

Burndell Road, Yapton

5 Year Landscape Management Plan



The terra firma Consultancy Ltd.

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Appendices:

- A. Summary of regular management activities & checklist
- B. 1-5 Year Indicative Annual Maintenance Programme

1 Introduction

- 1.1 This document has been prepared by terra firma to provide a comprehensive ongoing management plan for the external environment at Burndell Road, Yapton.
- 1.2 The plan outlines the management principles and objectives and gives detailed guidance for the management and maintenance of the site for the first 5 years after practical completion of the development.
- 1.3 This document covers all landscape areas related to the development and should be read in conjunction with the terra firma's landscape proposals drawings.
- 1.4 Soft landscape proposals include tree planting, ornamental shrubs, groundcover and climbing plants, native shrub planting, grass seeding and lawns in addition to hard surfacing.
- 1.5 The site management and maintenance will initially be overseen by the Main Contractor and carried out by the Landscape Contractor for the duration of the defects period until final completion. It should be noted that there may be management and maintenance required prior to practical completion of retained areas of the site.
- 1.6 At completion, responsibility for ongoing maintenance will be handed over to the 'Estate Management Company' who will appoint a Landscape Contractor to undertake the work.
- 1.7 The management and maintenance works should be carried out by suitably qualified contractors, in particular where specialist ecological management and maintenance is required. This document refers to the 'Landscape Contractor' to cover all parties hereon, both before final completion and afterwards.

2 Objectives

- 2.1 The overall objectives for the management and maintenance works are as follows:
- 2.2 To ensure the thriving of existing planting, successful establishment of any new planting and long term health of all landscape elements for the benefit of the users and the wildlife (flora and fauna).
- 2.3 To maintain a crisp and tidy finish to all elements adjacent to building curtilages, access, car parks, entrances, and other hard surfaces and fencing so creating a high quality environment.
- 2.4 To continue improvements into the future by thorough and creative management.
- 2.5 To ensure best horticultural and health and safety practices at all times.

- 2.6 To ensure that methods employed enhance and encourage wildlife, wherever possible.
- 2.7 To comply with all relevant legislation relating to flora and fauna, in particular protected species, whether known to be present on site, or found.

3 Management specification

- 3.1 A summary of the regular maintenance activities has been produced as a guide (see Appendix A).

General actions:

- 3.2 The Landscape Contractor is to produce Method Statements for approval by the Main Contractor or Estate Management Company for all operations.
- 3.3 The Landscape Contractor is expected to adopt a pro-active approach to management and maintenance generally, and bring any issues requiring attention and action to the notice of the Main Contractor or Estate Management Company.
- 3.4 All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice, as described by British Standards or other relevant laws, policy or guidance.
- 3.5 All operatives must be appropriately skilled and experienced for the type and quality of work, especially where COSHH is applicable.
- 3.6 Work is only to be carried out while soil and weather conditions are suitable, or as appropriate to any ecological constraints (e.g. bird nesting seasons etc.).
- 3.7 Only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around existing trees and in confined places. Nylon filament rotary cutters or other mechanical tools shall not be used closer than 100mm to the stem of any tree or plant.
- 3.8 All grass cutting machinery shall be well maintained and correctly adjusted to give a clean and even cut. Each machine is to be appropriate to the management plan requirements.
- 3.9 Any ground disturbed during maintenance operations must be made good.
- 3.10 All woody arisings are to be disposed of off-site. All grass cuttings may be left as appropriate.
- 3.11 Soil and other arisings are to be removed from hard surfaces and all areas left in a clean and tidy condition after maintenance operations are complete.
- 3.12 All litter is to be collected from all soft landscape areas and disposed of offsite. No burning on site will be allowed.

