

MVV Environment Devonport Ltd
Energy from Waste Combined Heat and
Power Facility
North Yard, Devonport
**Landscape Management and
Maintenance Plan**

April 2011



Prepared for



Revision Schedule

Landscape Management Plan April 2011

Rev	Date	Details	Prepared by	Reviewed by	Approved by
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1 Introduction

- 1.1.1 Scott Wilson has been commissioned by MVV Environment Devonport Ltd to provide a management plan for the safe and successful management/development of the external spaces and landscape elements at the proposed Energy from Waste Combined Heat and Power (EfW CHP) Facility at Devonport, Plymouth.
- 1.1.2 This document has been produced to accompany the Landscape Proposals set out in this Planning Application.
- 1.1.3 The document seeks to identify specific maintenance operations/frequencies together with short/long term objectives, assigning responsibilities where this is appropriate. This document should be read in conjunction with the Landscape Zoning Plan (attached), Scott Wilson NBS Based Landscape Management Plan and associated Plan Drawings.
- 1.1.4 This document makes provision for a feedback process from the operator to inform the development/nature of maintenance processes. Similarly, routine maintenance operations should be undertaken in close consultation with the operator so as to prevent operational conflicts.
- 1.1.5 The recommendations should be considered in conjunction with the Ecological Management Plan (Appendix 7.7) for the site.

2 Existing Trees

- 2.1.1 The majority of existing trees are contained within Blackies Wood to the north of the site. This belt of woodland will be retained and enhanced through the provision of new, native understory plantings and appropriate management operations which will reinforce the longer term screening and habitat value of the wood. Further detailed guidance with respect of management operations is contained within the Ecological Management Plan (see Appendix 7.7).

OPERATION	FREQUENCY	RESPONSIBILITY
Report any fallen/split branches visible within canopy of trees bounding the site, (or any area deemed to be of concern in relation to the health and safety of persons, plant operation or building fabric) and seek further guidance from arboricultural specialist.	Weekly	Maintenance contractor/plant operator
Report any conflict between existing trees and safe/efficient undertaking of plant procedures/operations.	Weekly	Plant operator
Report any instances of damage/disease/vandalism.	Weekly	Maintenance contractor/plant operator
Remove fallen leaves and twigs from below/around building cartilage and external spaces to ensure the area is kept in a clean and tidy state, as required.	Weekly (Max) typically during November to February and after periods of high wind etc.	Maintenance contractor
Check for presence of nesting birds prior to undertaking any arboricultural work, (other than those required by Health and Safety)	As necessary	Arboricultural contractor
Undertake full arboricultural inspection for safety of trees within Blackies Wood and bounding or within Falling distance of the site.	Annually (June-Sept)	Arboricultural contractor
Clean out nesting boxes, (where provided) and check general including fixings/fittings. Remove/replace as necessary	Annually (Nov-Feb)	Arboricultural/maintenance contractor
Sever/remove Ivy growth from trunks of existing trees where health/amenity of individual trees is of greater importance than wildlife/ecology. (Ivy to remain in the latter instance)	Annually (Nov-Feb)	Arboricultural/maintenance contractor

2.1.2 Further Sources of Information:

- Scott Wilson Tree Survey Report and accompanying drawings (Appendix 8.3)
- Scott Wilson Landscape Masterplan (Figure 6.12)

3 New Avenue and Evergreen Tree Planting

- 3.1.1 New tree planting is proposed as an integral part of the landscape design. These will provide a textural to the adjacent built forms and provide visual screening amenity within the development. Tree planting will also fulfil functional requirements, such as strengthening boundary and route delineation whilst providing shade throughout the summer months. Trees specified as being of advanced nursery sock size will require the appropriate standard of maintenance to ensure their successful establishment. Selective management processes will then ensure the long term benefits can be realised as part of the integration of the development into the wider landscape context.

