

Newton Farm 1 Open Space Maintenance Details



Scottish Woodlands Ltd is authorised and regulated by the Financial Conduct Authority for non-investment insurance business only.

Registered with Property Factors Scotland Act 2011 No. PF000121
Registered office:
Research Park, Riccarton
Edinburgh EH14 4AP
Company No. SC101787
Registered in Scotland

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MANAGEMENT STATEMENT

The principal management aims are to ensure the successful establishment of amenity landscape on the formed landscape areas. Areas of formal and informal amenity space will be managed to ensure successful establishment and maturation of planting including pruning and replacement of shrubs and specimen trees as required. Play Areas will be maintained in accordance with EN 1176 and EN1177 and current best practice.

SITE SPECIFICS

Common Charge Apportionment – Equal Share

Grass Cutting

This shall generally be carried out at two-weekly intervals in order to maintain the grass sward in good condition to an acceptable height. All grass edges shall be kept neat and tidy. All obstacles shall be trimmed round in order to maintain a neat and tidy appearance. Strimmers shall not be used around the base of staked trees. Frequency of cutting will remain flexible and shall be adjusted to suit weather conditions and growth rates as appropriate. Operations will not be carried out where ground conditions prevent the use of machinery without damage to the ground surface. Where grass cutting is suspended due to inclement weather additional maintenance visits shall be carried out as soon as conditions permit. Frequency of grass cutting may be reduced during periods of low rainfall when growth rates are low. Following cutting, all surrounding hardstanding areas shall be swept clear of arisings.

Shrub Bed Maintenance

All shrubs shall be pruned annually, usually in late winter/early spring, except where sound horticultural practice determines that species should be pruned at other times of year. All arisings shall be removed from site to an authorised coup or shredded and placed back into adjacent beds to form a mulch. Pruning shall be carried out using tools which are appropriate to the task and which are in a well-maintained condition.

All pruning operations should remove, suckers, dead, dying and diseased wood, and be performed to retain the natural form of the plant so far as is practicable. Pruning should also ensure that footpaths and the like are kept free from obstruction.

It shall be ensured that all shrub beds are maintained free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although other methods where herbicide is unsuccessful or impractical may be used.



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Any dead, dying or diseased plants which are evident during any maintenance visit shall be removed and replaced with like species in the next planting season.

Where deficiency symptoms indicate a suitable compound granular fertiliser shall be applied.

All hard standing, gullies, gratings, and grassed areas shall be cleaned of soil spillage, bark mulch, leaves, etc which emanate from adjacent shrub beds.

Maintenance of Feathered and Standard Trees

All staked feathered and standards trees shall be inspected on each maintenance visit, and any trees which have died or have suffered serious physical damage such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake and the ground reinstated.

All staked feathered and standards trees shall be inspected on each maintenance visit, and any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot. All arisings shall be removed from site to an authorised coup or shredded and placed back into adjacent beds to form a mulch.

At the beginning and end of each growing season all stakes and ties shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement of the tie, as required. Where the support of a stake is no longer required the stake and tie shall be removed from site.

Any tree which still requires support at the end of the third growing season shall have the stake reduced to a height of 750mm and be re-secured. Any tree which has failed to establish satisfactorily by the end of the fifth growing season shall be removed from site and replaced during the next growing season.

Existing Woodland Maintenance

Woodland and thicket planting shall be litter picked on a monthly basis. Any litter and debris shall be removed on these monthly intervals. Tree works and surgery will be carried out in accordance with approved tree surveys and in accordance with best arboricultural practice.

Maintenance of Fencing

During each maintenance visit all fencing will be inspected briefly. Minor repairs, such as the replacement of staples and nails, tensioning of line wires, or the firming of posts shall be carried out then.



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All rabbit wire mesh netting must have 400mm overlap covered with 250mm topsoil. Where this is impractical, 300mm steel pins will be used to secure the netting into the ground.

All stained timbers will be re-stained on a 10 year interval.

Structure Planting to Perimeter and Between Housing Areas

Preparation, sowing and aftercare of grass areas

Seed mixtures and sowing rates shall be detailed in the approved landscape drawings.

Prior to cultivation a non-residual herbicide to control existing weed growth may be applied.

