

Appendix 1

Landscape Management Performance Specification for Former Friends School Fields, Walden School

Landscape Management – Year 1

- (i) During year 1 the landscaping is to be managed by the implementation contractor. The landscape management will then be handed over to Chase New Homes to maintain thereafter.
- (ii) Any trees, shrubs or other plants found to be missing or defective shall be replaced.

Landscape Management – Years 2 to 5

(i) Chase New Homes will then continue to maintain the landscaping at the site in perpetuity (as long as the scheme remains operational and within Chase New Homes' ownership). Maintenance to include mowing grass/turf, edging, watering, weeding and replacing defective turf, plants etc.

(ii) The yearly maintenance schedule to include the following seasonal maintenance:

Spring:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- All flower beds and communal lawns to be given a general purpose feed.
- Lawns to be weeded.
- Shrub and flower beds to be weeded.
- Pruning and mulching of fruit trees.
- Shrub beds, individual trees in grass and formal hedges to be mulched with 25 mm bark mulch in early spring when soil is moist.
- New growth of climbers will need attaching to supports.
- Late flowering shrubs will need pruning to keep a neat habit.
- Perennials need any dead material cutting back to the ground.
- Trees, hedges and shrubs to be trimmed.
- Species rich grass / wildflower areas to be strimmed / mown (early spring)

Summer:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- Spring flowering shrubs need pruning where necessary to keep a neat habit.
- Shrub and flower beds to be weeded.
- Trees, hedges and shrubs to be trimmed.
- Climbing plants to be pruned as required.

Autumn:

- Fine grass areas to be cut every 2 weeks.
- Low maintenance grass areas to be cut monthly or when growth reaches 100 mm.
- Lawns to be weeded.
- Shrub and flower beds to be weeded.
- Trees, hedges, shrubs and climbers to be trimmed.
- All plants and communal lawns to be given a general purpose feed.
- Leaf clearance to be carried out.
- Species rich grass / wildflower areas to be strimmed / mown

Winter:

- All grass areas to be cut once in November and February.
- Shrub and flower beds to be weeded.
- Cutting of species rich hedgerows on a 3 year rotation.

General operations

- Tree stakes and ties to be checked at each maintenance visit, particularly following strong winds, and adjusted as required. Stakes and ties to be removed when no longer required.
- Existing mature trees to be regularly checked at least once a year for health and structural integrity. Any decay, broken branches or other defects to be noted and if works are required to protected trees formal application to be made to the Local Authority for permission to carry them out.
- Hard surfaces to be treated with suitable herbicide as required, ensuring no contamination into subsoil or effect on existing and new planting.
- Where permeable hard surfaces are contaminated with silt, mud, algae or similar these are to be removed by pressure washing to ensure permeability is retained.
- Slot drains, gullies and silt traps to be checked and cleaned regularly.
- Leaves to be cleared in autumn as required, particularly after windy weather.
- Snow and ice to be cleared/treated with de-icing salt as required.