CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

Mariners Point

Brighton Road,
Shoreham-on-Sea,

LANDSCAPE DESIGN REPORT
22204-2-D01-revC

15 April 2022

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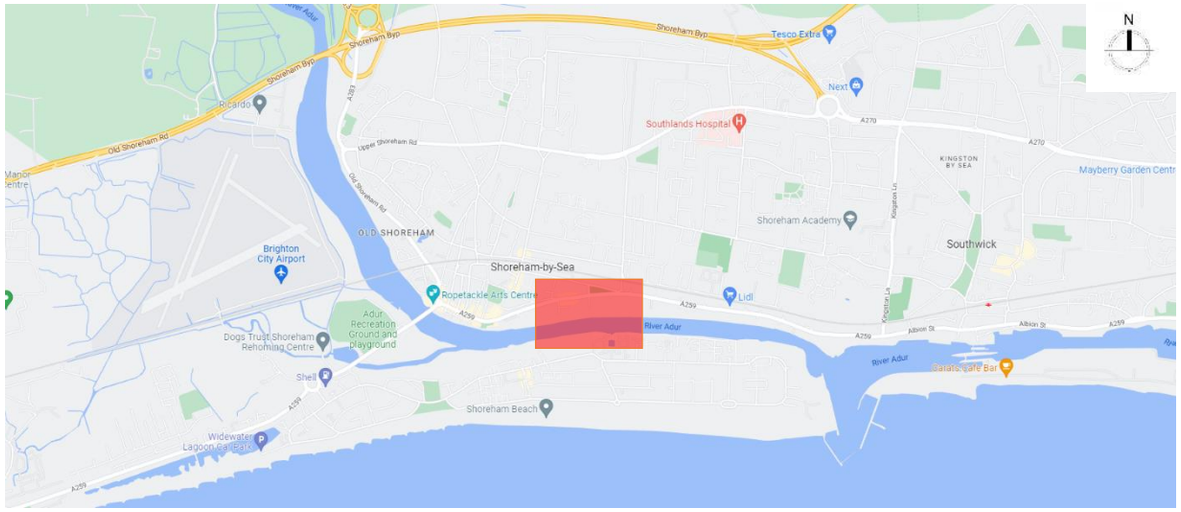
The Site

The subject site is Mariners Point, Shoreham-by-sea located on the south coast of England. The development is a mixed use, Commercial/Retail and residential development, on the Sothern side of Brighton Road (A259).

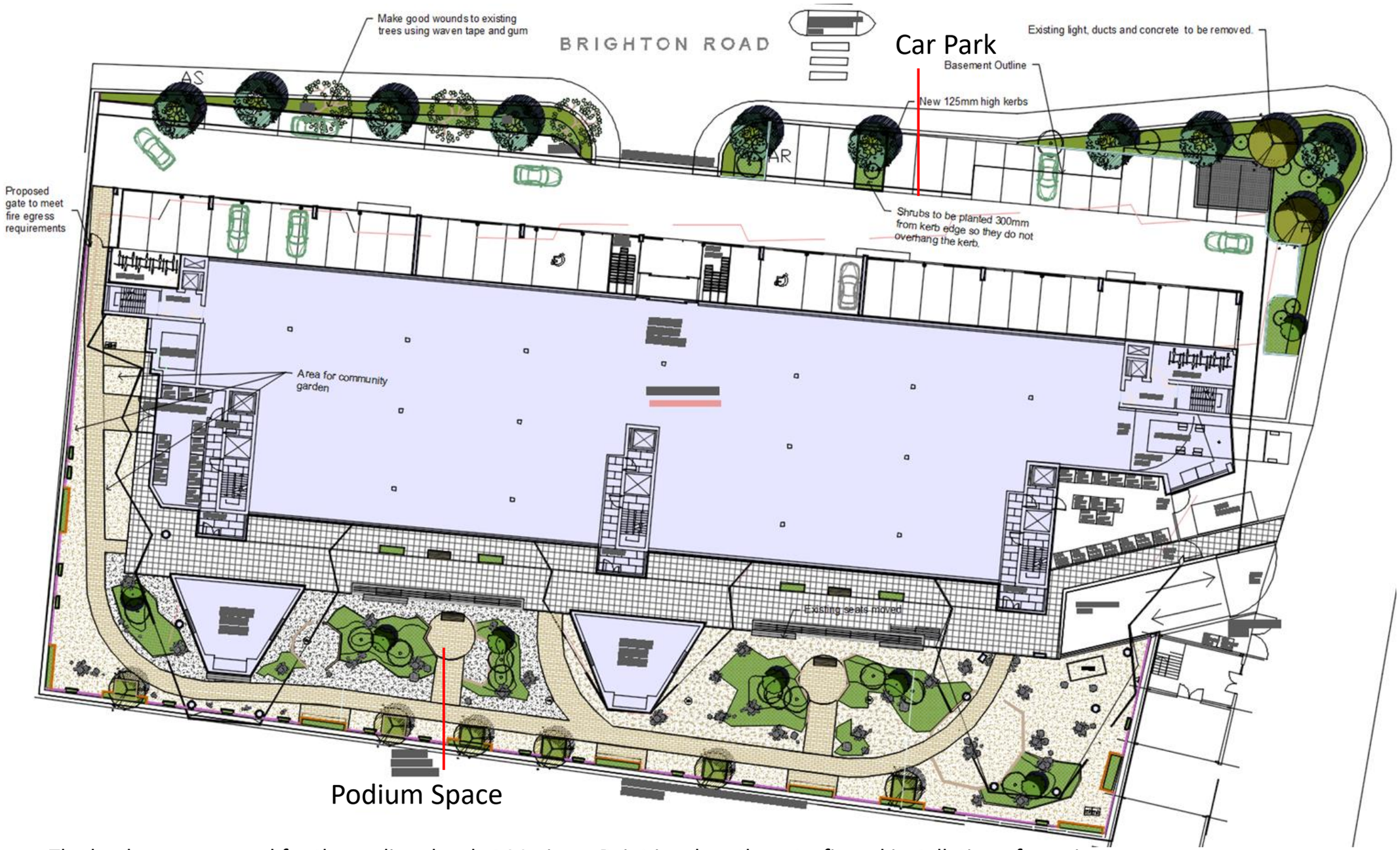
The main space for our proposal, is on a raise podium over basement carparking, on the southern side of the development overlooking over the River Adur estuary. The landscaping also include for the street tree / carpark planting along the northern boundary with Brighton Rd.



