.3 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers / strimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions e.g. street furniture.

12.4 All grassed areas should receive an application of a proprietary granular slow-release fertilizer twice yearly in the spring and the autumn (refer to schedules).

12.5 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix to the installed turf.

12.6 A selective herbicide should be used in order to suppress any perennial weeds.

12.7 Following initial turfing, provide appropriate signage to discourage entrance for a minimum of one month or until the grass sward is suitably established to withstand footfall.

12.8 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.

12.9 All grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.

12.10 Bare areas and areas of dead grass which become apparent should be rectified by over seeding at the soonest available planting season.

13. Maintenance of Wildlife Pond

Objectives

13.1 To ensure that the wildlife pond is maintained in a safe and usable condition for the benefit of wildlife.

Prescriptions

13.2 Regularly skim debris from the surface.

13.3 Prune and divid overgrown plants to maintain a third to half the pond open water and a half to 2 thirds planted. Autumn is the best time to carry out major maintenance as wildlife activity is at its lowest.

13.4 Ensure gently sloping edges or ramps are in place to allow animals to escape.

13.5 In winter ensure gas exchange can occur if the pond freezes. Melt a hole in the ice and remove heavy snow to allow photosynthesis.

13.6 Consider netting the pond in autumn to catch falling leaves or remove leaves to prevent the build up of decaying material.

13.7 Monitor water levels and clarity. Top up with rainwater if neccessary. Add barley straw to control algae.

14. Maintenance of Street Furniture

Objectives

14.1 To ensure that the street furniture is maintained and useable and in a safe condition.

Street Furniture

14.2 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.

14.3 In the case of street furniture containing timber elements, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.

14.4 In the case of street furniture contained painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.

14.5 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove or remediate street furniture that is subject to graffiti.

15. Maintenance Schedule

General Maintenance operations

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req.	As req.	As req.	As req.	As req.
d	Re-instate any failed plant stock to agreed specification as agreed with client; incl. for top dressing with slow release fertiliser @ 50g/m2	As req.	As req.	-	-	-
e	Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req.	As req.	As req.	As req.	As req.
f	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req	Sept-Dec As req	Sept-Dec As req	Sept-Dec As req

Existing Tree Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Monitor mature trees for signs of defects / poor health	Every 3 Months	Every 3 Months	Every 3 Months	Every 3 Months	Every 3 Months
b	Aerate root-zone of trees showing signs of stress	As req.	As req.	-	-	-
c	Supply & apply slow release fertiliser to crown spread at base of each tree; 35g/m2.	As req.	As req.	As req.	-	As req.
d	Undertake routine pruning of trees to encourage good growth and shape	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
e	Remove any dead wood /branches.	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept

Tree Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	-	-
b	During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c	Supply & apply slow release fertiliser to base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr.
d	Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req	As req	As req
e	Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f	Remove any dead plant material at the end of the growing season	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept.
g	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	-	Annually Sept

Thicket Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after defects liability period	Once	N/A	N/A	N/A	N/A
b	Inspect shrub shelters/rabbit guards and re-firm / replace; as required	Monthly	Monthly	Monthly	Monthly	Monthly
c	Prune plant material to maintain form and encourage good growth.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
d	Top up mulch layer; to a depth of 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
e	Undertake spot herbicide treatment to planting positions to a radius of 300mm	Every 3 Months	Every 3 Months	Every 3 Months	Every 3 Months	Every 3 Months

Hedge Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
b	Re-cultivate around base of transplants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
c	Supply & apply slow release fertiliser to planting areas; 60g/m2	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	-	-
d	Undertake formative pruning of hedges, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan
e	For transplants; cut back by 50% of new growth following installation and in year 2.	After planting	Dec	-	-	-
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
g	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept

Shrub and Herbaceous Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Dead head flowering shrubs following flowering period	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
d	Re-cultivate around base of plants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
e	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
f	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	-	Annually as req. Sept-Jan
g	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
h	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
i	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
j	Cut back herbaceous / perennial shrubs annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Grasses and Fern Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Re-cultivate around base of shrubs by light hoe to relive soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
d	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
e	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
f	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
g	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
h	Cut back grasses and ferns annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Wildflower Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove any protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all meadow areas removing rubbish, litter.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Cut meadow to a height of 30mm rake and remove all arising from site, trim / re-form edges.	Annually Nov	Annually Nov	Annually Nov	Annually Nov	Annually Nov
d	Remove fallen leaves from grassed areas; as required	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov
e	Remove weeds from meadow planting area	Each Visit	Each Visit	-	-	-
f	Re-turf patchy areas; as required	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct

Amenity Grass Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove any protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all grass areas removing rubbish, litter.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Growing Season:- Maintain grass at height of 15-20mm and trim / re-form edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
d	Dormant Season:- Maintain grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
e	Remove fallen leaves from grassed areas; as required	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov
f	Carry out bi-annual spiking to all 2 visits grassed areas; to a depth of 75mm.	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct
g	Carry out autumn scarification of all grassed areas; depth 15mm.	1 Visit Oct/ Nov	1 Visit Oct/ Nov	1 Visit Oct/ Nov	1 Visit Oct/ Nov	1 Visit Oct/ Nov
h	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
i	Supply & apply slow release lawn fertiliser: Spring:15:10:10 fertiliser@ 35g/ms. Autumn:5:10:10 fertiliser@ 50g/ms.	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov
j	Over-seed patchy areas; as required	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct

WIldlife Pond Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all areas removing rubbish, litter. Skim debris from surface of the pond, leave on side of pond and remove at the following visit to allow any wildlife to return to the pond	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
b	Prune and divid overgrown plants to maintain one third to one half open water. Autumn is the best time for major maintenance as wildlife activity is lower.	Once annually Autumn	Once annually Autumn	Once annually Autumn	Once annually Autumn	Once annually Autumn
c	Ensure gently sloping edges or ramps are avaliable so animals can escape	Each visit	Each visit	Each visit	Each visit	Each visit
d	Monitor water levels and clarity. Top up with rain water or add barley straw to control algae.	Each visit and as neccessary	Each visit and as neccessary	Each visit and as neccessary	Each visit and as neccessary	Each visit and as neccessary
e	Net pond in autumn to catch falling leaves or remove from pond to prevent decaying material	Once annually or throughout autumn	Once annually or throughout autumn	Once annually or throughout autumn	Once annually or throughout autumn	Once annually or throughout autumn
f	In winter ensure gas exchange can take place by melting a hole if pond freezes over and remove heavy snow to allow photosynthesis	As req.	As req.	As req.	As req.	As req.