Areas to be sown shall be cultivated to a depth of 100mm. All litter, stones or other items exceeding 25mm in any dimension shall be removed from site. The area shall be raked, levelled and lightly firmed to provide a suitable seed bed. Seed should normally be broadcast sown in two passes in transverse directions. Watering should be carried out as necessary to ensure satisfactory establishment of the sward.

Reseeding any areas which fail to establish will be carried out in the next available season.

During the establishment period grass will be cut at appropriate intervals during the season to maintain the sward at a height of between 50mm and 75mm.

Supply of Trees and Shrubs

All plants shall be nursery grown, and shall be supplied from a nursery within the United Kingdom or European Union. All plants shall comply with the requirements of BS 3936, Parts 1, 4 and 10.

Plants shall be handled strictly in accordance with the Horticultural Trades Association Code of Practice for Plant Handling.

Roots of all plants shall be protected at all times with suitable covering materials until the actual time of planting. Care shall be taken to avoid damage by frost, and roots shall be kept moist to avoid dehydration. Polythene wrappings shall not be exposed to direct sunlight.

Container grown plants shall not be removed from their containers until the planting position has been prepared. Maximum care shall be taken to ensure as little disturbance as possible to the root system of containerized plants.

All plant material shall be carefully stored and packed during loading, transit and unloading. Under no account shall plants be dropped or thrown.



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Site Preparation and Setting Out

Sites shall be cultivated depending on the nature of the planting to be carried out, as specified in the Schedule of Work. This may include:

- ripping with winged tine to a depth of 700mm, in either one or two directions, to relieve compaction;
- forestry ploughing, with furrows at 2 meter centers;
- agricultural ploughing with furrows at 2.0, 1.5, or 1.0 meter centers as specified;
- rotovating to a fine tilth.

Unless otherwise specified all plants shall be evenly spaced.

Planting

All planting operations shall be in accordance with good horticultural practice, and shall comply with the appropriate requirements of BS 4428 and BS 4043.

Planting shall normally be carried out between October and April under favorable weather conditions.

All planting and species allocation will take cognisance of existing services and wayleaves in accordance with the relevant Statutory Body and their associated guidelines for new planting.

Plants shall be planted to the depth of the nursery soil mark on the stem, or to the depth at which they grew in their container, as appropriate. Plants shall be notch or pit planted as appropriate and as specified in the Schedule of Work.

Where container grown or cell grown plants are specified the container, regardless of type, shall be removed immediately prior to planting and removed from site.

Planting Feathered and Standard trees

Feathered and standard trees shall be planted in prepared planting pits of sufficient size to accommodate the root spread without distortion, or root ball as appropriate.

Bare root trees shall be supported by a single tree stake of 75mm diameter, with the tree secured by a single proprietary tree tie complete with spacer, positioned not more than 25mm from the top of the stake. Trees shall be secured in such a manner as to ensure that no abrasion, constriction or looseness occurs.



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Rootballed trees shall be supported by a double stake and crossbar, with the tree secured to the crossbar with single proprietary tree tie complete with spacer.

Replacement Planting

During November/December of the planting season following planting, there will be a full beat-up carried out, replacing all dead and dying plants. Plants and planting shall comply in every respect with the original specification.

Watering

Follow-up watering of new planting shall be carried out as required. The condition of new planting shall be monitored during periods of high transpiration and carry out irrigation as necessary.

In drought conditions where water restrictions are imposed water from a second class supply source (e.g. sewage works, private loch), will be transported to site by bowser, and distribute by hand.

Firming

The contractor shall be responsible for ensuring new planting is maintained in a firm upright position. After periods of high winds or heavy frosts the contractor shall inspect and firm-in plants as necessary.

Woodland Maintenance

Woodland and thicket planting shall be kept weed free at all times. Any litter or debris shall be removed off site.

Footpaths

All non-adopted formal footpaths within the site shall be inspected on each maintenance visit to ensure that surfaces are in an adequate and safe condition and are free from hazards and obstructions. Where defects are found within the path surfacing top dressing to ensure a reasonable level shall be carried out as required to maintain the surface in an even condition. Weeding shall be carried out to ensure that the footpath surfaces remain generally free from weed infestation. Where there is grass to the edges of the footpaths this shall be trimmed as required to prevent the vegetation encroaching onto the footpath. Where drainage is associated with the footpath the drains shall be inspected annually to ensure that they are free flowing.



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