- 3.13 Prior to handover, all newly planted beds and grass areas shall be watered to ensure their successful establishment and vigorous growth, particularly during dry periods.
- 3.14 After handover, watering of planted areas shall not generally be carried out, with the exception of any newly planted beds or new grass, which shall be watered to ensure their successful establishment and vigorous growth, particularly during dry periods.
- 3.15 The contractor is responsible for ensuring availability of water, and transportation to planting areas (by hose or bowser). Water shall be kept free from any impurities at all times.
- 3.16 All plants and planting areas shall be maintained as weed free, as far as is practicable. Planting beds shall be kept clear of all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil and causing minimum disturbance to trees, plants and mulched surfaces, leaving the area in a neat, raked, clean condition. All mulch spilling onto adjacent areas shall be swept up and if not contaminated with weeds or rubbish, returned to planted/mulched areas. Remove weeds growing on or in mulch by hand weeding or use of herbicide.
- 3.17 All plants and planting areas shall be maintained as pest and disease free at all times. The Landscape Contractor is expected to adopt a pro-active approach to pests and diseases and treat accordingly. Any plant losses as a result of pest and disease infestation shall be reported to the Main Contractor or the Estate Management Company and replacement planting discussed.
- 3.18 The Landscape Contractor will ensure feeding of all grass, plants and trees using a suitable and approved slow release fertilizer, used at appropriate times of year.
- 3.19 All vegetation shall be pruned as necessary and when requested to avoid the following: obstruction of pedestrians or vehicles; obstruction of signage or lighting; obstruction of sight lines.
- 3.20 Dead plants shall be removed and where approved by the Main Contractor or Estate Management Company and deemed appropriate to the design of the landscape or required for functional purposes (i.e. screening), gaps should be filled during the next planting season using an appropriate sized replacement. Dead foliage, wood and flowers shall be removed as far as is practical, with priority given to areas subject to closest and heaviest pedestrian and vehicular traffic.

4 Hard surfaces, external fittings and furniture

Management objective

- 4.1 To ensure that all hard surfaced areas, including roads and access points, are kept in a neat and tidy condition (in both planned and reactive manners), including hard surfaced areas in and around refuse and storage areas and shared parking areas.

- 4.2 To ensure that all fittings and furniture, including any signage, lighting and seating, are kept in a clean condition and in good repair.

Management operations

- 4.3 Remove litter, fallen leaves, cigarette ends, chewing gum etc. from all paving to maintain neat appearance. Particular attention should be paid to areas where leaves collect e.g. to corners and within undercroft parking areas.
- 4.4 All bitmac and paved areas should be treated with a suitable herbicide spray in accordance with the manufacturer's recommendations (as required) to remove algae, weeds and moss. All bitmac and paving should be swept thoroughly to remove any debris. Allow for thorough annual cleaning of all bitmac and paving using jetwash or other effective means.
- 4.5 All fittings and furniture should be maintained in a clean state at all times and shall be regularly checked.
- 4.6 Report any deterioration and damage to hard surfacing, fittings and furniture to the Main Contractor or the Estate Management Company immediately to allow repair or replacement as soon as possible.
- 4.7 Painted fittings shall be regularly inspected for rust and any rusting surfaces reported to the Main Contractor or the Estate Management Company. If authorised to do so these shall be treated appropriately before applying paint to match existing.
- 4.8 Road marking are required to be clear, visible and complete. Any deterioration in road markings should be reported to the Main Contractor or the Estate Management Company so that specialist contractors can be engaged for reinstatement works.

5 Fencing and gates

Management objective

- 5.1 To ensure that all fencing and gates are kept in a well maintained, neat and tidy condition in order to ensure all gates and fittings are operational and in good working order.

Management operations

- 5.2 Remove litter and fallen leaves to maintain neat appearance on face and at base of fencing. Particular attention should be paid to areas where leaves gather, and these should be removed regularly to prevent a build up.
- 5.3 All posts shall be periodically checked for stability and damage to ensure that the integrity of fencing is not compromised. All cross members shall be similarly checked, as shall the tautness of wires where applicable.
- 5.4 Report any damage or deterioration in condition to the Main Contractor or the Estate Management Company immediately to allow consideration of repair or replacement as soon as possible.

