

Saxon Way

Landscape Management Plan

1.0 Landscape management plan and maintenance schedule

1.1 This landscape management plan and maintenance schedule shall be read in conjunction with the following landscape drawings.

No.	Title
R/1571/1	Landscape Masterplan
R/1571/3A	Landscape Details
R/1571/4	Landscape Details

2.0 Landscape Maintenance Schedule

2.1 [a] Grass

The Contractor shall maintain the seeded / Turfed grass areas and carry out the following operations.

[i] When the grass has grown to 50mm high and before first cut, it shall be rolled in two directions with a light roller.

[ii] When the grass has grown to a height of 75mm it shall be cut, avoiding root pulling, to half the original height and removed from site.

[iii] During appropriate weather conditions, each spring apply an approved spring / summer fertiliser in accordance with the manufacturers instructions. The spring fertiliser dressing may be alternated with a autumn dressing with a low nitrogen and higher phosphorus ratio

[iv] Further cuts shall be carried out at suitable intervals throughout the growing season to maintain the grass height at approximately 25mm. Grass cuttings shall be allowed to fly, unless the amount of growth results in clumping on the surface when it should be boxed and removed to tip.

[v] Any turf/ ground shrinkage below finished approved levels during the period shall be made good with turf dressing compost.

[vi] Any areas of poor germination of grass from the first sowing, shall be lightly scarified and oversown using grass seeds from the same mix, during April – May or September – October, depending on the timing of the first sowing.

[vii] All arising from the grass maintenance shall be removed from site unless previously agreed.

[viii] All grass areas shall be kept free of perennial and annual weeds by routine applications of selective herbicide in accordance with the manufacturers instructions.

[ix] All grassed areas shall be watered during dry weather until established (12 months from planting)

2.1 [b] Trees, shrubs and hedges.

The Contractor shall maintain the planting; making visits at approximately monthly intervals ensuring that:

[i] At the end of each growing season all plant failures are to be replaced.

[ii] Dead wood, damaged branches and snags are to be removed from the plants. Soil to be firmed around the base of the plants and all stakes, ties and guards and correctly adjusted and in vertical positions.

[iii] All other necessary spraying and / or other necessary pest and disease control measures are carried out to ensure the health of the planted material.

[iv] Ornamental shrub beds shall be kept entirely free of weeds for the duration of the maintenance period, using an appropriate method of weed control. Any perennial weeds shall be controlled by spot herbicide treatment.

[v] The hedge plants initially to have any long growth pruned back to encourage a dense formation of side branches, with topping and siding thereafter.

[vi] At the end of the third year, the bark mulch to the ornamental shrub beds and hedgerow lengths shall be topped up to maintain a 75mm depth.

[vii] Any plants that have been stolen or maliciously damaged shall be identified and listed by the landscape contractor for replacement by the company occupying the site.

[viii] All trees and shrub beds shall be watered during dry weather until established [36 months from planting]

2.1 [c] Hedges / Trees / Wildlife.

The maintenance of Woodland Area / hedges and trees surrounding the site shall be as follows:

[i] Dead wood, damaged branches and snags are to be removed from the plants. Soil is to be firmed around the base of the plant and all stakes and ties are to be replaced and / or correctly adjusted in vertical positions.

[ii] All other necessary spraying and / or other necessary pest and disease control measures are carried out to ensure the health of the planted material.

[iii] Weed control. A 1000mm diameter area of ground at the base of all trees and shrubs shall be kept free of weeds for 5 years from the date of the planting, using an appropriate herbicide method of control. Any obnoxious weeds germinating and growing within the planted area shall also be spot sprayed with suitable herbicide for a period of 5 years from planting.

[iv] Training and formative pruning. During the winter months of the first five years after planting, the contractor shall as necessary, carry out formation pruning of trees to ensure the removal of co-dominant leaders, crossing and competing branches and any work considered necessary for the future good growth and structure of the tree.

[v] The Maintenance after 5 years, shall consist of three visits during the growing season to check planting, carry out any necessary pruning, control and eradicate of dominant and vigorous weed growth, mark up any trees or shrubs that have died for replacement the following winter and collect and dispose of any litter that has been dropped or blown into the planting areas. During the winter carry out a minimum of one visit to replace any dead trees or shrubs identified during the summer visits and clear all wind blown or other rubbish from the planting areas and cart to the contractors tip.

[vi] Further Partial thinning will be commenced in year 15, with the removal of poor shaped and low vigour trees to free up the better quality specimens.
Where two vigorous trees are competing the best should be selected and the second removed.

[vii] At the end of each growing season for the first five years all plant/tree /shrub failures shall be replaced with a plant/tree/shrub of a similar size/species. Beat up plants shall be colour spotted on the spiral guard or shelter to identify the planting year.

[viii] Arisings during tree pruning works are to be used on site within the woodland area to create Hibernacula for hedgehogs.
Yearly checks to be made on the condition of Bird / Bat boxes – any damaged boxes to be replaced.

3.1 [d] Rubbish / Litter

[i] All arising from the tree, shrub and hedge maintenance shall be removed from the site.

[ii] The landscape maintenance Contractor shall maintain all planting areas, embankments, etc, in a litter free state.

3.2 [e] Fences.

Any Temporary fencing provided to protect new planting and grass areas shall be maintained in position for a period of three years. All permanent fences shall be maintained in perpetuity.

