



ES LANDSCAPE
PLANNING

Part of the ES Group

KEWFERRY DRIVE,
NORTHWOOD

**Landscape Management
Schedules**

February 2024
11802L.LMP.001

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1: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1 (Period between practical completion and the end of rectification period)

Notes: Unless otherwise agreed all works highlighted within this schedule as the responsibility of the landscape contractor are to be undertaken by the landscape contractor responsible for the installation of the relevant works.

| Area | Maintenance Operation | Objective | Notes | Frequency of Operation | Action By |
|------------------------|---|--|---|---|----------------------|
| Generally (Whole Site) | Litter Picking | To maintain high standard of appearance | All contents to be bagged up and disposed of in the appropriate manner off site | Weekly/As required | Landscape Contractor |
| | Manual weed control | To ensure successful establishment of planting and hard surfaces remain weed free. | To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site | Monthly | Landscape Contractor |
| | Chemical weed control (non-residual) | To ensure successful establishment of Planting. | Generally utilised where all other methods of weed control are proven to be unsuccessful. | As required and approved (generally monthly during growing season) | Landscape Contractor |
| | | To ensure all hard surfaces remain weed free. | Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful. | As required and approved (generally monthly during growing season) | Landscape Contractor |
| | Feeding | To ensure ongoing success of landscape planting. | Slow acting organic fertiliser applied to planted areas as considered necessary and raked into top 50mm of surrounding soil. To be spread evenly and replace any mulch materials. | Annually in early spring | Landscape Contractor |
| | Manual cleaning of hard surfaces | To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards | Undertaken using hand tools. | Monthly | Landscape Contractor |
| | Mechanical cleaning of hard surfaces | To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards | Road/path sweepers and pressure washers only permitted, use of chemical not permitted. | As required and approved (generally monthly) | Landscape Contractor |
| | Clearance of fallen leaves | To reduce potential slip hazards | Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility | Twice a month during Oct / Nov / Dec | Landscape Contractor |
| | Watering | All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment. | Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year. | As required (Generally 1-3 times a week during spring and summer and once a week outside this period). | Landscape Contractor |
| | Snow removal | Removal of snow from all hard surfaces, mature shrubs and trees. | Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up. | As required during winter months | Landscape Contractor |
| | Ice removal/gritting | Make safe all hard surfaces during extreme cold / icy spells and avoid hazards | Any products used must be non-toxic to humans and animals, and 100% biodegradable and eco-friendly. | As required during winter months | Landscape Contractor |
| Amenity Grass Areas | Grass cutting to height of between 25-30mm arisings spread on site if suitable. | To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times. | The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing. | As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct) | Landscape Contractor |
| | Grass edging | To maintain high standard of appearance. | To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees. | As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct) | Landscape Contractor |

| Area | Maintenance Operation | Objective | Notes | Frequency of Operation | Action By |
|---|---|--|--|--|----------------------|
| | Over-seed / re-seed bare patches and areas of amenity grassland that have failed. Using same grass mixes as originally proposed. | To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance. | Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management. | Bi-Annually as required during August-Sep and/or March-April. | Landscape Contractor |
| Tree Planting | Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable. | To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. | Monthly (Pruning as required) | Landscape Contractor |
| | Repair/replace/reinstate all stakes, guards and ties as required. | To provide planting with the greatest opportunity for success | | Monthly | Landscape Contractor |
| | Spray off 1200mm radius around the base of each tree | To minimise competition from surrounding weed/grass growth | | Bi-Annually | Landscape Contractor |
| Existing Hedges | Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually. | To promote ongoing healthy future growth and maintain shape of existing hedgerows. | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season. | Monthly (Pruning as required) | Landscape Contractor |
| | Height of formal existing hedgerows to be maintained at 1.2-1.5m, mixed native hedgerows and boundary hedges allowed to grow taller and/or maintained at existing height or as specified. | To promote ongoing healthy future growth and maintain shape and height of existing hedgerows. | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season. | Monthly (Pruning as required) | Landscape Contractor |
| Ornamental Shrub Planting | Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable. | To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created. | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. | Monthly | Landscape Contractor |
| | Prune plants at a time and in a manner which is appropriate to the species growth habit and form. | To promote healthy plants and provide planting with greatest opportunity for success. | | Monthly (Pruning as required) | Landscape Contractor |
| | Re mulching to all planted areas to maintain specified depth. | To minimise weed growth within planting Areas. | Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications. | Bi-Annually | Landscape Contractor |
| Boundary Treatments (Inc Fencing & Gates) | Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self-closing gates). | To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted. | Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity. | Monthly | Landscape Contractor |
| | Re-stain timber fencing, seating, play equipment and other timber features as necessary. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance. | To ensure longevity of the equipment in line with manufacturer's recommendations. | All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought. | As required and in accordance with manufacturers guidance (Annually) | Landscape Contractor |
| Footpaths and other hard surfaces / paved areas | Regular visual checking of all hard surfaces | To ensure quality and safety of all hard surfaces | Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity | Monthly / As required | Landscape Contractor |
| Water Features including Streams & Ponds | Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects. | To ensure feature is functioning properly, and to maintain its appearance. | Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity. Replace items under manufacturers guarantee where possible. | Monthly | Landscape Contractor |

