

LANDSCAPE MAINTENANCE & MANAGEMENT STATEMENT

Client	- Mr & Mrs Norris
Development	- 129 Church Road, Bishopstoke
Details	- Landscape maintenance & management statement.
Reference	- KALO-2017-0315-LMMS
Date	- 1 st December 2025
Revision	- A
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MAINTENANCE AND MANAGEMENT STATEMENT

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- a) To ensure the successful establishment and continued growth through to maturity of the soft Landscape scheme.
- b) To ensure that the successful establishment and retention of effective landscape buffer planting, particularly along the boundaries of the site.
- c) To secure a long term future for the existing trees and new trees with particular emphasis upon achieving enhancement of ecological potential and visual amenity.
- d) To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- e) To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- f) To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.

The landscape scheme provides the following landscape types;

- Clipped hedging
- Ornamental shrub planting
- Tree planting
- Mown grass

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter maintenance will be organised by owners / occupiers of the completed dwellings.

These will be reviewed at regular intervals to respond to natural or man made changes in the environment which affect the landscape types (e.g. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of the occupiers of the development as well as providing a benefit to persons who live near and pass by the boundaries. In addition it will ensure that the landscape develops to maximise the ecological potential of the proposals.

LANDSCAPE MAINTENANCE WORKS FOR THE FIRST YEAR

Ref.	Element	Frequency
1	During the initial twelve month period after Practical Completion the following landscape maintenance works are to be carried out. Allow for 22 maintenance visits (18 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
2	GENERAL	
2.a.	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	Each visit
2.b.	Check that the plant material is firmly planted and firm in where required.	Every third visit
2.c.	Prune thicket and hedge transplants/ shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	Each visit
3	TREE PLANTING	
3.a.	Check, adjust and replace stakes and ties as necessary. Water and feed as necessary. Prune dead and damaged wood.	As necessary
4	SHRUB PLANTED AREAS	
4.a.	Water ornamental shrub beds as necessary to maintain healthy growth.	Each visit
4.b.	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	
4.c.	Prune dead, dying or diseased wood from plant material.	As necessary
4.d.	Apply a slow release fertilizer	As necessary
4.e.	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off.	Each visit
4.f.	Lightly cultivate all shrub beds, breaking up soil evenly.	As necessary
5	NATIVE HEDGEROW	
5.a.	Keep clear of weed growth by hand weeding or spot herbicide treatment.	Every other visit
5.b.	Pruning native hedge involves late winter/early spring cuts (March-August forbidden for birds) to encourage dense growth and maximize flowers/berries for wildlife, using a rotational cutting schedule (every 2-3 years) (cutting different sections yearly) for biodiversity, and cutting back to encourage bushiness, especially in the first few years, by removing a third of growth annually or letting it extend slightly each cycle	As necessary
6	MOWN GRASS AREA	
6.a.	March/April (or May for spring seeding) - First establishment cut to 50mm or when grass exceeds this height.	Once
6.b.	General cut grass to 50mm or when grass exceeds this height.	Each visit
	Final cut September/October - Cut grass to 50mm	Once

6.c.	Where 'mown grass areas' are adjacent to planted areas; Shape grass edge with half-moon spade.	As necessary
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MAINTENANCE SCHEDULE MATRIX FOR YEARS 2 to 10

ITEM OF WORK	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
GENERAL									
Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Repeat at each maintenance visit.	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓							
Check plant material is firmly planted and firm in where required.	4 times	2 times							
Check shelter guards / rabbit protection and re-firm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓
TREE PLANTING									
Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary	✓	✓	✓	✓					
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work	✓	✓	✓	✓	✓	✓	✓	✓	✓
SHRUB PLANTED AREAS									
Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow release fertilizer application as appropriate to ensure establishment of planting.	✓	✓							
Prune formal hedges to heights stated on landscape drawings (approx. timing May and September). Cut sides, tops and ends to straight and true lines.	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓

NATIVE HEDGE									
Keep native hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Pruning native hedge involves late winter/early spring cuts (March-August forbidden for birds) to encourage dense growth and maximize flowers/berries for wildlife, using a rotational cutting schedule (every 2-3 years) (cutting different sections yearly) for biodiversity, and cutting back to encourage bushiness, especially in the first few years, by removing a third of growth annually or letting it extend slightly each cycle	✓	✓	✓	✓	✓	✓	✓	✓	✓
GRASS AREAS									
<u>March/April</u> First Cut to 50mm in height.	✓	✓	✓	✓	✓	✓	✓	✓	✓
<u>August-October</u> Second/Final cut to 50mm in height.	✓	✓	✓	✓	✓	✓	✓	✓	✓

Revision Sheet

<u>Rev</u>	<u>Description</u>	<u>Date</u>