OPERATION	FREQUENCY	RESPONSIBILITY
Provide artificial irrigation (via designated watering points) through combination of surface watering and irrigation tubes sufficient to maintain healthy growth, (irrespective of weather conditions) during the growing season (April-September).	Weekly (Max) during the growing season of years 1 and 2 after planting. Monthly (Max) during the growing season of years 3 and 4 after planting.	Maintenance contractor
Check/adjust tree stakes/underground guying systems and repair/adjust/replace as necessary to ensure satisfactory tree growth/establishment	Monthly during growing season and establishment period	Maintenance contractor
Remove tree stakes/ties from site after tree planting has become established.	November-February following minimum 2 years growth and in any case following satisfactory establishment	Maintenance contractor
Check trimmer and rabbit guards for damage/displacement and adjust as necessary – report any mowing/trimming damage.	Monthly during growing season	Maintenance contractor/plant operator
For trees planted into grassed areas, ensure bark mulch collar to base remains weed-free by combination of hand-weeding and application of approved non-residual herbicide application.	Monthly during growing season	Maintenance contractor/plant operator
Remove fallen leaves and twigs from below/around trees to ensure the area is kept in a clean and tidy state, as required. Dispose of arisings to an approved recycling facility.	Weekly (Max) typically during November to February and after periods of high wind etc.	Maintenance contractor
Carefully remove bark mulch to base of tree and apply slow-release granular fertiliser. Replace bark mulch upon completion.	March-April of years 1 to 3 after planting	Maintenance contractor

OPERATION	FREQUENCY	RESPONSIBILITY
Provide bark mulch top-up to ensure minimum 75mm depth x 600mm diameter bark mulch collar to trees set into grassed areas.	Annually in April	Maintenance contractor
Report any damaged/diseased/dead trees.	Monthly	Maintenance contractor/plant operator
If tree has reached sufficient size, undertake survey for presence of nesting birds prior to undertaking any pruning work, (other than those required by Health and Safety).	As necessary	Arboricultural contractor
Pruning of trees only to be undertaken by qualified Arboricultural contractor where necessary to tidy wounds/damaged limbs or to promote natural shape/form and in accordance with BS3998(2010) and good arboricultural practice. The leader shoot must not be cut.	As necessary	Arboricultural contractor
Undertake replacement tree planting of dead/diseased tree(s) with stock of same size/species as originally planted, (or as directed/agreed with the LPA). Replacement planting only to be undertaken once cause of death has been identified.	Annually during November-February	Maintenance contractor/plant operator
Undertake selective crown lifting of deciduous, forest scale standard trees as an on-going process to the proportions of one-third trunk to two-thirds canopy to achieve a maximum clear stem height of minimum 3.0m	Annually during November-February	Arboricultural contractor
Sever/remove Ivy growth from trunks of new trees where health/amenity of individual trees is of greater importance than wildlife/ecology. (Ivy to remain in the latter instance)	Annually (November-February)	Arboricultural/maintenance contractor

3.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

4 New Woodland Tree and Understorey Planting

- 4.1.1 New native tree and understorey planting is proposed to reinforce the biodiversity and complement the existing habitats within Blackies Wood. The new plantings will be distributed throughout the wood within areas of open canopy. New plantings form one element of the wider maintenance and management of the wood the form of which is detailed separately. The actions below relate solely to the establishment of new plant material within the wood. All planting and maintenance work within Blackies Wood will be undertaken using small hand tools and equipment. Plant and tracked vehicles will not be permitted except for general access along former railway siding.
- 4.1.2 With appropriate maintenance procedures during the initial stages of establishment, the long term management process will be simplified and in doing so minimise the level of disturbance caused during maintenance activities. This will be of long term benefit to the development of the habitat.

OPERATION	FREQUENCY	RESPONSIBILITY
Provide artificial irrigation through surface watering to maintain healthy growth (irrespective of weather conditions) during the growing season (April-September).	Weekly (Max) during the growing season of year 1 after planting. Monthly (Max) during the growing season of year 2 after planting.	Maintenance contractor
Check/adjust tree stakes/canes and repair/adjust/replace as necessary to ensure satisfactory tree and shrub growth/establishment	Monthly during growing season and establishment period	Maintenance contractor
Remove tree stakes/ties from site after tree planting has become established.	November-February following minimum 2 years growth and in any case following satisfactory establishment	Maintenance contractor
Check rabbit guards for damage/displacement and adjust as necessary – report any damage/loss.	Monthly during growing season	Maintenance contractor
Ensure bark mulch collar to base of plants remains weed-free by combination of hand-weeding and application of approved herbicide. Allow growth of self-set weeds between plants where this does not unduly compromise establishment of trees/shrubs	Bi-monthly during growing season until plants have become established (minimum 3 years growth)	Maintenance contractor