| Area | Maintenance Operation | Objective | Notes | Frequency of Operation | Action By |
|----------------------------------|---|---|--|--|--|
| Annual Defects Review / Snagging | Review of all landscape areas and planting to identify all defect requirements. | To ensure any areas where previous planting works have been unsuccessful are replaced with new to match original, or an agreed variation within defects period. | Undertaken by Landscape Architect, Client representative , Main Contractor and the relevant landscape contractor | Just prior to end of defects liability period. | Landscape Architect, Landscape & Main Contractor, Client Rep |

2: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING (following completion of Contractor's 12 months maintenance / rectification period)

Notes: Unless otherwise agreed all works within this schedule are the responsibility of the nominated landscape maintenance contractor / private landscape management firm / estate managing agent as instructed on behalf of the client. Timings for operations are indicative and for guidance only and will be subject to site specific and/or client requirements. Additional maintenance requirements for specialised equipment may be necessary – refer to manufacturer's guidance.

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| Generally (Whole Site) | Litter Picking | To maintain high standard of appearance | All contents to be bagged up and disposed of in the appropriate manner off site | Weekly | Landscape Maintenance Firm |
| | Manual weed control | To ensure ongoing success of landscape planting and hard surfaces remain weed free. | To be undertaken by hand, using hand tools only throughout all planted areas and hard surfaces. All weeds to be removed, bagged up and disposed of off site | Monthly | Landscape Maintenance Firm |
| | Chemical weed control (non-residual) | To ensure ongoing success of landscape planting. | Generally utilised where all other methods of weed control are proven to be unsuccessful. | As required and approved (generally monthly during growing season) | Landscape Maintenance Firm |
| | | To ensure all hard surfaces remain weed free. | Spot-application to areas of hard surfaces where all other methods of weed control are proven to be unsuccessful. | As required and approved (generally monthly during growing season) | Landscape Maintenance Firm |
| | Mechanical cleaning of hard surfaces | To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards | Road/path sweepers and pressure washers only permitted, use of chemical not permitted. | As required and approved (generally monthly) | Landscape Maintenance Firm |
| | Clearance of fallen leaves | To reduce potential slip hazards | Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility | Twice a month during Oct / Nov / Dec | Landscape Maintenance Firm |
| | Watering | All planting and seeded areas as required to ensure successful establishment and create a high quality pleasant landscaped environment. | Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year. | As required (Generally 1-3 times a week during spring and summer and once a week outside this period). | Landscape Maintenance Firm |
| | Snow removal | Removal of snow from all hard surfaces, mature shrubs and trees. | Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up. | As required during winter months | Landscape Maintenance Firm |
| | Ice removal/gritting | Make safe all hard surfaces during extreme cold / icy spells and avoid hazards | Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly. | As required during winter months | Landscape Maintenance Firm |
| Amenity Grass Areas | Grass cutting to height of between 25-30mm arisings spread on site if suitable. | To maintain high standard of appearance and ensure all amenity grassed areas are not overgrown and are suitable for use at all times. | The height of growth must not exceed 75 mm at any time. Trim all edges /obstructions prior to general cut and sweep adjacent hard surfaces. Bare areas and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding / turfing. | As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct) | Landscape Maintenance Firm |
| | Grass edging | To maintain high standard of appearance. | To be undertaken by hand using edging shears where grass areas meet hard surface edges, edges of planting beds and around newly planted trees. | As required to ensure height is maintained. (Generally weekly during growing season between Mar & Oct) | Landscape Maintenance Firm |
| | Over-seed / re-seed bare patches and areas of grassland that have failed. Using same grass mixes as originally proposed. | To ensure no bare patches exist and successful grass establishment where weeds have been removed or areas have failed to establish in order to maintain high standard of appearance. | Ongoing specific monitoring of areas of grassland and patches that have been re-seeded to ensure successful establishment. Amenity grass areas shall be maintained and watered well in accordance with overall ongoing management. | Bi-Annually as required during August-Sep and/or March-April. | Landscape maintenance Firm |