Site location (site marked in red).



Existing Building with Photomontage of proposed landscaping

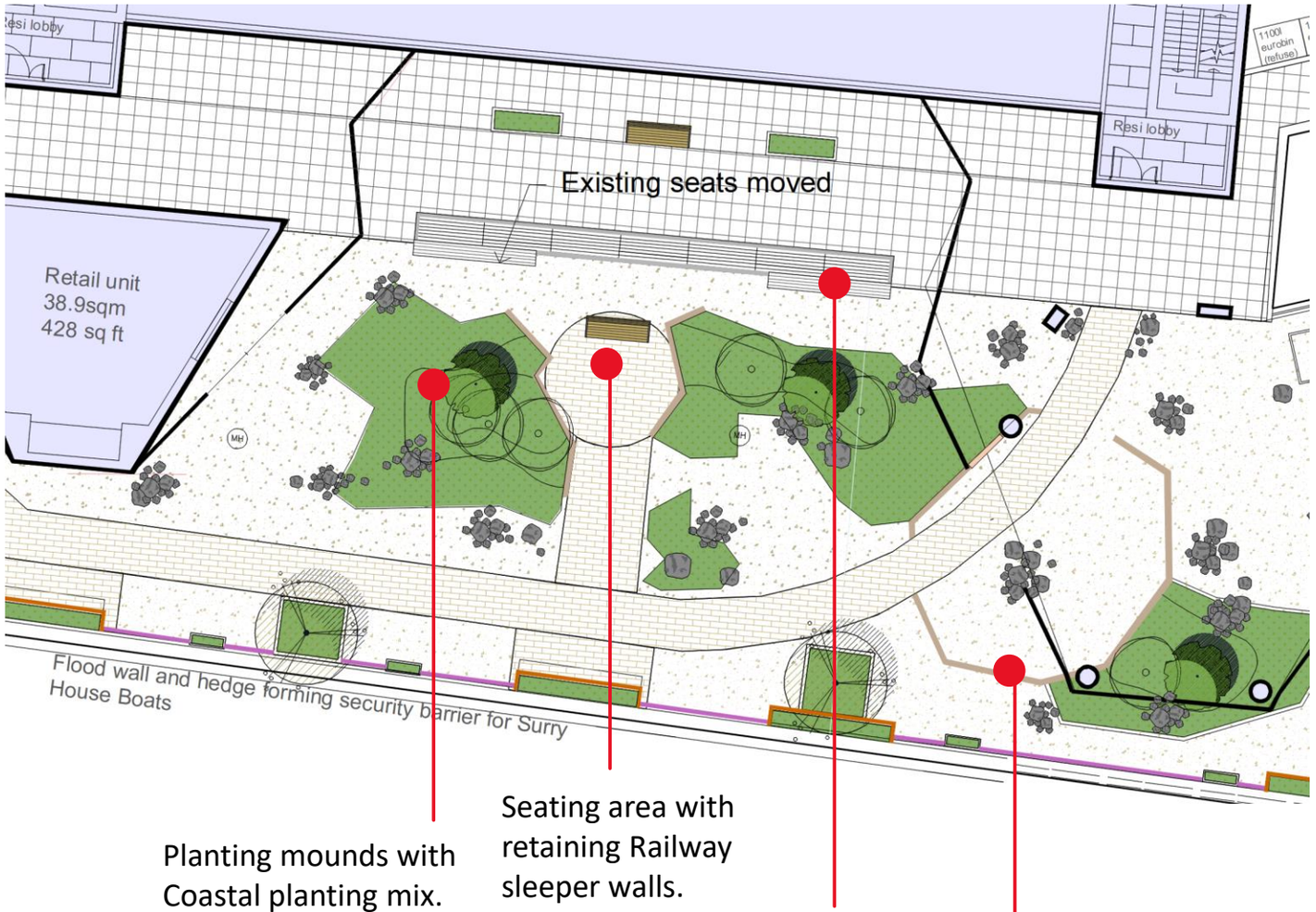


The landscape proposal for the podium level at Mariners Point involves the retrofit and installation of a series of new shrub beds to enable planting of a Coastal Planting Mix, with localised mounds to facilitate tall shrubs being planted. This will create a unique coastal landscape design suitable for the local environment. Raised edges to the new shrub areas will form seating areas within the landscape scheme, allowing for rest, relaxation and community engagement within the space. Large standalone planters will also allow for tree planting. Informal boulders dappled around the space will emphasise the coastal theme, and add extra interest and texture to the space. In addition to the podium space, additional tree and low level planting to the front of the development will improve and soften the front façade of the site.