OPERATION	FREQUENCY	RESPONSIBILITY
Collect all litter/foreign debris from planted areas and remove from site. All fallen leaves and twigs etc. to remain in-situ unless removal is otherwise instructed.	Bi-monthly (Max) during growing season and typically during November to February and after periods of high wind etc.	Maintenance contractor
Carefully remove bark mulch to base of tree and apply slow-release granular fertiliser. Replace bark mulch upon completion.	March-April of years 1 to 3 after planting	Maintenance contractor
Provide top-up to bark mulch collar ensuring minimum 75mm depth, to trees and shrubs	Annually in April until plants have become established (minimum 3 years growth)	Maintenance contractor
Report any damaged/diseased/dead trees.	Monthly	Maintenance contractor
If tree has reached sufficient size, undertake survey for presence of nesting birds prior to undertaking any pruning work, (other than those required by Health and Safety).	As necessary	Arboricultural contractor
Pruning of trees only to be undertaken by qualified Arboricultural contractor where necessary to tidy wounds/damaged limbs or to promote natural shape/form and in accordance with good Arboricultural practice. The leader shoot must not be cut.	As necessary	Arboricultural contractor
Undertake thinning out of trees/shrubs to promote natural development ensuring a balance of species is maintained within the mix. Promote the development of taller, forest scale trees with suitable understory shrub layer below to provide a variety of habitat opportunities.	After minimum 5 years growth and thereafter on a 5 year cycle, as necessary.	Arboricultural contractor
Undertake replacement tree planting of dead/diseased tree(s) with stock of same size/species as originally planted (or as directed/agreed with the LPA). Replacement planting only to be undertaken once cause of death has been identified.	Annually during November-February	Arboricultural contractor

4.1.3 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

5 New Amenity Shrub Planting

- 5.1.1 New shrub planting forms a vital component of the landscape design. Planting of this nature provides aesthetic benefits and balance to the adjacent built forms whilst also offering indirect advantages including reflection of the changing seasons etc. Shrub planting within the development also has functional qualities, including screening, boundary/path delineation and within irregular spaces where grass is not viable. The adoption of appropriate maintenance processes are vital during the initial establishment period. After this time, management becomes significantly easier, (due to the natural suppression of weed growth etc) and is primarily focussed upon promoting natural form and adaption to site specific requirements (e.g. screening, visibility, aesthetic considerations).

OPERATION	FREQUENCY	RESPONSIBILITY
Provide artificial irrigation through surface watering, sufficient to maintain healthy growth (irrespective of weather conditions) during the growing season (April-September).	Weekly (Max) during the growing season of years 1 and 2 after planting. Monthly (Max) during the growing season of years 3 and 4 after planting.	Maintenance contractor
Re-firm plants affected by frost heave/wind-rock	Monthly during establishment period	Maintenance contractor
Ensure all planted areas remain in a weed-free condition by combination of hand-weeding and application of approved herbicide, as required	Monthly during growing season	Maintenance contractor
Apply liquid based slow-release granular fertiliser to all areas of amenity shrub planting	March-April of years 1 to 3 after planting	Maintenance contractor
Provide bark mulch top-up to ensure minimum 75mm depth to all areas of bare soil between shrubs	Annually in April	Maintenance contractor
Remove fallen leaves and twigs from below/around plants to ensure the area is kept in a clean and tidy state, as required. Dispose of arisings to an approved recycling facility.	Weekly (Max) typically during November to February and after periods of high wind etc.	Maintenance contractor
Remove all litter/debris from planted areas and dispose of off site.	Weekly	Maintenance contractor
Report any damaged/diseased/dead trees.	Monthly	Maintenance contractor/plant operator
Pruning of shrubs to be undertaken under supervision of qualified maintenance contractor where necessary to tidy wounds/damage or to promote natural shape/form and in accordance with good horticultural practice.	As necessary	Arboricultural contractor
Undertake replacement shrub planting of dead/diseased shrub(s) with stock of	Annually during November-February	Maintenance contractor

OPERATION	FREQUENCY	RESPONSIBILITY
same size/species as originally planted (or as directed/agreed with the LPA). Replacement planting only to be undertaken once cause of death has been identified.		

