

MANAGEMENT AND MAINTENANCE STRATEGY

Details of the future landscape management and maintenance will be set out in a management plan containing guidance on standard landscape maintenance required for the types of planting, surfaces and street furniture proposed for each area.

It is anticipated that the contractor responsible for implementing the landscape scheme will maintain the areas up to practical completion and that they shall be responsible for maintenance of all soft landscape area in accordance with the Management Plan for a minimum of one year following practical completion.
Handover of the management is expected to be 12-24 months after practical completion, with the details of management to be confirmed when the detail design is complete with external areas outside of private ownership either to be adopted or managed by a management company.

Any plant failures that occur, post practical completion, should be replaced during the first available planting season.
The maintenance and management of the landscape areas should provide for the overall design objectives of the landscape design proposals.

The principal management objectives are summarised as follows:

- Through best horticultural practice, to ensure all plants are regularly maintained to promote growth and vigour.
- To ensure that existing retained trees and vegetation are monitored and managed using, as required, specialist arboricultural advice and methods.
- To ensure the objectives of the ecological management plan are maintained through the landscape maintenance regime.
- To ensure that all hard surfaces, street furniture and external elements are regularly inspected and maintained in good working order.
- To ensure integrated sustainable drainage interventions are functioning and safe - refer to engineer's guidance
- That the health and safety of operatives and the public are considered at all times.
- Tidiness is maintained all year round through the careful removal of litter and weeds etc and through selective thinning, topping up mulch, replacement of plant failures etc.
- That all management and maintenance practices, consider issues of sustainability through the responsible use of natural resources such as water and limit the use of chemicals to a minimum.

The following table sets out an overview of the annual maintenance tasks for the key external areas.

GENERAL SITE LANDSCAPING MAINTENANCE PLAN														
No. 1.0	MAINTENANCE TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
1.1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep all areas, litter free, at all times
1.2	Weed control (by hand)		X	X	X	X	X	X	X	X	X	X		No reliance on herbicide near water body
1.3	Fertiliser to trees, shrubs, herbaceous			X										
1.4	Watering				X	X	X	X	X	X	X			Daily if required in summer
1.5	Top up mulch					X					X			To 75mm as required
1.6	Firm up plants			X						X				
1.7	Check tree ties & supports.			X						X				
1.8	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.9	Pruning to shrubs			X						X				As required for species
1.10	Dead head shrubs/ herbaceous				X				X					Weekly as required
1.11	Thin out planting									X				As required
1.12	Lift/ divide herbaceous									X				As necessary for species
1.13	Replacement planting (all plant types)	X	X	X								X	X	By agreement as above
No. 2.0	LAWNS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
2.1	Mowing to 50mm max length			X	X	X	X	X	X	X	X			14-18 cuts per season
2.2	Trim / neaten edges			X				X			X			
2.5	Approved turf fertiliser				X				X					
No. 3.0	WILDFLOWER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	NOTES
3.1	Annual cut after flowering				X						X			Subject to flowering period
3.2	Remove arisings (after 5 days)				X						X			Subject to flowering period
3.3	Re-seeding failed areas			X	X		X	X	X	X	X			Check soil for issues prior to re-seeding
3.4	Species Rich Grassland			X	X		X	X	X	X	X			May left un-mown to allow for flowering period