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|---|--|---|--|--|----------------------------|
| Tree Planting | Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable. | To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. | Monthly (Pruning as required) | Landscape Maintenance Firm |
| | Check tree stakes, guards, ties and remove once fully established (max 5years) | To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth. | | Monthly | Landscape Maintenance Firm |
| | Spray off 1200mm radius around the base of each tree | To minimise competition from surrounding weed/grass growth | | Bi-Annually | Landscape Maintenance Firm |
| | Crown lift specimen trees as they mature where necessary to ensure clear sight lines / activity zones and footways / roadways. | To ensure clear sight lines / activity zones and footways / roadways and avoid vandalism. | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. | Bi-Annually | Landscape Maintenance Firm |
| Existing Hedges | Check all hedgerows. Removal of dead, dying or diseased plants & make good gaps with similar species. Pruning as required in early spring or late summer to maintain broad A-shape of hedge and remove suckering growth annually. | To promote ongoing healthy future growth and maintain shape of existing hedgerows. | All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons. Works to existing established hedgerows to avoid general bird breeding season. | Monthly (Pruning as required) | Landscape Maintenance Firm |
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| | Prune plants at a time and in a manner which is appropriate to the species growth habit and form. | To promote healthy plants and provide planting with greatest opportunity for success. | | Monthly (Pruning as required) | Landscape Maintenance Firm |
| | Re mulching to all planted areas to maintain specified depth. | To minimise weed growth within planting Areas. | Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications. | Bi-Annually | Landscape Maintenance Firm |
| Boundary Treatments (Inc Fencing & Gates) | Assessment of all boundary treatments (and repair where required). All boundaries within playspace and public open spaces, (including timber post and rail fencing, metal railings and self closing gates). | To maintain high standard of appearance and functionality of all boundaries, fencing and gates. To ensure access to existing watercourse is restricted. | Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity. | Monthly | Landscape Maintenance Firm |
| | Re-stain timber fencing, seating, play equipment and other timber features. Apply preservative coatings as required in accordance with manufacturer's guidance. Paint metal work of fencing, railings, seating, play equipment and other metal features as required in accordance with manufacturers guidance. | To ensure longevity of the equipment in line with manufacturer's recommendations. | All treatments to be appropriate to specific use in/near play areas. Additional guidance from manufacturers should be sought. | As required and in accordance with manufacturers guidance (Annually) | Landscape Maintenance Firm |
| Footpaths and other hard surfaces / paved areas | Regular visual checking of all hard surfaces | To ensure quality and safety of all hard surfaces | Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity | Monthly / As required | Landscape Maintenance Firm |
| Water Features including Streams & Ponds | Regular checking of all water features, their water pumps, surfaces, fixtures and fittings. Removal of leaves, litter, debris and other objects. | To ensure feature is functioning properly, and to maintain its appearance. | Where defects occur, features are to be isolated from the electricity supply and labelled as 'out-of-order' immediately to ensure safety, with repairs undertaken at the earliest opportunity. | Monthly / as required | Landscape Contractor |