6 Grass areas

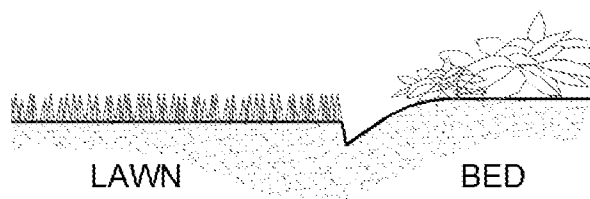
6.1 Lawns and amenity grass areas

Management objective

- 6.1.1 To provide an even stand of vegetation of uniform height and colour comprising predominantly grass species, although a small percentage of dicotyledonous plants - no more than 5% would be acceptable.

Management operations

- 6.1.2 All litter, large amounts of fallen leaves, twigs and branches shall be removed to maintain a neat appearance (and before mowing).
- 6.1.3 Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year. (As a guide, this will normally require mowing once a fortnight in the peak of the season). The clippings may be let fly but must be distributed evenly over the surface and at no time shall the layer of clippings be of such a depth that will affect the growth of vegetation. Clippings are not to be left on paths or roads.
- 6.1.4 Nylon filament rotary cutters or other mechanical tools are not to be used closer than 100mm to the stem of any tree or plant.
- 6.1.5 Mowing shall be carried out without rutting or compaction of the surface, especially when ground conditions are soft. Do not cut during periods of drought, or when ground conditions or grass are wet, without the prior agreement of the Estate Management Company.
- 6.1.6 All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction are to be kept trimmed neat and tidy at each mow.
- 6.1.7 Clippings are not to be left on paths or roads – all hard areas shall be swept clear of arisings.
- 6.1.8 Re-form edges abutting paths, borders, manhole covers and the like once a year, with a suitable edging tool, to clean straight lines or smooth flowing curves. A clean edge shall be formed, sloping slightly back from vertical (refer to diagram below). Soil shall be drawn back from edges to permit the use of edging shears and arisings removed.



- 6.1.9 Spot weeding of isolated weed infestation is to be carried out, with spraying of areas with a suitable approved selective herbicide in accordance with the manufacturer's instructions as necessary.
- 6.1.10 Spring Renovation - all close mown grass areas are to be scarified, verti-drained (or spiked with hand fork where access is restricted) and overseeded where necessary.
- 6.1.11 All close mown grass areas are to receive an application of spring/summer fertilizer after the spring renovation works.
- 6.1.12 Between September and March one application of autumn/ winter turf fertilizer shall be applied. Do not apply if the rootzone is dry.
- 6.1.13 Any areas damaged by trampling, abrasion or scalping during mowing shall be re-seeded or repaired. Reinstall worn areas as follows:
- Remove the damaged turf to a depth of 50mm, cultivate to a fine tilth and either:
 - a. returf using turf of a quality and appearance to match existing, or;
 - b. fill with fine topsoil to BS 3882 premium (or as originally laid) grade, substantially free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.
 - Provide protection and watering to promote successful germination and/or establishment.
 - Turf laid for new grass areas or as part of repairs to existing grass shall be watered immediately after laying, then repeatedly and sufficiently during the establishment period to allow water to reach the underlying soil and ensure establishment.
- 6.1.14 All edges are to be trimmed with every cut and edges to be reformed once a year.

7 Planting

7.1 Existing trees & vegetation

Maintenance objective

- 7.1.1 To ensure existing trees and vegetation are kept in a healthy and safe condition.
- 7.1.2 The Landscape Contractor shall ensure that all existing trees and vegetation are treated with the same care and attention as the newly planted stock.

Maintenance operations

- 7.1.3 Regular checks are to be made on the condition of existing trees. Any necessary tree works are to be carried out by a qualified tree surgeon to BS 3998:2010 and approved by the Estate Management Company (NB. Any trees subject to a Tree Preservation Order will require permission from the Local Authority for any arboricultural work to be carried out).

- 7.1.4 If problems are identified in trees off site, the Landscape Contractor shall notify the Estate Management Company, who should contact and notify the appropriate land owner.
- 7.1.5 Existing hedges, shrubs, groundcover and perennials retained should be regularly cut, trimmed, pruned, and thinned as required in accordance with the programme found in Appendix A.

