



Somerset Barracks, Shorncliffe
Garrison

Residential Landscape Management Plan

Prepared by
CSA Environmental

on behalf of
Taylor Wimpey UK Ltd

Report No: CSA/2172/15

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CSA/2172/15	18/12/15	-	TB	SW	-



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1.0 Introduction

- 1.1 The following Landscape Management Plan has been drawn up by CSA Environmental on behalf of the Taylor Wimpey UK Ltd. It sets out the necessary prescriptions for the landscape management of the communal areas within the Somerset Barracks phase of the residential development at Somerset Barracks at Shorncliffe Garrison.
- 1.2 The management plan identifies the areas of landscaping associated with the housing areas and is located at Appendix B.
- 1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:
 - o Maintenance of Existing Trees;
 - o Maintenance of Proposed Tree Planting;
 - o Maintenance of Hedge Planting;
 - o Maintenance of Proposed Shrub Planting;
 - o Maintenance of Proposed Amenity Grass;
 - o Maintenance of Play Area, Bulb Planting, Hard Surfaces & Street Furniture.
- 1.4 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance, in consultation with any relevant stakeholders, including any emerging residents groups.
- 1.5 This plan should be read in conjunction with detailed planting proposals drawings at **Appendix A**.
- 1.6 Following initial development of the site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier. The details of the management of the on-site play areas is covered by others.

2.0 Site Description

- 2.1 The Site is part of the larger development at Shorncliffe Garrison, Folkestone and comprises military buildings and training grounds associated with the barracks. The Site lies between the Sir John Moor Plain playing fields and Northern Road which runs east west across the Site. The Site lies a short distance from the Sir John Moore Hall listed building, located within the boundary of the barracks.
- 2.2 The Site contains a number of existing mature trees, principally alongside North Road, the majority of which will be retained as part of the landscape proposals as seen in **Appendix A**.

3.0 Implementation of the Works

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawings at **Appendix A**.
- 3.2 All planting should take place in the first available planting season following completion of the dwellings and any associated open space areas, and to meet the criteria of the general planting specification set out on the drawings contained in **Appendix A**.
- 3.3 The actual programme of installation will be dependent on the build programme of the developer and a more detailed programme of installation should be developed once construction of the housing areas has commenced.
- 3.4 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).

4.0 General Maintenance Items

4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor.'

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

At each visit the following operations shall be undertaken:

4.3 Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;

4.4 Rake-up any leaf litter and remove from site;

4.5 Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;

4.6 Undertake weeding of planted areas;

4.7 Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;

4.8 Sweep all communal hard surfaces to ensure they are kept free from litter and leaves;

4.9 Undertake all the necessary landscape maintenance outlined in the following sections.

4.10 All soft landscape areas to be maintained to BS7370-4:1993.

4.11 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.

4.12 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a six monthly basis and submitted to the management company for review.

4.13 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

- 4.14 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.15 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.16 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.17 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.18 Chipping and shredding is not permitted on site without prior consent.
- 4.19 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.
- 4.20 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 Maintenance of Existing Trees

Objectives

- 5.1 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of retained mature existing trees located at the northern boundary and within the site, and any management should be minimal and aimed at maintaining health and promoting longevity.

Prescriptions

- 5.2 Monitor existing trees for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.
- 5.3 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.
- 5.4 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line; annually as required.
- 5.5 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the trees health. Prior to undertaking such works, advice should be sought from the contract administrator.
- 5.6 Tree work should be carried out in accordance with BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.
- 5.7 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.
- 5.8 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association.

6.0 Maintenance of New Tree Planting

Objectives

- 6.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

- 6.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 6.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.
- 6.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 6.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.
- 6.7 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.
- 6.8 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 6.9 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

7.0 Maintenance of New Hedge Planting

Objectives

- 7.1 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

- 7.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 7.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.
- 7.4 Allow new ornamental hedges to attained planned height of 1.2m – 1.8m, by trimming lateral growth once annually in mid to late summer. Once established, hedges should be maintained at their planned dimensions. Those hedges lying immediately adjacent to a carriageway are to be maintained at no higher than 1.2m.
- 7.5 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 7.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², from March - April.
- 7.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re-peg mulch mats as required.
- 7.8 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.9 Monitor and replace failed planting with new equivalent plants between October and March.