5.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

6 New Mown Grassed Areas

- 6.1.1 Mown grassed areas have been specified in locations where frequent cutting is viable and where a soft landscaped but non-planted treatment is required. Areas should be managed in order to promote a tidy and attractive appearance. In general, maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Maintain grass reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills and allow for repair damage caused by trampling, abrasion or scalping. Edges should typically be neat and well defined, in clean straight lines or smooth flowing curves.

OPERATION	FREQUENCY	RESPONSIBILITY
Remove all litter, rubbish and foreign debris and remove from site.	Immediately prior cutting and in any case no less than weekly during term times, (twice weekly outside term time)	Maintenance contractor
Report any instances of damage, compaction or excessive wear and submit proposals for reinstatement/repair	Immediately following above inspections for litter etc.	Maintenance contractor/School
Grass cutting to be undertaken with mechanical mower of suitable size for the area to be cut and available access. Maintain at between 35-50mm during summer and 50-75mm during winter. Note: finish grassed areas within 400mm of specimen tree planting by hand to avoid damage to trunk. Arisings to be left in-situ	As required to maintain stated sward heights (Max weekly during summer period)	Maintenance contractor
Apply slow release fertiliser to all amenity grassed areas	Annually (March/April)	Maintenance contractor
Apply selective herbicide to control moss, perennial and annual weed growth	As required during growing season	Maintenance contractor

6.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

7 New Sports Pitch Area

- 7.1.1 A new sports pitch has been provided as part of the sports facilities available for use by the local community. This is a high quality asset that will require appropriate maintenance in order to achieve acceptable performance for sport and prevent premature deterioration of the playing surface. In general, maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Maintain grass reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills and allow for repair damage caused by trampling, abrasion or scalping. Note: as part of the recognised establishment period, the sports pitches will be allowed to lie fallow for 18 months following seeding. During this time, no sports activities will be permitted within the pitch areas.

OPERATION	FREQUENCY	RESPONSIBILITY
Remove all litter, rubbish, stones exceeding 20mm dia. including all foreign debris and remove from site.	Immediately prior cutting and in any case no less than weekly during term times, (twice weekly outside term time)	Maintenance contractor
Report any instances of damage/excessive wear and submit proposals for reinstatement/repair	Immediately following above inspections for litter etc.	Maintenance contractor/plant operator
Grass cutting to be undertaken with mechanical mower of suitable size for the area to be cut and available access. Maintain at between 20-40mm during summer and 35-75mm during winter.	As required to maintain stated sward heights (Max weekly during summer period)	Maintenance contractor
Apply slow release fertiliser to all sports pitch areas	Annually (March/April)	Maintenance contractor
Apply selective herbicide to control moss, perennial and annual weed growth	As required during growing season	Maintenance contractor
Spiking of sports pitches to a minimum depth of 75mm to be undertaken in order to aerate the soil and improve surface water penetration.	Annually (February/March) after first mowing	Maintenance contractor

7.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

8 New Wildflower Grass Area

- 8.1.1 New wildflower grass areas have been specified in less accessible locations within the school campus where frequent maintenance/cutting is undesirable and as a habitat creation exercise to supplement
- 8.1.2 New wild flower grass areas are proposed to reinforce the biodiversity of the external spaces surrounding facility and complement the habitat offered within adjacent planted areas. The new wildflower grass areas will supplement the existing habitat offered by Blackies Wood adjacent to the site. This treatment has been specified along boundary locations where and will allow greater habitat connectivity through the site.

OPERATION	FREQUENCY	RESPONSIBILITY
Collect all litter, rubbish and foreign debris and remove from site.	Immediately prior cutting and in any case no less than weekly during term times, (twice weekly outside term time)	Maintenance contractor
Report any instances of damage, compaction or excessive wear and submit proposals for reinstatement/repair	Immediately following above inspections for litter etc.	Maintenance contractor/plant operator
Grass cutting generally to be undertaken with mechanical mower of suitable size for the area to be cut and available access. Cut to 75mm height and remove all arisings to a suitable recycling facility (to maintain low soil fertility). Note: finish grassed areas within 400mm of specimen tree planting by hand to avoid damage to trunk.	Two cuts per year undertaken during March/April and September only.	Maintenance contractor
Grass cutting to steeper slopes, (exceeding 1:3 gradient) to be undertaken to the above frequency and specification using suitable man-safe system of work to allow safe operation.	Two cuts per year undertaken during March/April and September only.	Maintenance contractor
Over-seed with Yellow Hay-Rattle (<i>Ryanthus minor</i>) to reduce vigour of dominant grass species and maintain healthy balance of species within the mix	In April during second year of establishment.	Maintenance contractor