7.2 New specimen trees

Management objectives

- 7.2.1 To establish, within three years from planting, well-shaped new trees with balanced canopies and frameworks for future healthy growth, and a natural but overall neat and tidy appearance free from all dead and dying vegetation and crossing wood, including around the base of trees.

Management operations

- 7.2.2 Where trees are set within planting beds, the area to the base of each tree shall be maintained as weed free at all times.
- 7.2.3 Where trees are set within grass, the 1m diameter mulched circle to the base of each tree shall be maintained as weed free at all times.
- 7.2.4 In the first two years following planting, any new trees shall be closely monitored on a fortnightly basis to ensure they are upright, firm and stable and in good health.
- 7.2.5 The Landscape Contractor shall ensure during the first two years after planting that all new trees have adequate water, supplemented by other means if necessary. The soil around new trees in planting beds and tree pits shall be inspected to a depth of 300mm at regular intervals during the growing season to determine whether watering is required, and action taken if so.
- 7.2.6 In further years water newly planted trees throughout the summer months (May to August) at minimum fortnightly intervals after any period of four weeks without significant rainfall (less than 5mm). Heavy watering will be required in dry periods.
- 7.2.7 Should the Statutory Undertakers impose restrictions on the use of water for watering any plants, the Landscape Contractor shall be responsible for making any special arrangements which may be necessary to ensure regular and adequate watering of plant material to ensure successful establishment.
- 7.2.8 It is also important to ensure that the trees are not over-watered. All drainage points shall be regularly checked. Any plants lost due to water-logging or drought shall be replaced with matching species and size as appropriate. Size shall match that of the surrounding plants, rather than the originally specified size, unless agreed otherwise with the Main Contractor or the Estate Management Company.

- 7.2.9 Stakes and ties shall be regularly checked for firmness, tightness and support and adjusted as necessary. Tree stakes shall be checked regularly for breaks and decay, replaced as necessary to original specification. All should be checked after strong winds for stability.
- 7.2.10 Soil shall be firmed around the roots to ensure that trees are securely planted in the ground and upright. All trees shall be re-firmed in the spring period following planting. Any trees loosened due to late frosts, strong winds or surface water movement shall be refirmed as required. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots and stem, backfilled with topsoil as necessary, and refirmed.
- 7.2.11 Adjust, refix or replace loose or defective ties as necessary, allowing for growth and some movement to encourage development of a stable root system whilst preventing chafing, excessive windrock, and to compensate for settlement. Where chafing has occurred, reposition or replace ties to prevent further chafing. Ties shall at no point be over-tight on the tree and shall be checked and loosened regularly, especially at the start of the growing season to allow room for growth. Remove redundant tapes, tags, ties, labels and other encumbrances to prevent damage to bark.
- 7.2.12 Where stakes are longer than the height of the lowest branch of the tree, cut the stake to this height in spring and retie to tree firmly but not tightly with a single tie.
- 7.2.13 If a tree with a defective stake has grown sufficiently to become self-supporting, the Landscape Contractor shall inform the Estate Management Company and, if instructed, remove stakes and fill the holes with lightly compacted soil. These trees should be continued to be monitored in cases of a deterioration in stability.
- 7.2.14 It is anticipated that all stakes and ties shall be removed in the region of 5 years after planting, but this must be approved by the Estate Management Company.
- 7.2.15 Soils around trees shall receive a surface application of suitable and approved compound, controlled-release fertilizer each spring.
- 7.2.16 Trees shall be pruned as necessary to remove any dead, diseased or damaged shoots and to create a balanced form for future growth.

7.3 Planting beds

Management objectives

- 7.3.1 To maintain attractive ornamental borders with healthily growing vegetation with a well shaped framework for healthy growth, with a managed and tidy appearance.

Management operations

- 7.3.2 The planting area is to be maintained weed free at all times.

