

Housing Development at the Former South Tyneside College Site - 5 Year Management and Maintenance Plan

Maintenance operations outlined below refer to the landscape proposals detailed on Southern Green drawings 767/100-104, and to the existing trees on the site. Please refer to Southern Green drawing 867/105 Areas to be Maintained, which shows planting area locations.

Item	Objective	Notes	Time of Year & Frequency of Action (Monthly) – Year 1												Time of Year & Frequency of Action Years 2 – 5	
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
General Maintenance Procedures																
Litter picking	To maintain high standard of appearance	Remove all litter and chewing gum from surfaces & planting areas	1	1	1	1	1	1	1	1	1	1	1	1	1	As year 1
Manual weed control	To ensure successful establishment of all planting	Remove all arisings off site			1	1	2	2	2	2	2	1				As year 1 – weeding requirements will gradually reduce as planting establishes and fills beds
Chemical weed control	To ensure successful establishment of planting	Spring and summer and only where other methods of weed control have failed.			1						1					As year 1 – weeding requirements will gradually reduce as planting establishes and fills beds
Residual herbicide	To ensure all hard surfaces remain weed free				1											As year 1
Manual cleaning of hard surfaces	To maintain high standard of appearance	All hard surfaces to have debris removed			1	1	1	1	1	1	1	1				As year 1
Cleaning of hard paved surfaces (pressure wash)	To maintain high standard of appearance				1											As year 1
Trimming/ pruning of shrub planting	To ensure successful establishment of planting and fulfill extent of soft landscape design	To be undertaken using hand tools only					1					1				Careful pruning of all shrubs will be continually required to ensure long term success of the planting scheme and ensure no singular plant becomes dominant. Pruning to be appropriate to species.
Removal of past seasons growth of herbaceous planting	To promote healthy growth and retain high standard of appearance	Retain attractive seed heads and grass foliage until spring, mulching still required where foliage remains			1									1		As year 1 – as herbaceous planting matures some species may require lifting and splitting, excess plant material can be used to fill gaps where planting has been unsuccessful (where species match)
Digging over of all planting areas	To maintain high standard of appearance, and open texture of soil surface	All areas of open soil are to be cultivated to within 50mm around each plant immediately prior to mulching and after weeding is completed	As required												As year 1	
Mulching	To ornamental shrub planting area to suppress weed growth and help retain soil moisture	Mulch all plants to 75mm depth once all existing foliage has died back and been removed (unless otherwise specified)			1									1		As year 1
Fertilizer	To create healthy, attractive shrub and herbaceous planting areas. To ensure that during the five year maintenance period that all planting establishes and that planting beds have no visible bare patches of soil at the end of the 5 year maintenance period.	Using slow release fertiliser			1											As year 1
Snow removal (as required)	To prevent damage to shape of specimen shrubs	During sustained periods of snow fall remove snow from specimen shrubs to avoid damage from weight of snow	As required during sustained periods of snow fall												As year 1	
Check and adjust tree ties	To ensure all tree stakes and ties continue to provide necessary support throughout maintenance period	All tree ties and stakes are to be checked and tightened as required during maintenance visits and following strong winds	As required												As year 1. Remove tree stakes and ties at the end of the 5 year maintenance period	
Watering	As required to ensure successful establishment of all planting, and throughout the 5 year maintenance period during prolonged spells without rain	Ensure no plants are over watered or underwatered, both actions and equally detrimental to the health of the plants	As required												For all small shrub/ herbaceous planting under typical circumstances watering should take place over the first growing season, for large specimens watering should be provided as required for up to 2 growing seasons and for trees watering should be provided as required for 3 growing seasons. Where new/ replacement planting is provided the same principles are to be applied.	
Trees																
Existing trees on site (A Tree Preservation Order (TPO) covers most of the existing trees on site)	To ensure that existing trees remain in a healthy, attractive and in a safe condition	A qualified arboriculturalist should carry out a visual inspection of trees. Any detection of significant decay should be recorded and monitored, and findings passed on to the client (Bellway Homes). Generally twice annually, and after high winds			1							1				As year 1
NOTE: <i>The following objectives are based on the assumption that the tree work outlined in the Tree Report by Elliot Consultancy (2013) was carried out in accordance with the recommendations. A copy of this report is available from Bellway Homes (North East).</i>		Ensure a further full tree survey is undertaken every 5 years, with the next being due in 2018													Every 5 years, in the spring, before leaves appear.	
		Pruning as a result of damage. Note: Prior to any tree works the Local Planning Authority must be notified in the case of works requiring TPO consent.	Between Oct-Feb, and as required after high winds												As year 1	
		Other works – Removal of debris trapped in branches, etc	1	1	1	1	1	1	1	1	1	1	1	1	1	As year 1
	Maintain a 1m diameter clear area at base of existing trees by using an appropriate selective herbicide		1													As year 1