8.1.3 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

9 Roof Terrace Area

- 9.1.1 The roof terrace will be used for amenity, educational and display purposes as part of the interpretation strategy for the development. The space will include elevated circulation and seating areas with adjacent raised planters to provide a soft backdrop and spatial division.

OPERATION	FREQUENCY	RESPONSIBILITY
All hard surfaced areas to be kept clear of weeds/litter and debris by combination of sweeping and hand collection of litter/leaves etc..	Weekly	Maintenance contractor
Surfaces made slippery through growth of algae or moss to be treated using an approved proprietary cleaning fluid. Note: high pressure washing devices should not be used on paved surfaces to avoid removal of sand from joints	As required	Maintenance contractor
All drainage slots to be monitored and kept free of debris etc.	Weekly	Maintenance contractor
Undertake inspection for safety/integrity/functionality of handrails and seating etc. Immediately report any instances of damage/failure and submit proposals for repair.	Weekly	Maintenance contractor
Clean any soiling of handrail with a suitable detergent and otherwise in accordance with the manufacturers recommendations to preserve a smart and tidy appearance.	Monthly	Maintenance contractor
Provide artificial irrigation through use of automated system sufficient to maintain healthy growth (irrespective of weather conditions). Note: reduced irrigation will still be required outside the normal growing season (April to September).	Automated/as required throughout the year with increased irrigation rates provided through the growing season (April to September)	Maintenance contractor
Re-firm plants affected by frost heave/wind-rock.	Monthly during establishment period	Maintenance contractor
Ensure all planted areas remain in a weed-free condition by combination of hand-weeding, application of approved herbicide and maintenance of a full depth of bark mulch, as required.	Monthly during growing season	Maintenance contractor
Apply liquid based slow-release granular fertiliser to all roof terrace planters.	March-April annually	Maintenance contractor
Provide mulch top-up where required to ensure minimum 75mm depth to all areas of bare soil between plants	Annually in April	Maintenance contractor

OPERATION	FREQUENCY	RESPONSIBILITY
Remove fallen leaves and twigs from below/around plants to ensure all planted areas are kept in a clean and tidy state. Dispose of arisings to an approved recycling facility.	Weekly (Max) typically during November to February and after periods of high wind etc.	Maintenance contractor
Report any damaged/diseased/dead plants.	Monthly	Maintenance contractor
Pruning of planting to be undertaken under supervision of qualified maintenance contractor where necessary to tidy wounds/damage or to promote natural shape/form and in accordance with good horticultural practice.	As necessary	Maintenance contractor
Undertake replacement shrub planting of dead/diseased shrub(s) with stock of same size/species as originally planted (or as directed/agreed with the LPA). Replacement planting only to be undertaken once cause of death has been identified.	Annually during November-February	Maintenance contractor

9.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

10 Pedestrian Surfaced Areas

- 10.1.1 Pedestrian surfaced areas have been designed to relate visually and spatially to the buildings and spaces they serve to allow safe and efficient movement around the external spaces of the plant. These include both footpath linkages and maintenance/access with both practical and amenity functions. The emphasis is on providing suitable maintenance procedures to preserve the longevity of the product and ensure the safe operation of the plant.

OPERATION	FREQUENCY	RESPONSIBILITY
All paving and hard surfaces including footpaths, edgings and channels to be inspected for damage, settlement, cracking or failure. Immediately report any defects and submit proposals for repair.	Weekly	Maintenance contractor/plant operator
All drainage slots to be monitored and kept free of debris etc.	Weekly	Maintenance contractor
All hard surfaced areas to be kept clear of weeds/litter and debris by combination of sweeping and hand collection of litter, Note: vacuum devices should not be used on paved surfaces to avoid removal of sand from joints	Weekly	Maintenance contractor/plant operator
Surfaces made slippery through growth of algae or moss to be treated using an approved proprietary cleaning fluid. Note: high pressure washing devices should not be used on paved surfaces to avoid removal of sand from joints	As required	Maintenance contractor
All drainage runs to be inspected and damage/defects reported	Every 6 months	Maintenance contractor/plant operator

10.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

11 Vehicular Surfaced Areas

- 11.1.1 Vehicular surfaced areas have been designed to related visually and spatially to the buildings and spaces they serve to allow safe and efficient movement into the plant. These include parking spaces, access drive and operational areas and will be surfaced in macadam. The emphasis is on providing suitable maintenance procedures to preserve the longevity of the product and ensure the safe operation of the plant.