- The podium space involves the creation of a series of new large shrub areas to visually break up the scheme and aid in creating multiple spaces throughout the podium, creating a sense of a flowing organic landscape. Theses will have localised mounds within them to allow large shrubs to break up views at eye level and give a more intimate setting to the space. The planting will be a mix of evergreen, seasonal and biodiversity friendly species, suitable for the coastal location and be drought tolerant.

- Throughout the podium space, seating areas are formed by the new shrub areas. These spaces will create space for rest, relaxation and community engagement within the scheme. The seating spaces will be arranged to bring users closer to the planting, which will provide dappled shade, and allow user to fully enjoy the planting mix.

- The functionality of the landscape will be treated in order to provide adequate screening and have robust planting and materials ensuring the grounds will be easily maintained.

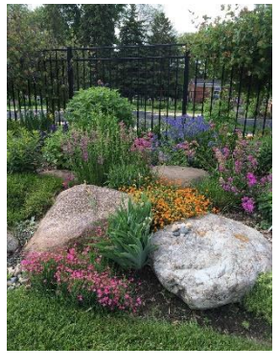




Indicative Coastal Planting Mix on gravel mounds



Pressure treated raised timber walls



Informal Boulders



Tree Planter with rendered blockwork/concrete wall

CAR PARK PROPOSAL

The landscape proposal for the front of the development is to replace the amenity grass strips with a coastal planting mix to add colour, diversity and seasonal interest in contrast to the strong geometric lines of the development. Tree Pits will also be installed in the space and some coastal trees will be planted along the carpark to aid in screening and integrating the development into the surrounding landscape environment.



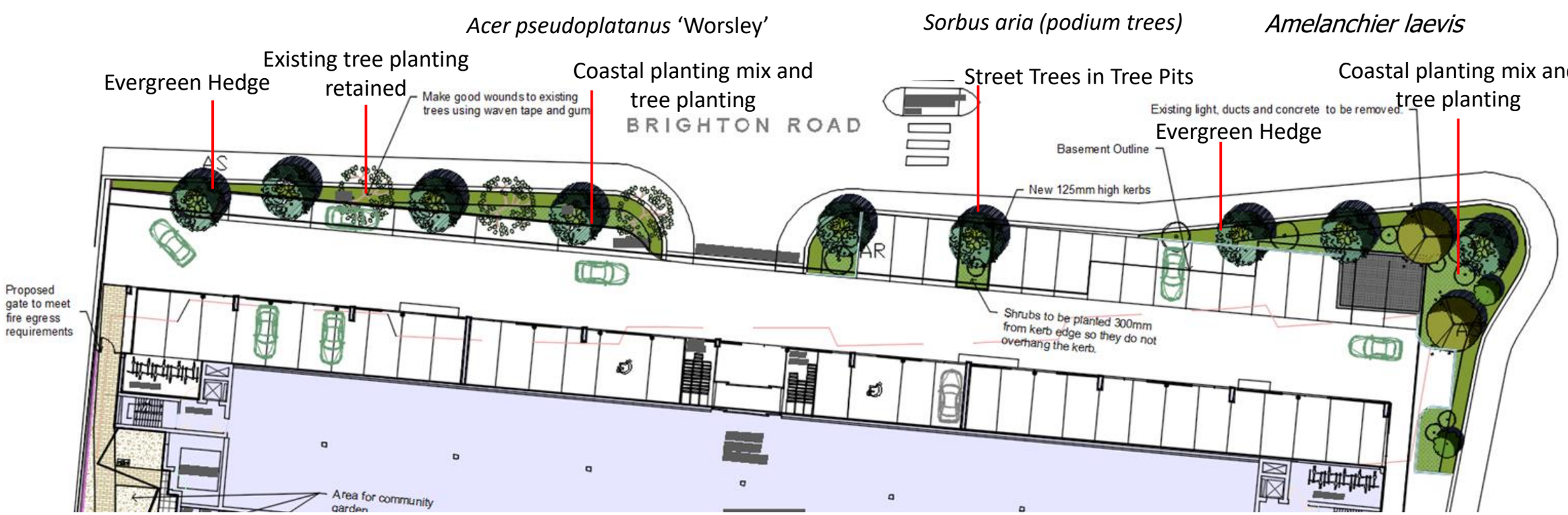
Acer pseudoplatanus 'Worsley'



Sorbus aria (podium trees)



Amelanchier laevis



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Planting has been designed to: create seasonal variety, provide screening, create an interesting setting for the residents, use biodiverse plants to increase the biodiversity of the site as well as contribute towards the local biodiversity. Full details of plant species can be found on the drawings, and the operations, maintenance and management requirements are outlined in the following pages.