- 7.3.3 Plants are required to be pruned to encourage healthy regeneration and flowering. The contractor will ensure that they are aware of the specific needs of each variety of shrub.
- 7.3.4 When agreed with the Estate Management Company the plants are to be selectively thinned to allow room for growth and avoid 'overcrowding'. Care is to be taken to avoid overthinning, so creating obvious 'gaps' in shrub beds.
- 7.3.5 Subject to approval, any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.
- 7.3.6 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.
- 7.3.7 Mulch is to be topped up as required to maintain continuous 75mm deep cover. Any additional material required is to match specified mulch.
- 7.3.8 Soil around roots is to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.

7.4 Perennials

Management objectives

- 7.4.1 To maintain formal planting areas of dense, weed-free perennials of healthy growth, trimmed and supported as necessary to give a neat and tidy finish contained within the planted area and a crisp and even interface with all paved areas.

Management operations

- 7.4.2 The planted area shall be maintained as weed free at all times.
- 7.4.3 Where perennials abut road kerbs, they shall be trimmed and supported as necessary to ensure that they do not spill over the face of the kerbs. Care shall be taken to prevent perennials encroaching onto roads or footpaths.
- 7.4.4 Where perennials abut grass, they shall be trimmed to form a neat and tidy interface.
- 7.4.5 Plants shall be trimmed and tidied to remove dead vegetation or overgrowing branches. Dead flower heads shall be removed.
- 7.4.6 Untidiness of top growth shall be corrected by trimming as required.
- 7.4.7 Staking shall be introduced as required to support larger plants.
- 7.4.8 Soil around roots to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 7.4.9 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.

7.4.10 Mulch around perennials shall be topped up each spring to maintain a continuous 75mm settled depth. Any additional material shall match existing mulch.

7.4.11 Any dead or damaged plants shall be replaced with matching species, which need not be the same size as adjacent plants.

7.5 Groundcover

Management objectives

7.5.1 To maintain areas of dense, weed-free groundcover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area and a crisp and even interface with all paved areas.

Management operations

7.5.2 The planting area is to be maintained as weed free at all times.

7.5.3 Where groundcover abuts road kerbs, it shall be managed uniformly to cover the top and face of the kerbs.

7.5.4 Where groundcover abuts grass, it shall be encouraged to develop onto the sward and shall then be trimmed to form a crisp interface.

7.5.5 Care should be taken to prevent groundcover encroaching onto roads or footpaths.

7.5.6 Plants are to be trimmed and tidied to remove dead vegetation or overgrowing branches.

7.5.7 Untidiness of top growth shall be corrected by pruning as required.

7.5.8 Plants should not be allowed to climb other plant stems.

7.5.9 Subject to approval, any dead or damaged plants are to be replaced with matching species.

7.5.10 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.

7.5.11 Mulch is to be topped up as required to maintain continuous 75mm deep cover.

7.5.12 Soil around roots to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.

7.5.13 Ivy should be pruned to maintain a fresh appearance and shall not be encouraged to form woody stems.

7.6 Climbers

Maintenance objectives

- 7.6.1 To establish and maintain attractive ornamental climbing plants of managed and tidy appearance, with healthily growing vegetation and a well-shaped framework for future healthy growth in formal planting areas.

Maintenance operations

- 7.6.2 The area around the base of each climbing plant is to be maintained weed free at all times.
- 7.6.3 Excess growth shall be removed by pruning, to ensure that signs and light fittings are kept clear at all times.
- 7.6.4 Insecure growth shall be attached to supporting wires using natural fibre twine.
- 7.6.5 Check and repair as necessary supporting structures of climbing plants; wires to be extended if required.
- 7.6.6 Soil around roots to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 7.6.7 Soils around the base of climbing plants shall receive a surface application of compound, controlled-release fertilizer each spring.
- 7.6.8 Mulch within planted areas is to be topped up as required to maintain continuous 75mm settled depth during establishment period (first 3 years). Any additional material required is to match existing mulch.
- 7.6.9 Any dead or damaged plants shall be replaced with matching species and size. Size shall match that of the surrounding plants, rather than the originally specified size.

