

HEYFORD PARK, BICESTER, PARCEL 6

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

PLANTING MAINTENANCE SCHEDULE

October 2018

SCHEDULE OF ANNUAL TASKS AND LIST OF RECOMMENDED MATERIALS (Up to 15yrs)													
Annual Tasks	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Litter Removal: Remove litter from all parts of the site and dispose off site as required													
Weed Control : all areas, planting beds & lawns, including mulched beds shall be inspected and weeded, either physically or with chemical control, to avoid the invasion of weed growth. The Site shall be kept free of injurious weeds as listed in the Weeds Act 1959.													
Tidy Mulch : paving shall be swept at each visit to keep hard surfaces clear of mulch.													
Amenity Grass Areas (Any area of grass to maintained short that is not to be conveyed to the home owner: POS and central play provision, Please refer to drawing 2044 07 for details.) Objectives : to maintain a high quality, close mown lawn, dominated by appropriate grass species, with a tidy appearance. Grass Cutting : during the first and subsequent growing seasons mown grass shall be kept to a height of 25 - 50mm. All arisings over 25mm long shall be removed. Edges shall be regularly trimmed, & where necessary edged with a half moon tool, to give a neat, sinuous edge and tidy appearance next to walls, path edges, trees, hedges & planting beds. The Contractor shall inspect the lawn areas in spring and autumn and, if necessary implement, a programme of fertiliser application, scarification & other work to keep the sward green and healthy.													
Firming-up : plants which have become loosened, lifted up or are out of the ground shall be set upright and re-firmed by treading. Plant supports, guards, ties and stakes and the like, shall be checked and adjusted to provide continued, unhampered support to the plant. If directed by the SO, ties and stakes shall be removed in the third growing season.													
General Pruning : Pruning shall take place as specified in Plant Care Instructions. Dead, misshapen, rogue or broken branches shall be removed from trees, shrubs and herbaceous plants by pruning back with a clean smooth cut to the main stem, or a sound and living outward growing lateral. Shrubs, trees and herbaceous plants shall be dead headed and pruned as specified in Plant Care Instructions. Plants next to paths and walkways shall be inspected regularly and trimmed back as necessary. Any pruning shall comply with BS3998 : 1989 Recommendations for Tree Work and laterals shall be cut in accordance with Arboricultural Research, Note 48/83/PATH.	See Plant Care Instructions for times of year when pruning should												
Pest and Disease Control : grass and plants shall be kept free of pests and diseases. Appropriate control measures shall be carried out as and when necessary.	As necessary												
Watering : All plants shall be adequately watered until established to ensure healthy growth. Plant replacements should receive particular attention.	As necessary												
Topping-up Mulch : until ground cover planting and shrubs cover bare earth and suppress weed growth, the mulch shall be topped-up to maintain, after settlement, a depth of not less than 75mm, ensuring that low branches of shrubs are not smothered.													
Fertiliser Application : in March or April of Years 1,2 & 3 a slow release fertiliser as specified shall be applied evenly over the surface of plant beds at the rate of 37.5gm/m2 and over the weed free area at the base of trees in grass at the rate of 37.5gm/tree.													
Thinning : in August the Contractor shall determine which overcrowded plants shall be thinned and the timing of these operations.	See Plant Care Instructions for times of year when thinning or dividing should take place												
Spring Tidy : in the March or April, dependent on weather conditions, of each year, the Site shall be tidied. Leaf litter and accumulated debris shall be removed from amongst decorative shrubs. Bare soil or mulch shall be forked over, grass edges trimmed and dead vegetation removed. All general tasks shall be undertaken to leave the site tidy and ready for the next growing season.													
Autumn Tidy : after the first frost, in October or November, the site shall be tidied. Bare soil or mulch shall be forked over, grass edges trimmed and dead vegetation removed. All general tasks will be undertaken to leave the site tidy for the winter.													
Annual Inspection : at least once a year the Contractor shall attend an inspection with the SO to assess the development of the soft landscape elements, inspect trees, and agree any additional or alternative works necessary for the satisfactory establishment of areas.													
Plant Replacement : in August the Contractor shall prepare a schedule of plants which have died, declined or been removed by vandalism or theft. These plants should be replaced in the following season, according to species.													
Removal of Arisings : the Site shall be left clean and tidy at all times with all arisings, from any operation, carted off site.													
LAP/Play Provision: PLEASE NOTE: Ensure surfacing and equipment is kept clean and safe in line with manufacturer's instructions. The play provision provides for multiple age groups to the required specified standards and is to be made for public use. Play provision on site comes in the form of a LAP (Local Area Play) This area is within the central public open space and is stipulated as a requirement in planning and is to be made open for public use The LAP area has been designed to manufacturer's specification and to BS EN 1176 and will have a post installation check ensuring full compliancy. This will be in association with ROSPA, in accordance with the manufacturer's specification and carried out by a registered member of the RPII (Register of Play Inspectors International.) The LAP is unfenced but has specifically located implied boundaries to prevent overspill onto roads and into specific pieces of equipment. These should be inspected to ensure function and effectiveness. An annual follow up inspection will be undertaken on or before the anniversary of the post installation inspection for the duration of the play areas lifespan. The lifespan is that specified by the manufacturer. Please note that these inspection techniques in general can be applied to other equipment where there is no manufacturer's maintenance strategy in places as 'best practice'. Safety surfacing to play areas should be checked monthly for foreign objects and worn/reduced surface areas to ensure compliancy with regards to critical fall height impact (Please note this inspection frequency and procedure may vary and must follow the manufacturer's specification.) Bound safety surfaces should be monitored on a monthly basis with an annual inspection to verify fit for purpose and condition. This will also be in accordance with manufacturer's specification. All pieces of play equipment to be checked monthly to ensure components are tight and no sharp edges or gaps have opened. All components to be tamper proof and if required to be replaced like for like from manufactures specification list. Play equipment to be tested annually and reported upon based on manufacturer's check list. All equipment within public realm to carry a valid safety certificate. Any piece of equipment that is damaged or not fit for purpose to be put beyond use until removal or repair. The areas will have a life span for as long as the play equipment lasts and, in time, will require redesigning and replacing together with the surrounding hardscape with new modern equipment with the existing soft landscaping retained and integrated into the new scheme. The time that this will happen will depend on the use and wear of the equipment and in line with manufacturer's recommendations. (SUBJECT TO INSTALLATION DATE AND AS PER MANUFACTURERS SPECIFICATION)													
Materials													
ITEM : PROPRIETARY PRODUCT / TYPE													
Translocated herbicide : Glyphosate or similar approved													
Slow release fertiliser : 'Enmag' or similar approved													
Foliar feed fertiliser : 'Fillip', 'Instant Bio' or similar approved													
Mulch : 'Coarse chipped tree bark composted for 2-4 weeks, particle size 25-75mm diameter. No fines													
Planting compost : 'Topgrow' peat free tree and shrub planting compost													

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