Salvia ‘Sensation White’



Salvia ‘May Night’



Erigeron 'Quakeress'



Isotoma 'Gemini Blue'



Agapanthus africanus ‘albus’



Eryngium varifolium



Crocosmia lucifer



Echium candicans



Phormium ‘Dazzler’



nepeta × faassenii



Kniphofia caulescens



Phornium ‘tricolour’



Hordeum jubatum



Geranium cinereum 'ballerina'



Helleborus x hybridus ‘Golden Lotus’



Rosmarinus officinalis



Cortaderia selloana ‘rosea’



Euphorbia mellifera



Ozothamnus rosmarinifolius



Pittosporum tobira ‘Nanum’



Cytisus multiflorus



Hebe ‘Autumn Glory’



Spartium junceum



Helleborus Single Green



Osteospermum
'Soprano Vanilla Spoon’



Eleagnus ebbingei



Fatsia japonica



Amelanchier canadensis

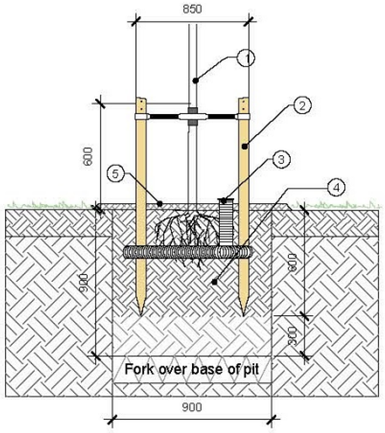


Phyllostachys nigra



Tamarix ramosissima
'pink cascade'

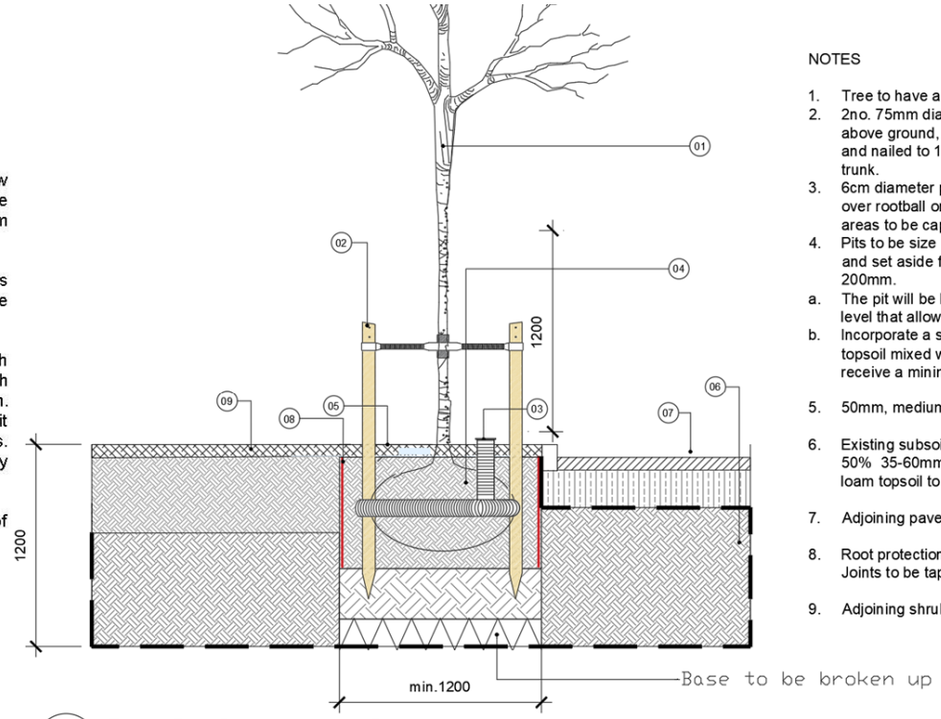
Typical Planting And Tree Root Protection Details



NOTES

1. Tree to have a clear stem as indicated on planting plan.
2. 2no. 75mm diameter stakes pressure treated driven 1000mm below ground 400 - 600mm above ground, with specified biodegradable rubber strap around wire at tree and nailed to 100x30x950mm crossbar. Locate stakes 475mm from tree trunk.
3. 6cm diameter perforated flexible plastic drainage pipe positioned as shown over rootball with one end open to surface to facilitate watering and capped.
4. Tree pits to be min. size 900 x 900 x 900mm. Remove the full depth of topsoil and set aside for reuse. Scarify sides and back fill pit with 400mm depth of subsoil in 200mm layers and lightly firmed in. Incorporate a soil ameliorant into base and back fill remainder of pit with topsoil mixed with soil ameliorants in 150mm firmed-in layers. All planting to receive a minimum of 25 lt water per m2 immediately after planting.
5. 50mm medium grade bark mulch in 800mm dia circle to base of trunk.

