

# LANDSCAPE MANAGEMENT & MAINTENANCE STRATEGY

MIDDLETON AVENUE  
6641-W-3503.C2

January 2022

## Routine Estate Service Specification

### Initial Planting

All planting, and seeding or turfing comprised in the approved details of landscaping shall be carried out during the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Hedgerow saplings and trees should also be left, or planted, at varying intervals and allowed to mature.

### Future Provision

If within a period of ten years from the date of planting of any tree/hedge/shrub that tree/hedge/shrub or any replacement, is removed, uprooted or destroyed, or dies, or becomes seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the local planning authority.

- Weeding: By chemical means (excluding Wildlife areas) or by hand to ensure the site remains weed free. Provision to cover tree and shrub beds, hard surfaces of paths, paved areas, garage areas, drying areas, bin/shed store areas, car parking areas etc. (Including the removal of moss to hard paved areas).
- Grass Cutting: As necessary to ensure the height of cut does not exceed the height as laid down in the General Specification for the type of grass stated. According to the category of grass indicated, grass cuttings are to be either removed from site or frequency of cut and equipment used is to ensure that grass cuttings do not cause an unacceptable nuisance.
- Cultivation and raking of the shrub beds as required to alleviate and avoid compaction.
- Litter picking (including collection of fallen leaves), rubbish removal (excluding bulk debris, including rubbish from overflowing/split bags, bins etc., as necessary to keep the site neat and tidy.
- Sweeping: Necessary to keep the site neat and tidy. To include the removal of soil washings and replacement of mulch, removal of grass cuttings on hard surface areas and the sweeping up and removal from site of fallen leaves from grassed and hard surfaces. Sweeping, bagging up debris and remove from site (or place debris in bins)
- Watering: As necessary to ensure the establishment of the stock and to promote healthy growth. Newly planted shrubs require more frequent watering than established shrubs. They should be watered at planting time and at these intervals and especially applicable during months March-October:  
1-2 weeks after planting, water daily.  
3-12 weeks after planting, water every 2 to 3 days.  
12+ weeks after planting water as required or at least once a week (weather dependant)
- Pruning: Of damaged stock or to promote bush healthy growth.
- Deadheading: Of flowering stock as necessary.

- Shrubs: Reforming after heavy winds or frost heave. Reinstate ties and stakes as necessary to eliminate infestations.
- Trees: Carry out to within normal working height all necessary pruning, shaping and removal of branches at base and sides of all trees, including painting pruning cuts with approved compound, removal of basal growth, epicormic growth and removing cuttings all off site to approved tip.
- Trees and Shrubs: Reforming after heavy winds or frost heave.
- Trees and Shrubs: Reinstate ties and stakes as necessary to eliminate infestations.
- Avoid routinely cutting back to the same point. Encouraging new shoots and branching close to the base of the hedge helps to produce dense growth – ideal for stock control and wildlife.
- Landscaped hedgerows: To cut back hedges and shrubs to avoid nuisance and give neat appearance to site including cutting and trimming hedges and shrubs overhanging footways and highways where necessary.
- Boundary Native hedgerow: In accordance with approved the Ecology Impact Assessment by Abricon Native hedgerow is to measure approx. 1m in width allowing for future growth and to avoid over pruning by neighbours which will allow access for maintenance.
- Boundary Native Hedgerow to be trimmed (where necessary) to remove outgrowth (e.g. brambles, rose or other climbing plants that may become a nuisance on footpaths or in gardens). Main cut back to be carried out in late summer/early autumn, usually over winter months between November – February (to avoid nesting bird season in March). Ongoing maintenance for the native / retained hedgerows will be the responsibility of the landowner
- Boundary Native Hedgerow to be squared off and maintained at a minimum height of 3m, with boundary trees requiring inspection & demarked prior to works to avoid being undermined during hedgerow cutting operations.
- Mulch: Shall be topped up initially to give an overall depth of 75mm, this depth should then be maintained.

Landscape Management Plan - Year 1

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Weeding of grass												
Pruning new boundary hedgerow(s)												
Tree safety check after heavy winds / frost												
Tree safety check / reinstate tree ties and stakes												
Tree pruning / shaping												
Cultivation & raking tree beds												
Litter picking												
Watering all new stock												

Landscape Management Plan - Year 2-5

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Weeding of grass												
Pruning new boundary hedgerow(s)												
Tree safety check after heavy winds / frost												
Tree safety check / reinstate tree ties and stakes												
Tree pruning / shaping												
Cultivation & raking tree beds												
Litter picking												
Watering all new stock												

Landscape Management Plan - Year 5+

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Weeding of grass												
Pruning new boundary hedgerow(s)												
Tree safety check after heavy winds / frost												
Tree safety check / reinstate tree ties and stakes												
Tree pruning / shaping												
Cultivation & raking tree beds												
Litter picking												
Watering all new stock												

