

Landscaping Maintenance and Biodiversity Plan

Sea Close, Cannongate Road, Hythe

The development is to include planting in accordance with Landscaping Plan 1023/400. The landscaping contractor will plant subject to the following conditions:

MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
- Frequency of maintenance visits: Contractor's choice to ensure site is neat and tidy and to ensure successful establishment and continued thriving of planting.

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.
- Timing of making good: Unless otherwise instructed they must be replaced by approved equivalent trees/shrubs/plants by 31 December of the year in which found to be defective, and within 3 months for containerised shrubs or herbaceous plants. .

CLEANLINESS

- 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.

PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
- Diameter (minimum): The larger of 1 m or the surface of original planting pit.
- Keep planting beds clear of weeds: By maintaining full thickness of mulch.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Staking: Check condition of stakes, ties, guys and guards.
- Broken or missing items: Replace.
- Rubbing: Prevent.
- Ties: Adjust to accommodate growth.
- Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
- Frequency of checks: Every month.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
- Timing: After dusk.
- Watering: Contractor's choice to ensure healthy establishment and thriving of planting.

PLANTING MAINTENANCE - FERTILIZER

- Time of year: March or April.
- Fertilizer: Slow release.
- Manufacturer: Contractor's choice.
- Product reference: Contractor's choice.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Application rate: To manufacturer's recommendations.

PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
- Dead, dying, diseased wood and suckers: Remove.
- Timing: As appropriate to the species.
- Trees: Favour a single central leading shoot.
- Arisings: Remove.

MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year..

790 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
Depth (minimum): 50 mm.
- Trees: Remulch.
Depth (minimum): 50 mm.

Ongoing maintenance

Following completion of the development a landscaping maintenance contractor will be appointed by the management company to carry out regular maintenance of all of these aspects of the landscaping. Trees will be inspected annually to check for any required works. If any planted shrub or tree dies within 3 years then they will be replanted with the same or similar species. Grass areas to be regularly cut as necessary. The service charge will cover all costs of landscaping to be funded by the apartment owners contributions.