7.7 Native shrub planting

Management objective

- 7.7.1 To establish mixed species stands of healthily growing vegetation with a well-shaped framework for healthy future growth, keeping the overall appearance neat and tidy.
- 7.7.2 To ensure successful establishment and growth of plants to achieve their natural form as part of a balanced and ultimately self-sustaining planting area.
- 7.7.3 To produce a predominant shrub-thicket to form a visual screen, physical barrier and attractive visual feature.

Maintenance operations

- 7.7.4 The planting area is to be checked on a quarterly basis, and maintained substantially free of weeds (less than 10% of weed cover, with no unsightly weed growth even if less than 10% cover). Allow for herbicide treatment once in the winter or spring, taking care to avoid contact with the plant stems.

- 7.7.5 When agreed with the Estate Management Company, shrubs are to be selectively thinned to allow room for growth and avoid 'overcrowding'. Care is to be taken to avoid overthinning, so creating obvious 'gaps'.
- 7.7.6 Any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.
- 7.7.7 Soil around roots is to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 7.7.8 Shelterguards are to be removed at between years 3-5, dependent on growth and condition.
- 7.7.9 At approximately 5 yearly intervals the planting should be reviewed in terms of thinning and trimming for the benefit of long term good health and diversity.

8 Weed, Pest and Disease Control

- 8.1 All plants, planting beds, trees and grass areas shall be maintained as pest and disease free at all times, and as weed free as is practicable. The Landscape Contractor is expected to adopt a pro-active approach to weeds, pests and diseases and treat accordingly.
- 8.2 Any plant or trees losses as a result of pest and disease infestation will be replaced by the Landscape Contractor. Exceptions will occur when this is as a direct result of an instruction from the Estate Management Company, e.g. a ban on chemical use.
- 8.3 The Landscape Contractor shall periodically inspect all planted areas, including trees, for any signs of pest or disease infection and report any such discovery to the Estate Management Company.
- 8.4 The same diligence shall be required in monitoring soil and plant health in terms of the application of fertilizers, ameliorates, mulches or anti-desiccant sprays.
- 8.5 If damage is found to be occurring then, where necessary and with agreement and in consultation with the Estate Management Company, appropriate pest control shall be used. The Landscape Contractor shall, where possible, use non chemical means in the first instance and seek approval from the Estate Management Company for any use of pesticides.

9 Reporting and review processes

- 9.1 In order to monitor standards and make amendments where required, the Estate Management Company will need to review the management work (with reference to this document) with the Main Contractor and the Landscape Contractor prior to handover and at least quarterly for the first year after practical completion of the development. Post-handover, review annually with the Landscape Contractor unless agreed otherwise.

- 9.2 The Estate Management Company shall comprise representatives from the development company, the Landscape Contractor and any specialist consultants as appropriate.
- 9.3 All plant failures should be logged and reported to the Estate Management Company at the first opportunity. It is anticipated that, where approved, replacement planting should be carried out in the next planting season, with replacement plants to match size and species of adjacent plants. If the originally specified species is found to be unsuitable for the current situation (during the design stages species were chosen carefully so as to avoid this issue), then the Landscape Contractor should propose an appropriate alternative.
- 9.4 The Landscape Contractor will contribute to an annual review of the use of the site carried out by the Estate Management Company, looking at the following (as appropriate):
- Pedestrian routes and desire lines
 - Litter
 - Neighbouring properties and uses and any problems arising (such as dead, dying or dangerous trees)
 - Wildlife impact
 - H&S management and duty of care
- 9.5 It is anticipated that following the review of the use, any issues or changes that are impacting on the landscape will be either accommodated through design proposal from the Landscape Contractor or approach to the appropriate body by the Estate Management Company.
- 9.6 It is suggested that the Estate Management Company discuss any significant changes to the site layout and management regime, where appropriate, with the Local Authority.