V02 Tree Pit Detail – In Grass/Shrub areas
Scale: 1:50 @ A3



V05 Tree Pit Detail – In Paved Area
Scale: 1:25 @ A1/ 1:50 @ A3

NOTES

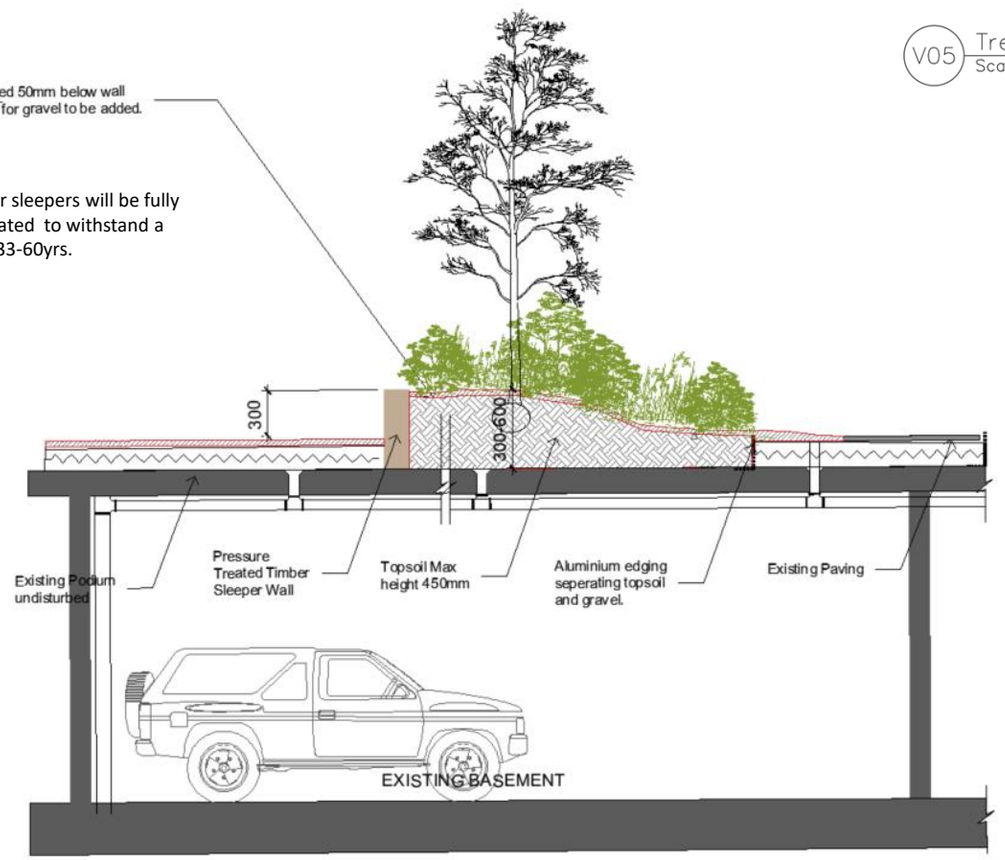
1. Tree to have a clear stem height of 2m.
2. 2no. 75mm diameter stakes driven 1000mm below ground 400 - 600mm above ground, with specified biodegradable rubber strap around wire at tree and nailed to 100x30x950mm crossbar. Locate stakes 475mm from tree trunk.
3. 6cm diameter perforated flexible plastic drainage pipe positioned as shown over rootball one end open to surface to facilitate watering. Ends in paved areas to be capped and to be finished level with the ground.
4. Pits to be size 1200mmx1200mmx1200mm. Remove the full depth of topsoil and set aside for reuse. Scarify sides, break up base of pit to a depth of 200mm.

a. The pit will be back filled with clean horticultural sand to 450mm depth or to a level that allows the rootball to sit comfortably in the ground.
b. Incorporate a soil ameliorant into base and back fill remainder of pit with topsoil mixed with soil ameliorants in 150mm firmed-in layers. All planting to receive a minimum of 25 lt water per m2 immediately after planting.

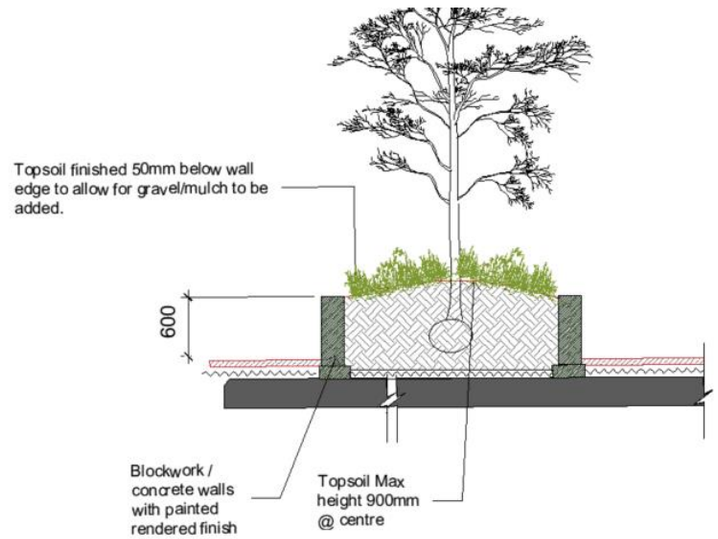
5. 50mm, medium grade bark mulch.
6. Existing subsoil or 12.5m3 area root zone under paving surface, made up of 50% 35-60mm aggregate (not limestone), 30% clean horticultural sand, 20% loam topsoil to BS3882.
7. Adjoining paved surface.
8. Root protection barrier. Product: GreenBlue Urban Reroot 600 or equivalent. Joints to be taped.
9. Adjoining shrub area.

Topsoil finished 50mm below wall edge to allow for gravel to be added.

Note: Timber sleepers will be fully pressure treated to withstand a life cycle of 33-60yrs.



Mound Cross-section Detail



Railway Sleeper Planter Detail

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INTRODUCTION

This document sets out the proposed maintenance and management plans for the establishment and ongoing maintenance of the landscape element of the proposed development. There will be a minimum 18 months defects period on all soft landscape works implemented. Thereafter the landscaping will be maintained in perpetuity for consecutive 12 months periods.

