

21\_227\_R01



## **North Farm Stonesfield**

**5yr Landscape Maintenance Plan**

**20 May 2021**



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## Q35 Landscape maintenance

To be read with Preliminaries/ General conditions.

### GENERALLY

#### 105 MAINTENANCE OBJECTIVES

- Location: Wildflower meadow.
  - Duration: 5 years.
- Aims: Provide wildlife habitat and increase biodiversity.
- Restrictions: As described in the landscape maintenance manual.
- Results: As scheduled.

#### 130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstatement to original condition.

#### 170 DISPOSAL OF ARISING

- General: Unless specified otherwise, dispose of arising as follows:
  - Biodegradable arising: Compost on site.
  - Grass cuttings: Spread evenly.
  - Tree roots and stumps: Remove from site.
  - Shrub and tree prunings: Remove to recycling facility.
  - Litter and nonbiodegradable arising: Remove from site.

#### 190 LITTER

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

#### 195 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

#### 197 CLEANLINESS

- Soil and arising: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.



## GRASSED AREAS

### 210 MAINTENANCE OF GRASSED AREAS

- General: Maintain turf in a manner appropriate to the intended use.
- Soil and grass:
  - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
  - Waterlogging and compaction: Prevent.
  - Damage: Repair trampling, abrasion or scalping.
- Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
  - Edges: Neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

### 211 MAINTENANCE OF GRASSED AREAS

- Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
  - Objectives: To BS 7370-3, table 6.
  - Programme: To BS 7370-3, clause 11.
  - Mowing methods: To BS 7370-3, table 3.

### 220 GRASS CUTTING GENERALLY

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

### 225 TREE STEMS

- Precautions: Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

### 275 CUTTING SUMMER FLOWERING WILD FLOWER MEADOWS

- Times of year/ Frequency of cutting: July and September.
- Height of cut: 75 mm.
- Arisings: Remove for composting on site.

### 309 EDGES TO SEEDED AREAS

- Location: Planting beds and around newly planted trees.
- Timing: After seeded areas are well established.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
- Arisings: Remove.



### 381 REINSTATEMENT OF WORN OR DAMAGED LAWNS

- Worn or damaged areas: Make good by returfing or reseeding:
  - Returfing standard: To BS 7370-3, Clause 12.2.
  - Reseeding standard: To BS 7370-3, Clause 12.6.
- Turf or seed: To match existing in appearance and quality.
- Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

### **SHRUBS/TREES/HEDGES**

### 500 ESTABLISHMENT OF NEW PLANTING

- Duration: 5 years.
- Weed control:
  - Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
  - Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: When instructed.

### 502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
  - Application rate: As manufacturer's recommendations.

### 510 TREE STAKES AND TIES

- Inspection/ Maintenance times: As scheduled and immediately after strong winds.
- Stakes:
  - Replace 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.
- Ties: Adjust, refix 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.
- Removal of stakes and ties: 2 years after planting.
  - Fill stake holes with lightly compacted soil.

### 520 REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

### 525 TREE GUARDS

- Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing.



#### 537 NESTING WILD BIRDS

- Survey: Before starting hedge or tree work during the period of February to August (inclusive), carry out a survey by a qualified ecologist and submit report.
- Accidental disturbance: Report immediately.

#### 540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
  - Removing branches: Do not damage or tear the stem or bark.
  - Wounds: Keep as small as possible and cut cleanly back to sound wood.
  - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
  - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

#### 555 PRUNING TREES AND SHRUBS

- Standard: To BS 7370-4.
- Special requirements: None.

#### 575 PRUNING ORNAMENTAL SHRUBS

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

#### 615 TRIMMING FIELD HEDGES

- Operations: Trim to specified height and profile using suitable mechanical cutters.

#### 620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

#### 645 WEED CONTROL GENERALLY

- Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
- Adjacent plants, trees and grass: Do not damage.

#### 650 HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstate to original depth.



**657 HERBICIDE TO KILL REGROWTH**

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

**665 WEED CONTROL WITH WINTER HERBICIDE**

- Type: Suitable residual soil acting herbicide.
- Time of year: Unless otherwise agreed, complete before end of March.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

**670 WEED CONTROL WITH SUMMER HERBICIDE**

- Type: Suitable foliar acting herbicide.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

**690 MAINTENANCE OF LOOSE MULCH**

- Thickness (minimum): 50 mm.
  - Top up: Annually.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

**TREE WORK**

**810 TREE WORK GENERALLY**

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
- Protection: Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

**815 ADDITIONAL WORK**

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

**820 PREVENTION OF WOUND BLEEDING**

- Standard: To BS 3998.



#### 835 CUTTING AND PRUNING GENERALLY

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
  - Chainsaws: Do not use on branches of less than 50 mm diameter.
  - Hand saws: Form a smooth cut surface.
  - Anvil type secateurs: Do not use.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only if unavoidable.
  - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

#### 865 BARK DAMAGE

- Wounds:
  - Do not attempt to stop sap bleeding.
  - Bark: Remove ragged edges using a sharp knife.
  - Wood: Remove splintered wood from deep wounds.
  - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.

### **WATER AREAS**

#### 895 CLEARANCE OF WATERCOURSES

- Clearance: Remove litter, debris, accumulated silt and excessive vegetation causing an obstruction.
- Frequency: As instructed.
- Time of year: Mid-August to mid-October.
- Method: Contractor's choice.
  - Access: From one bank only.
  - Position: At least 1 m from the top of the bank.
- Phasing: Not required.





#### **HARD LANDSCAPE AREAS/FENCING**

##### **910 HARD SURFACES AND GRAVEL AREAS**

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.

##### **920 FENCING**

- Fences: Inspect and repair to maintain protection against stock.