10 Maintenance activities (years 1-5)

- 10.1 Appendix A provides a list of maintenance activities to be carried out in the short term and doubles as a checklist to be used during maintenance visits.
- 10.2 The Landscape Contractor shall be required, whenever maintenance visits are carried out, to complete and sign the checklist itemising the operations that have been carried out and that the work has been completed. This should be submitted for approval to the Main Contractor or the Estate Management Company.
- 10.3 The outline of a suggested programme of work has been produced as a guide (see Appendices A and B). The maintenance programme should ensure that the frequency of activities is sufficient to meet the management objectives in the above sections.

11 Health and Safety

11.1 Safe working at height

- 11.1.1 The Landscape Contractor is fully accountable for demonstrating statutory compliance and in particular comprehensive risk assessment and method statements for all works and undertakings in respect of the provision of landscape management.

11.2 Safe working in or near water
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- 11.2.1 The Landscape Contractor is fully accountable for demonstrating statutory compliance and in particular comprehensive risk assessment for all works and undertakings in respect of the provision of landscape management.
- 11.2.2 A full risk assessment must be carried out by the contractor to ensure all hazards are identified. This will include identification of potential hazards including, but not limited to, working in fast flowing water, use of suitable footwear and protective clothing, identification of underwater obstacles, risk of hypothermia, risk of drowning and quality of water. It should be noted that:
- 11.2.3 Operating in or near to flood water can bring additional hazards not normally encountered in an everyday working environment. Fast flowing water is particularly hazardous as the weight of water exerted in these conditions will be extreme. Walking into, wading or driving through fast flowing water carries a significant risk that the person will be swept away with the force of the current.
- 11.2.4 Following flooding, staff should not wade through any water until a thorough survey for hidden obstacles has been carried out.
- 11.2.5 Dirty contaminated water can also mask ditches, hollows and areas of deeper water. These types of situation represent an unseen hazard even in the shallowest of waters.
- 11.2.6 Floodwater will contain substantial amounts of debris which could cause entrapment.
- 11.2.7 Health hazards from water borne contaminants will be present in floodwater. These hazards may derive from overflow from sewage treatment plants, or from nearby agricultural or industrial premises.
- 11.2.8 To minimize risk to infection, staff should undertake basic precautions such as:
- a) Covering cuts and broken skin with waterproof plasters;
 - b) Wear protective clothing;
 - c) Wash hands after handling any animal or contaminated clothing or other material;
 - d) Wash hands before eating or drinking.
- 11.2.9 Risk Assessment Compliance Review, Audit and Action Plans prior to any work should be drawn up and a responsible person identified by the contractor.
- 11.2.10 Access points should be identified by workers to allow safe entry and exit to the working area.

11.3 Chemical Use

- 11.3.1 It is the responsibility of the Landscape Contractor to ensure they are aware of, familiar with and abide by all current legislation pertaining to pesticides (insecticides, herbicides, fungicides) and their use.
- 11.3.2 A full Risk Assessment shall be undertaken and documented for each planned chemical application.
- 11.3.3 Chemicals are only to be used for weed control and pests/diseases where specified and approved. All work and workmanship shall comply with latest COSHH regulations. Where work is near to drainage ditches or land drains it must comply with Environment Agency guidelines for use of chemicals. Where scheduled or instructed the Landscape Contractor shall apply a suitable foliar acting herbicide to kill regrowth and allow the recommended period before clearing arisings.

11.4 First Aid

- 11.4.1 The Landscape Contractor shall provide a minimum of one First Aid trained staff member, who should be present on site at any time during working hours.

11.5 Procedures for external contractors

- 11.5.1 The following should be discussed and confirmed at initial meetings with the Landscape Contractor:
- Storage of materials and parking
 - Location of underground services
 - First aid arrangements
 - Emergency procedures
- 11.5.2 In the event of an incident occurring during the carrying out of the landscape management works this would be required to be reported to the Estate Management Company. Any incident shall be reported immediately and emergency services contacted if necessary.