1.0 SOFT LANDSCAPE WORKS SPECIFICATIONS

1.1 Site Clearance Generally

- Prior to carrying out works: check all drainage outlets are clear, and any grating and geotextile is refitted as necessary to stop gravel going into the drains; check waterproof membrane is intact and ensure care is taken during construction works or digging to not damage the membrane, using protective matting and geotextile membranes where necessary to further protect membrane during works.
- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 25mm within top 150mm of topsoil
- Existing gravel to be racked back and prepared for reuse and augmentation with larger stone and smaller stones,. If required gravel should be washed to remove debris prior to respreading.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life. In accordance with current Health and Safety legislation.
- Vegetation: remove all weed growth and dead plants.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

1.2 Weed Control

Remove all noxious and undesirable weeds from the sit. Noxious weeds were not present on site but if found would include: Ragwort, Himalayan Balsam, Giant hogweed & Japanese knotweed, Thistle, Dock, Common Barberry, Male Wild Hop and Spring Wild Oat, or any other species identified by the Department of Environment. For the removal of certain species, as identified by the Department of Environment, a method statement is to be prepared and submitted to the Department of Environment.

Weeds in relation to this site relate to any plants present that are not wanted in a certain areas. Where ever possible hand weeding will occur.

1.3 Standards

In preparing the landscaping, supplying plants and maintaining the landscaping the following standards are to be adhere to:

• BS 3882	Specification for topsoil and requirements for use
• BS 3936-1 to 10	Specification for the supply of nursery stock
• NPS	National Plant Specification
• BS 3998	Tree Works: Recommendations
• BS 4428	Code of Practice for general Landscape Operations
• BS 5837	Tree in relation to Construction
• BS 7370-1 to 5	Grounds Maintenance
• BS 8545	Trees: from nursery to independence in the landscape- recommendations
• BS 8601	Specification for subsoil and required use
• BS EN 1722-9 round or	Fences Specification for mild steel - low carbon steel - fences with square verticals and flat horizontals

The latest publications for each document are to be used.

1.4 Soil Conditions

•Soil for cultivating and planting: Moist, friable and do not plant if waterlogged.

•Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

•Soil should be placed to allow for settlement of 30mm and to allow for mulch to eventually be level with the top of kerbs and planter walls.

1.5 Climatic Conditions

- General: Carry out the work while soil and weather conditions are suitable.
- Strong winds: Do not plant.

1.6 Times of year for planting

- Bareroot Deciduous trees and shrubs: Late October to early March.
- Evergreens/Conifers: October/November or Feb/ March, (unless containerised).
- Container Grown plants: Any time of years.

1.7 Mechanical Tools

Restrictions: Do not use within 100mm of existing tree and plant stems.

1.8 Watering

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

1.9 Preparation, Planting and Mulching Materials

General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

1.10 Plants/ Trees - General

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
- Species: True to name.

1.11 Container Grown Plants/ Trees

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

1.12 Labelling And Information

General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:

- Full botanical name.
- Total number.
- Number of bundles.
- Part bundles.
- Supplier's name.
- Employer's name and project reference.
- All plants to be suppled with its plant passport
- Plant specification, in accordance with scheduled National Plant Specification categories and BS 3936.

1.13 Plant/ Tree Substitution

Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering. Submit alternatives, stating the price and difference from specified plants/ trees. Obtain approval before making any substitution.

1.14 Plant Handling, Storage Transport and Planting

- Standard: To HTA 'Handling and Establishing Landscape Plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front.

1.15 Treatment of Tree Wounds

Cutting: Keep wounds as small as possible.

- Cut cleanly back to sound wood using sharp, clean tools.
- Leave branch collars. Do not cut flush with stem or trunk.
- Set cuts so that water will not collect on cut area.
- Fungicide/ Sealant: Do not apply unless instructed.
- Where required use resign and breathable adhesive woven tape of natural fibres, to dress wound.

1.16 Protection paved areas

- General: Protect areas affected by planting operations using boards/ tarpaulins.
- Excavated or imported material: Ensure boards are laid to disperse load. .

Duration: Minimum period.

1.17 Surplus Material

Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, pruning's and other arising's: Remove.

1.18 General Planting

- Planting shall be carried out within the contract period but not during periods of frost, drought, cold drying winds or when the soil is waterlogged, or when the moisture of the soil exceeds field capacity.
- All containers and protective coverings including biodegradable coverings to root systems shall be removed prior to planting. Roots, except for emergent vegetation, shall be teased out from the root-ball, spread evenly and not twisted.
- All plant material shall be planted upright or placed so as to be well-balanced. Extreme care is to be taken to avoid damage to the root system, stem and branches when planting. The plant shall be positioned such that after planting the original soil mark on the stem is at finished ground level.
- Following completion of planting, grass seeding, the soil over the whole of the planted area shall be sufficiently watered to achieve its field capacity.
- On completion of planting, watering and mulching, all areas shall be left tidy and weed-free and shall be maintained in a tidy and weed-free state until completion of the works.
- For shrub and transplant pit planting, notch planting and ordinary planting, the plant positions shall be set at equal centres in order to obtain a natural dense cover when mature. For notch and pit planting plants shall be planted in parallel lines. Planting positions in each row shall be staggered with the previous row.
- Finely-broken backfill material shall be carefully spread around roots and root trainers of all plants and the plants given slight shake to ensure that all interstices/ gaps are filled with soil, which shall then be consolidated by heeling. Careful filling and heeling shall continue as necessary at 150mm layers.

1.18.1 Mulching

Newly planted shrub areas shall be mulched immediately after planting to a depth of 50mm or in accordance with the details indicated on the drawing. Mulch shall to be existing and new gravel as specified on drawing. Mulch she be finished level with adjoining kerbs or planter walls.

1.18.2 After Planting & Mulching

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- All areas shall be left tidy and weed-free and shall be maintained in a tidy and weed-free state until completion of the works.