8.0 Maintenance of New Ornamental Shrub Planting

Objectives

- 8.1 To ensure planting within communal areas adjacent to dwellings and small areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

- 8.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 8.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
- 8.4 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 8.5 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 8.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 8.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 8.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 8.9 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.
- 8.10 Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

9.0 Maintenance of Amenity Grass and Bulb Planting

Residential Area

Objectives

- 9.1 *Ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.*
- 9.2 *Maintain longer grass areas to encourage diverse flora and annual display of colour, through wildflowers and provide visual interest.*
- 9.3 *Maintain bulb areas to encourage annual displays of colour.*

Prescriptions

Amenity Grass Areas

- 9.4 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- 9.5 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/trimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
- 9.6 All amenity grassed areas should receive an application of a proprietary granular slow-release fertilizer twice yearly in the spring and the autumn (refer to schedules).
- 9.7 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix to the installed turf.
- 9.8 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 9.9 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 9.10 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 9.11 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 9.12 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.

10.0 Maintenance of Play Area, Hard Surfaces and Street Furniture

Objectives

- 10.1 To ensure that hard surfaces are maintained in a safe, debris-free state to facilitate all-year-round use of the open spaces areas.
- 10.2 Ensure that the street furniture is maintained and useable, and that the playable items are maintained in a safe condition.

Prescriptions

General Paved Surfaces

- 10.3 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 10.4 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.

Street Furniture

- 10.5 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- 10.6 In the case of street furniture containing timber elements, such as pergola, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- 10.7 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- 10.8 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture that is subject to graffiti.

Play Area

- 10.9 Regularly inspect play equipment and surfacing and report any damage. Fence off any equipment that is deemed to be faulty or unsafe. Undertake remedial works when instructed.
- 10.10 Maintain surfaces within play area free from litter and debris as part of weekly inspections.

- 10.11 Undertake an annual inspection of the play equipment in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPII) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on file.
- 10.12 Any remedial action required as a result of the annual inspection to make safe the equipment should be undertaken with immediate effect and any failed equipment should be removed or fenced-off accordingly until such a point in time at which it can be fixed.

11.0 Maintenance Schedules

General Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height.	As req.	As req.	As req.	As req.	As req.
d	Re-instate any failed plant stock to agreed specification as agreed with client; incl for top dressing with slow release fertiliser @ 50g/m ²	As req.	As req.	-	-	-
e	Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
f	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.

Existing Tree Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Monitor mature trees for signs of defects / poor health. Take remedial action only if required on the grounds of health and safety / health.	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits	As part of regular visits

New Tree Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	-	-
b	During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c	Supply & apply slow release fertiliser to base of each tree; 50g per tree.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
d	Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
e	Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept
g	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
h	Monitor and Replace failed planting	Annually October- March	Annually October- March	Annually October- March	Annually October- March	Annually October- March

New Hedge Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Re-cultivate around base of transplants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
c	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	-	-
d	Undertake pruning of hedges, to encourage growth and promote good form.	Annually, (lateral growth only) late summer	Annually, late summer	Annually, late summer	Annually, late summer	Annually, late summer
e	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
f	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
g	Monitor and Replace failed planting	Annually October-March	Annually October-March	Annually October-March	Annually October-March	Annually October-March
h	Water plants regularly to ensure health growth	Weekly April - September	As per year one	As per year one	As per year one	As per year one

i	Maintain hedgerow at 1.2m high adjacent to carriageways.	Twice yearly	Twice yearly	Twice yearly	Twice yearly	Twice yearly
j	Hedgerow trenches to be kept free of leaf litter and weeds	September to November	As per year one	As per year one	As per year one	As per year one

Ornamental Shrub Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from planting beds.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Dead head flowering shrubs following flowering period	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
c	Re-cultivate around base of shrubs by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct
d	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
e	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
g	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
h	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
i	Monitor and Replace failed planting	Annually October- March	Annually October- March	Annually October- March	Annually October- March	Annually October- March

j	Water plants regularly to ensure health growth	Weekly April - Sept	As per year one	As per year one	As per year one	As per year one
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Amenity Grass Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all grass areas removing rubbish, litter.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Growing Season:- Maintain amenity grass at height of 25mm and trim / re-form edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
c	Dormant Season:- Maintain amenity grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
d	Remove fallen leaves from grassed areas; as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
e	Carry out bi-annual spiking to all amenity grassed areas; to a depth of 75mm.	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct
f	Carry out autumn scarification of all amenity grassed areas; depth 15mm.	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov
g	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
h	Supply & apply slow release lawn fertiliser:- Spring: 15:10:10 fertilizer @ 35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov

i	Over-seed patchy areas; as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
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Play Area, Hard Surfaces & Street Furniture Schedule