Appendix A
1-5 Year Activities (checklist)

DATE:

OPERATIVES ON SITE:

WEATHER:

NOTES:

ITEM		ACTIVITY	ACTIONED Y / N / NA			NOTES / COMMENTS (incl. any reasons for not actioning)
General actions		• Litter pick • Remove dead plants / foliage / wood / flowers • Top up mulch • Fertilizer application • Weed control as required • Prick up soil in all beds • Pruning as required • Check for loose plants and re-firm • Clean up and remove all arisings • Water grass, trees & planted areas as required				
Hard surfaces, external fittings & furniture		• Weed control as required • Inspect and clean • Report damage • Treat rust as required • Paint as required • Inspect road markings for wear				
Fencing & gates		• Inspect, check stability • Report damage • Cut back vegetation as required				
Lawns & amenity grass		• Mowing • Edging • Reform edges/repair uneven surfaces and damage (once annually) • Selective herbicide/spot weeding as required • Spring renovation • Fertilizer application				
Existing trees & vegetation		• Regular tree inspections • Remove dangerous material • Arboricultural work as required • Understorey management • Thinning as required • Pruning as required • Weed control as required				
New specimen trees		• Weed control as required • Check & adjust ties, stakes & fittings • Fertilizer application • Break up root collars • Pruning • Mulch • Reform tree circles in grass areas				

ITEM		ACTIVITY	ACTIONED Y / N / NA			NOTES / COMMENTS (incl. any reasons for not actioning)
Planting Beds		• Weed control as required • Thinning as required • Pruning as required • Fertilizer application • Top up mulch • Trimming and support as required				
Perennials		• Weed control as required • Trim and deadhead • Support as required • Fertilizer application • Top up mulch				
Groundcover		• Weed control as required • Trim edges • Remove from other plant stems as required • Fertilizer application • Top up mulch				
Climbers		• Weed control as required • Trim • Secure loose growth to support as required • Fertilizer application				
Native shrub planting		• Thinning as required • Pruning as required • Check stakes and shelters • Understorey management • Weed control as required				

SIGNED: (for Estate Management Company)

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Print:

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date:

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SIGNED: (Landscape Contractor)

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Print:

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Date:

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APPENDIX B: 1-5 YEAR INDICATIVE PROGRAMME

ITEM	ACTIVITY AND MINIMUM FREQUENCY	Jan			Feb			March			April			May			June			July			August			September			October			Nov			Dec		
GENERAL	Litter 12/yr																																				
	Water as required																																				
	Weed control as required																																				
	Top up mulch 1/yr																																				
	Prick up soil as required																																				
LAWN & AMENITY GRASS AREAS	Cutting 16/yr																																				
	Edging 15/yr																																				
	Reform edges 1/yr																																				
	Selective herbicide / spot weeding as required																																				
	Spring renovation 1/yr																																				
	Fertilizer application 2/yr																																				
EXISTING TREES & VEGETATION	Regular tree inspections and work as required																																				
	Cutting and pruning																																				
NEW SPECIMEN TREES	Selective herbicide / spot weeding as required																																				
	Check and adjust ties, stakes 2/yr																																				
	Fertilizer application 1/yr																																				
	Weed control as required																																				
	Break up root collars as required																																				
	Prune 1/yr																																				
PLANTING BEDS	Weed control as required																																				
	Thinning as required																																				
	Pruning as required																																				
	Fertilizer application 1/yr																																				
PERENNIALS	Weed control as required																																				
	Trim edges & deadhead 4/yr																																				
	Support as required																																				
	Fertilizer application 1/yr																																				
GROUND COVER	Weed control as required																																				
	Remove from other plant stems as required																																				
	Fertilizer application 1/yr																																				
	Trim edges 4/yr																																				
CLIMBERS	Weed control as required																																				
	Pruning as required																																				
	Secure loose growth to support as required																																				
	Fertilizer application 1/yr																																				
NATIVE SHRUB PLANTING	Weed control as required																																				
	Thinning as required																																				
	Pruning as required																																				
	Check stakes & shelters 2/yr																																				
	Understorey management as required																																				