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New trees to areas of Public Open Space, planted as part of the housing development.	To ensure that trees remain in a healthy, attractive and in a safe condition. To ensure the healthy establishment of new trees whilst ensuring they remain stable. To ensure that the development offers a positive landscape contribution to the area.	Inspection of new trees	1	As year 1
		Check root waterer is working efficiently and 'unclog' as necessary.	1	As year 1
		Water during dry conditions, especially during Years 1-3	As necessary depending on weather conditions largely May to August. Daily during dry spells.	As required based on weather conditions, daily during dry spells, especially during years 1-3.
		Pruning and repair of wounds	As required – Between October-February	As year 1
		Removal/ adjustment of stakes and ties	As required	Remove tree stakes and ties at the end of the 2nd year
		Check underground guying. If guying fails, lift and reset tree with new guys	1	As required, especially after high winds.
		Other works – Removal of debris trapped in branches, etc	1 1 1 1 1 1 1 1 1 1 1 1 1	As year 1
		Maintain 1m diameter clear area at base of new trees by using a selective residual herbicide	1	As year 1

Item	Objective	Tasks Required	Time of Year and Frequency of Action (Monthly) – Year 1												Time of Year & Frequency of Action Years 2 – 5
AREAS C, D, E, F, G			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Ornamental Shrub and Herbaceous Areas, and Specimen Shrubs generally	To create healthy, attractive shrub and herbaceous planting areas	Pruning to encourage best display of given species, taking account of natural habit and form:													As required
	Planting areas should be kept weed free and any pernicious weeds such as dandelion, dock and thistle immediately removed	Prune winter flowering shrubs			1										As year 1
	To ensure planting proposals complement the new development	Prune/ deadhead March – July flowering shrubs								1					As year 1
		Prune / deadhead July – October flowering shrubs											1		As year 1
		Fleshy rooted plants e.g. Hostas should be lifted and split in Spring. Discard the older middle and replant outer (younger) sections				1									As year 1
		Manual weed control			1	1	1	1	1	1	1				As year 1, and as required to ensure weeds do not exceed 100mm height
		New planting for gapping up/ replacement If required	Containerised stock year round												As year 1
		Turn over soil – break up ground				1									As year 1
		Watering (As necessary to ensure healthy establishment, especially during dry conditions and after 10 days without significant rainfall)					1	1	1	1					For all small shrub/ herbaceous planting under typical circumstances this should take approx 1 growing season, for specimens and Larger shrubs (10L and above) regular watering should be provided as per year 1 for up to 2 growing seasons

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AREAS C, D, E, F, G			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Herbaceous Perennials and Grasses Specifically	To ensure perennials add colour, interest, and form on a yearly basis to the generally evergreen structure of the ornamental planting	Allow to die back naturally over the autumn then remove dead foliage in early spring to tidy the area			1	1									As year 1
	To prevent vigorous species taking over planting areas	Lift and split herbaceous plant species. Excess species to fill gaps where other plants have been unsuccessful (replace with matching species only)	As required – end Nov-Feb												As year 1
		Where possible leave plants in place over winter for leaves/ stems/ flower heads to provide structure and protection. When required divide and replant (usually after 3-4 years)			1										As year 1
		Divide early flowering plants in autumn and late flowering plants in spring					1						1		As year 1

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AREA A															
Planting to Attenuation Area (North of Plot 86)	To create colour and form to the planting area with species being able tolerate occasionally being submerged under water.	Watering during dry conditions (especially during years 1-2)						1	1	1	1				
		Cut back Cornus stems hard, to 300mm height.													
	Bulbs	Ensure bulbs planted into grass are not mown with the first grass cut of the year. Allow 6 weeks for bulbs to die back after flowering before grass cutting, whereby arisings should be removed.													

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Area B															
Bulbs	To ensure bulb foliage is allowed to die back naturally, helping bulbs to thrive and multiply in the longer term	First grass cut of the bulbs area to be no sooner than 6 weeks after the bulbs have finished flowering to allow time for the leaves to die back.													

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Amenity Grass Areas to Public Space, around existing and new trees on site.	Grass to be a good sward of even colour and smooth gradients with well defined edges. Height maximum to be 50mm	Sparse/ eroded areas: repair, rotovate to 150mm, 100mm topsoil, reseed with Rigby Taylor R12 or similar approved													
	NOTE: Grass is to be maintained without any mechanical damage being caused to trees	Cut grass to 50mm, leave arisings, trim edges to avoid growth spreading across footpaths and into shrub beds, collect trimmings – remove from site				2	2	2	2	2	2	2			
		Fertiliser – Spring				1									
		Fertiliser - Autumn										1			
		Scarification			1										
		Spiking					1					1			