OPERATION	FREQUENCY	RESPONSIBILITY
All hard surfaces including, edgings and channels to be inspected for damage, settlement, cracking or failure. Immediately report any defects and submit proposals for repair.	Weekly	Maintenance contractor/plant operator
All drainage slots to be monitored and kept free of debris etc.	Weekly	Maintenance contractor/plant operator
All hard surfaced areas to be kept clear of weeds/litter and debris.	Weekly	Maintenance contractor/plant operator
Surfaces made slippery through growth of algae or moss to be treated using an approved proprietary cleaning fluid.	As required	Maintenance contractor
All drainage runs to be inspected and damage/defects reported	Every 6 months	Maintenance contractor/plant operator

11.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

12 Gravel Exhibition Area

- 12.1.1 The exhibition space has been provided as part of the interpretation strategy for the development and is sufficiently flexible to allow a range of uses. Maintenance operations will comprise of keeping the area in a clean, tidy and otherwise serviceable condition.

OPERATION	FREQUENCY	RESPONSIBILITY
Gravel surfaced exhibition area to be kept clear of weeds/litter and debris by means of hand collection. Note: vacuum devices should not be used on gravel surfaces to avoid removal of gravel particles	Weekly	Maintenance contractor
Where gravel surface appears to be wearing thin, locally redistribute chippings to ensure an even coverage or provide top up of chippings of matching type, as required to maintain an average of 75mm depth.	Monthly	Maintenance contractor
Clear any wayward chippings which have been kicked into adjacent hard surfaced/grassed or planted areas to achieve a clear/tidy appearance.	Monthly	Maintenance contractor

12.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

13 Boundary Fencing/Gates

- 13.1.1 Several fencing types are employed both within and around the development and include those designed for boundary delineation/security and fall protection from height. The management and maintenance of these features is primarily concerned with preserving their integrity and longevity for the purposes of security and in order to protect the functionality of the products. Aesthetic considerations should not be overlooked and appropriate maintenance activities should be employed to preserve a smart and tidy appearance wherever possible.

OPERATION	FREQUENCY	RESPONSIBILITY
Undertake inspection for safety/integrity/functionality of all internal and boundary fencing, (including both the operational site and Blackies Wood) including gated access points and handrails to the roof terrace. Immediately report any instances of damage/failure and submit proposals for repair.	Weekly	Maintenance contractor/plant operator
Clean any soiling of fencing with a suitable detergent and otherwise in accordance with the manufacturers recommendations to preserve a smart and tidy appearance.	Monthly	Maintenance contractor

13.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)

14 External Furniture

- 14.1.1 External furniture within and around the plant includes items of seating, cycle storage, barriers and bollards etc. The management and maintenance of these elements will focus upon preserving the longevity of each product and ensuring safe use/operation. Aesthetic considerations should not be overlooked and appropriate maintenance activities should be employed to preserve a smart and tidy appearance wherever possible.

OPERATION	FREQUENCY	RESPONSIBILITY
Report any instances of damage/excessive wear.	Weekly	Maintenance contractor/School
Undertake inspection for safety/integrity/functionality of all items of external furniture and immediately report any failings.	Weekly	Maintenance contractor/plant operator
Clean any soiling of external furniture with a suitable detergent and otherwise in accordance with the manufacturers recommendations to preserve a smart and tidy appearance.	Monthly	Maintenance contractor
Apply approved clear timber preservative to external timber features taking care not to soil adjacent surface finishes.	First coat applied five years after construction. Subsequent applications applied on a three year cycle.	Maintenance contractor

14.1.2 Further Sources of Information:

- Scott Wilson Landscape Masterplan (Figure 6.12)