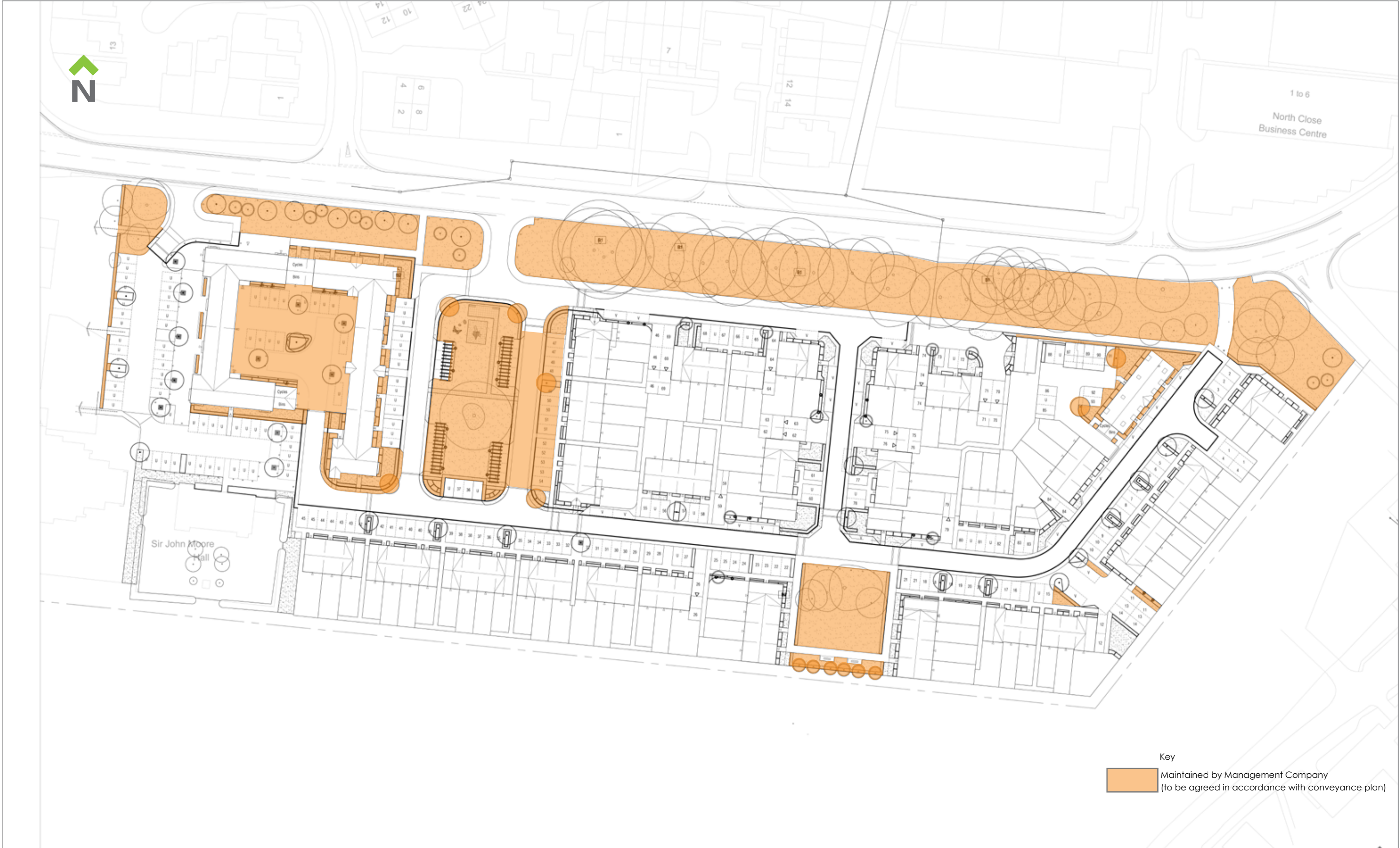
	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
b	Undertake annual inspection of hard surfaces for patch / worn areas; make good.	Annually	Annually	Annually	Annually	Annually
c	Power washing of all paved surfaces; every two years	-	As req.	-	As req.	-
d	Undertake bi-annual checks of all street furniture; re-install / adjust any loose fittings	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
e	Treat any worn or damaged timber surfaces	As req.	As req.	As req.	As req.	As req.
f	Re-paint any worn or damaged painted metal surfaces.	As req.	As req.	As req.	As req.	As req.
g	Undertake bi-annual checks for graffiti; remove or remediate.	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
h	Maintain surface within play area free from litter and debris	Weekly	Weekly	Weekly	Weekly	Weekly
i	Undertake weekly inspection of play area	Weekly	Weekly	Weekly	Weekly	Weekly
j	Undertake weekly ROSPA inspection of LEAP; action any points raised by the inspection with immediate effect	Annually	Annually	Annually	Annually	Annually

APPENDIX A

Soft Landscape Proposals

APPENDIX B

Management Areas Plan



Project	Somerset Barracks, Shorncliffe Garrison	Date	Dec 2015	Drawing No.	CSA/2172/157
Drawing Title	Landscape Management Areas Plan	Scale @ A3	Na	Rev	-
Client	Taylor Wimpey UK Ltd	Drawn	TB	Checked	CA



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