



ROSEBANK

MAINTENANCE PLAN & GUIDELINES

Rosebank Landscaping
Studio G23
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Project: 28 Nicholas Way, Northwood, HA6 2TT

1.0 OBJECTIVES

1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs & other planting.

1.2 To ensure the continued health and vigour of the existing trees and retained elements.

1.3 To achieve a clean, tidy condition and appearance of all external areas.

2.0 GENERAL MAINTENANCE

2.1 The landscape shall be the responsibility of the Client, the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer when the maintenance agreement is completed and is operative.

2.2 Following installation, all areas of land will be maintained in perpetuity by the Client.

2.3 The landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

2.4 The Client shall be responsible for all periodic maintenance and replacement for all planted, and shall ensure that any landscape contractor employed carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person, either a member of BALI or the LI, acting for the Client at minimum monthly intervals and the appropriate work carried out.

2.5 No existing trees or shrubs shall be removed or cut without specific instructions from the Landscape Contractor or Project Management Company and written agreement of the Local Planning Authority Tree Officer where necessary or applicable.

3.0 SHRUB AND TREE PLANTING:

3.1 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

3.2 The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

3.3 All hedging and trees shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes/anchors shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.

3.4 Carry out inspection for general health and cut back broken/diseased branches. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must be treated with a sealant as per BS3998:1989 Recommendations for Tree Works.

3.5 Inspect for dead or severely damaged trees at the end of the growing season. Replace all dead / severely damaged / vandalised trees with same size, species and maturity as that originally planted.

3.6 All hedging shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and additionally in cases of extreme drought. The maintenance company/ies are to provide a bowser for watering.

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

3.7 Hedging shall be maintained in a balanced shape as applicable to its intended form and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed.

4.0 HARD LANDSCAPED AREAS, CLADDING & RENDER

4.1 All litter, leaves and other debris is to be removed from all hard surfaces. Recommended weekly.

4.2 Mud, silt and debris is to be removed from all surface gutters and channels. Drainage gullies are to have traps emptied and flushed clean as required to prevent obstructions.

4.3 Any repairs to the hard surfacing are to be in accordance with the original paving specification.

4.4 Fences and enclosures are to be maintained and inspected regularly and appropriate repairs undertaken as necessary.

5.0 SNOW CLEARANCE:

5.1 Snow is to be removed from site & from all footpaths. For lighter flurries, rock salt to BS3247 is to be applied to all footpaths either after snow clearance or when freezing precipitation is forecast.

6.0 LIGHTING

6.1 Light fittings to be installed by an approved contractor and suitable for their purpose and situation

6.2 Any defective fittings are to be replaced by an approved contractor and to the specification as outlined by the lighting designer and to the manufacturers' recommendations

6.3 Regular trimming of hedging around light fittings shall take place to ensure that light fittings aren't encroached upon and therefore fill the purpose for which they were designed.

7.0 MAINTENANCE SCHEDULE – 5 YR PLAN

Features / habitat types	Action Required	Timings
Advanced nursery stock trees	<p>Newly planted tree stock should be inspected for disease by a competent person and inform the Landowner or maintenance company of any major deterioration in the condition of any landscape element.</p> <p>Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel.</p> <p>Weed control by ensuring no weed growth within a 500mm diameter of each tree. A suitable herbicide should be used in compliance with manufacturer's instructions.</p> <p>Fertilise using suitable slow release fertiliser as per manufacturer's instructions.</p> <p>Inspect tree ties and stakes as scheduled and after strong winds. Replace loose, broken ties or decayed stakes to original specification.</p> <p>Remove ties and stakes.</p> <p>Remove dead trees and replace as per original specification.</p>	<p>Annually – in late autumn</p> <p>Annually – Sept</p> <p>Annually - Apr & Aug</p> <p>Till year 3 – Apr & Aug</p> <p>Every 3 months</p> <p>4 years after planting.</p> <p>Annually till year 5</p>
Shrub planting	<p>Fertilise using suitable slow release fertilizer as per manufacturer's instructions.</p> <p>Prune shrubs in accordance with best practise and appropriate to species, removing arisings.</p>	<p>Till year 3 – Apr & Aug</p> <p>Annually between March and April</p>
Formal hedges / shrub planting blocks	<p>Weed control by ensuring no weed growth within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions.</p> <p>Fertilise using suitable slow release fertilizer as per manufacturer's instructions.</p> <p>With hedge cutters prune formal hedges with vertical sides</p>	<p>Annually - Apr & Aug</p> <p>Till year 4 – Apr & Aug</p> <p>Sept / Oct after year 2.</p>

Flower beds	Debris removal and cultivation of beds	Annually Feb – March
	Application of fertiliser, weed control and mulch (up to 50mm)	Annually Feb – March
	Weed control	Annually March – April
	Pruning as needed and dead heading	Annually in summer
	Cleanup of beds, cutting back perennials, dead wood removal, removal of leaves and debris	Annually in Autumn
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short term maintenance plan and timings twice a year.	Twice per annum
	The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Every 5 years