

LANDSCAPE MANAGEMENT PLAN.

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INTRODUCTION

This Landscape Management Plan has been prepared in line with the requirements of condition 11 of outline planning permission 4/23/2034/001, dated 13/10/2023.

1. Grounds Maintenance Specification and proposed Schedule of visits

GENERAL REQUIREMENTS.

Quality.

The work is to be carried out to the complete satisfaction of the Management Company's representatives and to approved standards.

Reporting.

The Contractor is required to bring to the attention of the Management Company's representative any works which require attention and is not covered by this specification. Any incidents of graffiti, damage or breakages must be reported immediately.

Machinery.

All machinery must only be used by persons competent in its operation and suitable to the task to which it is assigned.

Health and Safety

The Contractor is responsible for ensuring compliance with health and safety requirements under existing legislation and regulations. The Contractor is fully responsible for the provision of safety equipment and the necessary training for all persons employed in executing the contract.

Insurance

The Contractor will be required to obtain appropriate insurance, including public liability insurance and when requested must provide proof of such insurance to the Management Company.

Fertilisers & Pesticides

The Contractor must hold a certificate of competence for the use of pesticides and will be required to show evidence of such a certificate. All proprietary fertilisers and pesticides shall be applied strictly in accordance with the manufacturer's instructions and particular attention should be paid to the safety of children and pets. Spraying shall not take place during inclement weather, and every precaution must be taken to prevent spray vapour to drift. The Contractor will be held responsible for any damage due to negligence or carelessness. All chemicals and

cleaning agents must be kept in secure containers, clearly marked, and not left unattended whilst on the property.

The spraying of grass edges is to be confined to where the grass edge abuts a hardstanding or earth strip, not edges abutting shrub or flower edges. These are to be retained by the normal method i.e. long handled shears or edging iron. The application of weed killer must only be directed at grass/weeds, which have encroached onto the hardstanding (paving, bricks, etc).

SPECIFIC MAINTENANCE REQUIREMENTS.

Shrub beds

The Contractor shall maintain all shrub beds in good order. Pruning shall be carried out to remove all dead, diseased and damaged wood and cutting back any part of the shrub that is causing an obstruction or blocking of sightlines. All trimmings and debris shall be removed from site. Apply herbicide to prevent weed growth and apply mulch (50-75mm thick) to maintain ground cover.

Shrubs that are found to be dead or missing shall be notified by the Contractor to the Management Company along with a quotation for the replanting of replacement plants of similar size/ species.

Hedges

The Contractor shall undertake pruning to maintain hedges in a manner to ensure they are neat and tidy and of pleasing appearance. Work should be undertaken to minimise disruption to pedestrian and vehicular traffic on the development. All trimmings and debris shall be raked or swept up and removed from site. Pruning is to be avoided during bird nesting season (1st March – 31st August) and if at other times a breeding nest is identified, work is to be suspended until such time as the fledglings have left the nest.

The Contractor must notify the Management Company should any part of the hedge be dead, diseased or damaged. Any area of the hedge that requires replacement shall be replaced with the same species and size.

Pathways.

All tarmac pathways are to be swept at least once per month removing all debris, litter, leaves and weeds from site. As and when necessary, pathways, including gravel pathways, are to be treated with residual weed killer to eradicate weeds and/or moss.

Parking areas (except plot 1).

All pavements to communal parking court are to be swept at least once per month removing all debris, litter, leaves and weeds from site. As and when necessary, the pavement areas are to be treated with residual weed killer to eradicate weeds and/or moss.

PROPOSED SCHEDULE OF VISITS – GROUNDS MAINTENANCE.

April-October

From 1 April to 31 October the contractor will visit the site on a fortnightly basis.

On each visit the contractor will collect all waste paper and litter, which includes glass and plastic bottles, tin cans etc.

These items are to be removed from site.

On every other visit the contractor will edge up grassed edges where they abut shrub or flower beds using an approved method.

On every third visit the contractor will, where necessary, apply weed killer to grass edges where they abut hardstanding.

On every third visit the contractor will check and prune, where required, any shrubs or plants in keeping with their species and retain overhanging branches to pathways, driveways, car park areas, etc. Any branches, which are causing a nuisance by growing in front of windows, are to be removed.

On every visit the contractor is to ensure that all flower beds, borders and shrub areas are weed free.

November

All hardstanding's are to be swept, and all litter is to be collected and removed from site.

If weather conditions remain mild and there is evidence of winter growth to the grassed areas the contractor may be instructed to mow specified areas. This will be charged as a separate item as approved by the managing agent.

December

The contractor will visit the site once during the month for the purpose of sweeping all hardstanding's and the collection of litter.

The contractor is to identify shrubs for winter pruning and carry out the work as required.

All autumn debris (leaves, etc) is to be cleared up and removed from site.

January – March

The contractor is to visit the site once a month for the purpose of sweeping all hardstanding's and the collection of all litter for removal from site.

The contractor is to fork over all bedded areas which have not received an application of wood chippings and reshape/cut the borders of all beds.

The Management Company will remain in place for the lifetime of the development.