1.19 Tree Planting

Attached in the appendix are typical tree planting details for this site.

1.19.1 Tree Pits

- Sizes: at least 300mm greater than rootball in all directions.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre. Break up to a depth of 100mm.
- Pit sides: Scarify.

1.19.2 Extra Heavy Standard Trees

- Standard: Prepare roots and transplant to BS 8545.
- Planting shall be carried out by positioning the tree in the centre of the pit closely against the tree stake and spreading the tree roots to their fullest extent.
- Backfilling material: Previously prepared mixture of topsoil excavated from pit and additional compost as required.
- Immediately following planting, trees with stakes shall be secured with tree ties. Tree ties shall be fixed so that movement of the tree shall not cause damage or abrasion to the bark, top tie to be 50mm below top stake.

1.19.3 Staking Generally
Softwood, peeled chestnut, larch or pine, straight, free from projections and large or edge knots and with pointed lower end. Adjustable rubber ties to be fixed to all trees and at the correct size for the tree.

1.19.4 Mulch Circles/Squares
All existing trees/newly planted trees within open grass areas or grass verges shall have 50mm depth mulch circle/square of a maximum 1m diameter or as allowed by verge width.

1.20 Shrub Planting
- All shrubs are to be pit planted. General pit dimensions are to be wide enough to accommodate roots when fully spread and 75mm deeper than root system.
- Break up base of pit to a depth of 150 mm, incorporating soil ameliorant/ conditioner at 50 g/m².
- Pits to be backfilled with previously excavated material. Backfilling to be done in layers of 150mm depth; at each stage the filling to be firmly consolidated.
- Soil ameliorants can be premixed with the soil applied or mixed in during planting.
- Soil ameliorants to consist of an approved compost at 10L per m2; and 150g/m2 of 10:10:10 NPK slow release fertilizer, or as approved.
- All shrub areas to be finished, with 75mm of medium grade bark mulch.

1.21 Hedgerow Planting
- Preparation: Dig trench to 500mm width for single staggered row, ensuing pit base is broken up 100mm deeper than plant rootball.
- Ameliorants: Compost at 10lt/m2 and 10:10:10 NPK slow release fertiliser at 150g/m2.
- Planting: Mix in soil ameliorants with excavated topsoil, or if there is poor topsoil then mix in with imported new topsoil. Firm down topsoil lightly in layers of 150mm by treading.
- Additional Requirements: If there is no existing fencing or barrier, install a protective fence to stop people walking through it until hedge is established. If there is livestock adjoining hedge install a stockproof fence or electrical fence 1m from hedge line until hedge is established.
- Prior to new growth cut the hedge back by 300mm to encourage new growth from base.
- Maintain hedges at height indicated on drawings.

1.23 Removing Trees and Shrubs
- Identification: Clearly mark trees and hedges to be removed.
- Work near retained trees: Where canopies overlap, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.

1.24 Failures of Planting
- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
    - Exclusions: Theft or malicious damage after completion.
    - Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Defects Period: 5 years.

1.25 Cleanliness
After completion of all works remove all debris and waste material from site.
- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

2.0 MAINTENANCE

The maintenance programme will be organised on the basis of specific **performance standards** which must be met by the contractor at all times and will be the basis on which this contract will be assessed. Along with these performance standards a monthly report sheet shall be filled out and returned each month. Details of the performance standards are outlined below.

Remove all noxious and undesirable weeds from the sit, if present. Weeds identified as noxious include: Ragwort, Himalayan Balsam, Giant hogweed & Japanese knotweed, Thistle, Dock, Common Barberry, Male Wild Hop and Spring Wild Oat, or any other noxious species identified by the Department of Environment. For the removal of certain species a method statement is to be prepared and submitted to the Department of Environment.

Performance Standards and Maintenance Operations

2.1.1 Spring Bulbs

Initially reduce height by one third, followed by a 2-3 stage further reduction over two weeks. Cut back foliage once leaves have yellowed / died down completely.

2.2 Shrub Planting

Shrub areas shall be kept litter and weed free, particularly of perennial weeds. Healthy growth shall be maintained to cover as much as possible of the planting area and allowing the individual plants to achieve as near as possible their natural form. With the exception of hedges, boxing or pruning to shapes is prohibited. Plants shall be contained with designed planting areas and pruned to avoid obstructing pathways or sightlines. Climbers are to be pruned and tied into trellises as required, with two main inspections annually to check trellis system is intact and anchor points are secure.

2.3 Pruning

In general pruning shall be done only to enhance natural growth. Dead, damaged and diseased portions of the plant will be removed. All cuts shall be flush and clean, leaving no stubs or tearing of bark. All major pruning shall be done following flowering or during plant's dormant season. Emergency or minor pruning shall be done when needed.

Pruning shall be carried out to maintain proper size in relationship to adjacent plantings and intended function. Remedial attention and repair to shrubs shall be provided as appropriate by season or in response to incidental damage.

Groundcover plants shall be pruned as required to restrain perimeter growth to within planting bed areas where adjacent to walks and curbs. Tip prune selected branches of low growing shrub or groundcover masses to maintain even overall heights and promote fullness.

Certain plants, such as Tamarix spp. will require heavy annual pruning in order to maintain healthy colourful stems and healthy leaves. All arising's from pruning shall be removed of site.

