

# LANDSCAPING PROTECTION AND MAINTENANCE

NEW DWELLINGS : ADJ. FAIR VIEW HOLBEACH DROVE GATE HOLBEACH DROVE SPALDING  
PE12 OPX OCT 2025

H09-0205-25 Adj. Fair View Holbeach Drove Gate Holbeach Drove Spalding PE12 OPX

To be read in conjunction with soft landscaping specifications supplied within this application

## Introduction

The site is a small site and as existing mainly laid lawn and gravel, the proposed use would be 2 small houses with gardens to the rear , a small planted area to the front with a tree and privot hedge to the front

There are no existing trees on the site that require protection, The existing boundary fence to the south provides protection to neighboring habitats / Gardens

As the dwellings are to be sold on the open market and not maintained by the applicant these documents will form part of the buyers pack to highlight the maintenance of the habitats on site and landscaping surrounding the site.

## Maintenance and management of new planting

Long term design objectives - Over a 2 year Period The general intent of landscape maintenance of the site is to ensure that, over a period of time, the planting develops to form a mature landscape.

Management and maintenance is to be undertaken in such a way as to:

- inhibiting factors.

British Standards Allow healthy plants to develop, unhindered by unwanted weed growth or other All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.

Landscape maintenance Schedules Maintenance visits will typically be undertaken once monthly between October and March and twice monthly between April and September.

A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering plants as necessary to aid establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with an appropriated herbicide as appropriate / required (to be approved by client).
- Hedgerows: trim to maintain height once or twice per annum as required and appropriate to the species.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Fertilizing of planting once yearly in spring using a suitable slow release fertiliser/when needed.
- Removal of litter (to be undertaken as part of the general site cleaning and not necessarily by the landscape maintenance contractor).
- Replacing plants that fail where required, with the approved (like for like) species.
- Clearance of shrub encroachment within specified distances from sewer easements as required. All landscape maintenance work is to be undertaken by the clients chosen contractor and their operatives capable of undertaking the work.

## **WEEKLY LANDSCAPE MAINTENANCE**

- 1.Mow and edge lawns if needed.
- 2.Prune back any shrubs overhanging kerbs or pavement.
3. Prune back any groundcover overhanging kerbs or pavement.
- 4.Remove litter and leaves from plants, planters, and parking lots
- 5.Remove any broken or fallen branches from trees. Remove sucker growth from tree trunks.
- 6.Replace bark mulch which has been knocked or washed out of planters/bare soil. Smooth mulch layer if it has been disturbed.
- 7.Check plants for signs of stress or disease. Replace any plants that meet conditions for replacement at the contractor's expense. Request authorization to replace other dead or missing plants. Note: You must request authorization to make replacements within two week of the damage becoming evident!
- 8.Sweep or blow clean all walkways, curbs, and gutters.

9. Treat for any signs of disease or pest infestation.

10. Complete any items required on the Monthly Checklist.

11. Water any plants before they are dry and stressed, as instructed in the Irrigation Section of this document

(If site applicable to site). Check the irrigation system and make emergency repairs as needed or request authorization to make major repairs. Note: you must request authorization for repairs within one week of the damage becoming evident

12. Adjust the irrigation controllers for current water needs of plants.

13. Weeds - Remove any weed growth within plant guards by hand. Remove weeds entirely, including roots. Remove the minimum quantity of soil. Upon completion, rake mulched surfaces area to a neat, clean condition. Reinstall mulch to original depth.

### **Monthly maintenance checklist**

#### January

1. Prune any tree branches that interfere with public safety. Parking and street trees should be pruned to encourage strong upward growth.

#### February

1. Add new mulch to exposed bare soil where the mulch depth has been reduced to less than 2 inches (50mm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

#### March

1. (If site appropriate) Flush out irrigation systems as needed and check for proper operation of each valve zone.
2. Remove and clean filter screens.
3. Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.

4. Replace irrigation controller program back-up batteries.

April

1. Add new mulch to exposed bare soil where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

May

1. Apply fertilizer to all landscape areas (if needed). May fertilization for Shrubs/groundcover areas may be deleted when the plants reach maturity or completely fill areas, without space between them.

June

1. Prune spring & winter-flowering shrubs as needed to maintain proper shape.  
2. Add new mulch to exposed bare soil where the mulch depth has been reduced to less than 2 inches (50mm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

July No additional

items. August

1. Add new mulch to exposed bare soil where the mulch depth has been reduced to less than 2 inches (50mm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

September

1. Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees. Replace any dead or missing plants subject to the terms of these specifications.

October

1. Check on general plant health taking notes of plants that are failing so that they can be replaced in spring the following year.

November:

- 1.No additional items.

December

1. Prune any tree branches that interfere with public safety. Prune all car parking and street trees yearly to encourage strong, upward growth.
2. Prune summer and fall-blooming shrubs as needed to maintain proper shape.



## Other notes

- a. The contractor/Homeowner shall provide regular maintenance services as outlined in these Landscape Maintenance Specifications and the Weekly and Monthly over a 5yr period from planting completion.
- b. The contractor /Homeowner shall examine the landscape, including irrigation (if necessary), on a weekly basis, looking for problems or potential problems with the landscape.
- c. The contractor /Homeowner shall provide at his/her own risk all labour, materials, tools, equipment, insurance, transportation, hauling, dumping, and all other items needed to provide the services outlined in this Specification.
- d. The contractor /Homeowner shall make minor replacements and repairs to the landscape facilities as part of the required weekly maintenance work. Major items needing replacement or repair shall be reported to the owner's representative within one week of occurrence.

A minor item would be something that takes less than 15 minutes to repair by skilled workmen, using minimal replacement parts. Some specific guidelines for determining if an item is minor or major are given in the section pertaining to each item.

The contractor/Homeowner shall be available to perform additional work related to the landscape maintenance as may be authorized in writing by the owner. Such work shall be non-minor items relating to landscape care, which are not a part of the normal maintenance work as outlined in this specification.

- e. Any facilities or property damaged or destroyed as a result of the landscape maintenance contractor's operations at the site shall be repaired or replaced at the landscape maintenance

contractor's expense.

f. The contractor shall take all reasonable precautions required to protect plants from abnormal temperatures.

## CHECKLISTS

A. The WEEKLY LANDSCAPE MAINTENANCE CHECKLIST is made a part of this specification as if repeated in full here. The contractor shall review this checklist weekly and complete all applicable items on the list weekly.

B. The MONTHLY MAINTENANCE CHECKLIST is made a part of this specification as if repeated in full here. The contractor shall review this checklist monthly and complete all the applicable items listed for the current month prior to the end of the month.