

**PROPOSED REDEVELOPMENT OF 4 No. 3 BED SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES
82 BEDHAMPTON ROAD, HAMPSHIRE PO9 3EZ**

LANDSCAPE PLANTING & MAINTENANCE PLAN

The landscaping proposals are as indicated on drawing nos. 21606/201 & 202.

Maintenance Period

The Developer/Owner will maintain landscaped areas for a minimum period of 12 months from full completion of the approved landscaping scheme or until all houses are sold and occupied to allow the establishment of the planting and the replacement of any dead or missing plants. Any new or retained trees or shrubs which die or are otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Planting Period

All planting, seeding and turfing to be carried out within the next available planting season immediately following completion of the building and external works and removal of scaffolding and protective fencing and barriers. Planting shall be carried out between March to October, preferably avoiding mid-summer for seeding and turfing. Where bare root shrubs are specified, these are to be planted within their dormant period between November-March otherwise potted or root ball shrubs of similar size are to be substituted.

Maintenance Requirements

General

Keep the whole site in a tidy weed and litter free condition.

Trees, Hedges & Shrub Planting

Watering

All planting to receive watering for at least the first 2 growing seasons. Ensure sufficient water is applied to maintain healthy growth taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June). Wet soil to full rooting depth.

Weed Control

All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieve by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the methods used will cause a minimum of damage to adjacent planted areas.

Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems using hand tools.

Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.

Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

Mulch

Depth required: top up mulch to a minimum thickness of 50mm across all planting for trees, hedges, shrubs and whips.

Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas.

Material : Bark Mulch. Melcourt 'Forest BioMulch' or similar approved. After 5 years utilise the compost created on site.

Fertiliser

'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Carry out a single application between March and May for the first 3 years after planting.

Re-firming, check/tidy

General: Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.

Particular timing of inspections: After strong winds, frost heave and other disturbances.

Tree stakes and ties

Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil. Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

Pruning generally

Pruning to be carried out in accordance with good horticultural and arboricultural practice. Standard: BS 7370.4, clauses 3.6.3 to 3.6.5

Before starting work agree which trees, whips, shrub and hedges are to be pruned or removed.

Trim individual plant appropriate to species, location and season to leave a well balanced natural shape.

Cutting: appropriate clean sharp tools. Clean cuts back to sound wood.

Give notice of disease of fungus if detected.

Do not use growth retardants, fungicides or sealant unless instructed.

Disposal of arisings: to be taken off site to Local Council's disposal site for recycling.

Pruning of trees

Tree work standards: to BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance.

During pruning protect adjacent structures, plants or trees.

Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.

Chain saw work: operatives must hold a certificate of Competence.

Timing: Prune between leaf fall and mid winter.

Thinning & pruning of young trees and whips up to 3m high

After 3 years full growing seasons, selectively thin, re-space and crown raise feathered trees and whips.

Prune between leaf fall and mid winter.

Pruning of hedges

Timing: Cut back hard twice a year, Mid July and late autumn/winter to a height of 1m, width 0.5m.

Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

Pruning of shrubs

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

Timing: Unless otherwise specified or instructed, prune:

Shrubs flowering between March and July immediately after the flowering period.

Shrubs flowering between July and October back to old wood in winter.

Reinstatement

Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting.

Hard landscape

Sweep all hard surfaces on a regular basis and remove all arisings. Repair any damaged paving and kerbs.