2.4 Weed Control

Planting beds shall be maintained relatively weed free (no more than 5% of weed cover at maximum) by hand weeding or spot spraying any emergent weeds during the growing season with Glyphosate or approved equivalent. Saplings shall be removed from all planting areas on emergence or immediately after to prevent establishment.

Specific weed control operations shall be carried out a min of 9no. times per year, however it will be the contractor's duty to control weeds by hand weeding or other if weed cover exceeds 5% of the planting area.

2.5 Watering

The Contractor will be responsible for the watering of all trees and shrubs during the maintenance period. Watering shall mean applying clean health water (chlorinated water accepted) to moisten the full depth of root run of each tree or shrub. Avoid washing or compaction of the soil surface. Any landscaping damage, discolouration or failing to show signs of healthy growth as a result of under watering will be replaced at the contractors cost.

The contractor will notification the Landscape Architect/management company and keep a record of attendance for each visit. Spot checks will be made to ensure full compliance with this condition. It will be the Contractor's responsibility to source water for these applications. Additional watering may be required depending on weather.

The frequency of watering must be increased should the weather conditions turn excessively dry. It is the contractor's responsibility to monitor weather conditions to ensure the watering schedule is adjusted accordingly. It will be the responsibility of the Contractor to notify the Client of any additional requirements and agree the number of additional watering visits.

2.6 Mulching

Shrub beds shall contain a min. depth of 50mm gravel throughout the year. Contractor to top-up as 2 times per year or as appropriate to maintain depth. The contractor shall spot treat to remove emergent weeds as specified above but do not cultivate or incorporate the mulch into the soil. Any mulch outside of designated planting areas or gravel areas shall be returned to the planter on a weekly basis.

Mulch shall be uniform in colour and appearance, and free of leaves, sticks, or trash. When replacing existing mulch, use a mulch product that is similar in appearance to that already at the site.

2.7 Pest and Disease Control

The contractor will be responsible for maintaining the plants in a heathy and vigorous growth. Where disease, pest damage or fungi ingress is identified, the Contractor is to inform the Landscape Architect/ Client's Representative and agree treatment prior to application.

2.8 Tree Planting Care

Trees shall be maintained in a healthy, vigorous growing condition with a well-shaped framework for future growth.

2.8.1 New Tree Planting

Spring and autumn of each year during the maintenance period the trees, double-stakes and ties shall be checked and adjusted, the soil firmed, any dead wood removed back to healthy tissue and mulch adjusted to original levels. Any broken stakes or ties evident throughout the maintenance period shall be replaced.

A 1m-diameter mulch circle/square shall be maintained at the base of each tree located in open grass areas or grass verges. Top up mulch 50mm depth where required and make good any mulch mats.

During the first growing season all standard trees / semi-mature trees shall be watered at least five times during the growing season - in April, May, June, July and August unless otherwise directed by the Landscape Architect. During the second growing season trees will be kept well watered, particularly during June, July and August.

The edge of the mulch circle shall be maintained in a neat and tidy condition as above.

The surface of all planting pits is to be kept free of weeds during the maintenance period by hand weeding of annual weeds, and spot application of translocated herbicide, (as per manufacturer's instructions), for perennial weeds to be carried out on three visits during the growing season.

2.8.2. Tree Stakes and Ties

Check tree stakes and ties on each maintenance visit. Repair, strengthen and adjust (loosen / tighten) to ensure optimum functioning and trees not being damaged by poor fixings. If trees no longer require stake / tie remove. Prior to handover, check all tree stakes and ties and remove those no longer required.

2.8.3 Existing Trees

The existing trees will have occasional inspection to ensure their longevity. All works to existing trees, aside from removal of small branches or deadwood, should be carried out by a competent tree surgeon.

2.9 Litter Clearance/Pick-up

The contractor shall maintain all areas free from litter. This shall mean the removal of all extraneous litter, rubbish and any other debris from all areas, which will include grass areas, planted areas, carparks, footpaths as well as woodlands and tree canopies.

Notwithstanding the above it is expected that the contractor and his staff shall take sufficient pride in the appearance of the Units 66&67nd that they would pick up all visible litter during every site visit.

In addition to removal of litter from footpaths, planted areas, etc., the contractor shall make provision for the immediate (within 1 days of notification) arrangement for collection and removal of all extraneous matter which has been deliberately been deposited on site by persons known or unknown (fly-tipping).

2.11 Replacements

Any tree, hedge or shrub that is removed, uprooted, destroyed or becomes seriously damaged, defective, diseased, or dead shall be replaced in the same location with another plant of the same species and size as that originally planted within 5 years after planting. All such replacements shall be carried out in the first available planting season after the requirement to do so is recognised.

3.0 Maintenance Programme

This programme is a guideline only and times of operations may vary on approval by landscape architect.

ONGOING REQUIREMENTS:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Hedge pruning/cutting					*			*			*	
Shrubs pruning and feeding				*		*			*			
Weed control of hedge and shrub planting areas		*	*	*	*	*	*	*	*	*	*	
Tree pruning											*	*
Removal of tree stakes (after 3-5yr)				*								
Mulch top-up to tree circles/ squares						*				*		
Herbicide app. to tree mulch circles				*			*			*		
Herbicide app./weeding to shrubs & hedgerow				*			*			*		
Watering of new trees (or after 2 weeks of no rain)				*	*	*	*	*				
Application of residual weed killer to footpaths, cycle paths.				*								
Litter Clearance/pick up	*	*	*	**	***	***	***	***	***	**	*	*