

# DISCHARGE OF CONDITIONS # 4

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**68 Hatch Lane, Harmondsworth West Drayton UB7 0BA**  
**CONDITION # 4:**

## Soft landscaping

Please see attached drawings

### High Performance Top Soil

- Blend of sand, soil and green compost waste making it ideal for borders, hanging baskets or general planting and grass.
- minimum of 40mm under turf
- Classic Fresh Turf is delivered ready to lay. The high quality grass mixture provides an ideal basis for hard-wearing family lawns or ornamental formal gardens
- This turf contains grasses selected from the highest rated seed in Europe grown on the best UK soils, to produce the best results for the British Isles climate.
- a border of 6 plants



- Cordyline Red Star - 17cm
  - Flowering period: June to July.
  - Colour of flower: White on mature trees only.
  - Colour of leaf: Purple red.
  - Eventual height and spread: Up to 6m (height) and 2m (spread)
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- Yucca Mix, Variegated Spanish Dagger is easy to grow and looks its best in summer.
  - Latin name: Yucca Gloriosa Variegata, Yucca Gloriosa.
  - Flowering period: August to Sept.
  - Colour of flower: White.
  - Colour of leaf: Blue green.
  - Eventual height and spread: Up to 2m (height) and 2m (spread).
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- Dwarf Fan Palm is a distinctive plant which provides great all year round colour.
- Latin name: Chamaerops humilis.
- Colour of leaf: Green.

- Eventual height and spread: Up to 3m (height) and 2m (spread).
  - Rate of growth: Slow.
  - will grow year after year.
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*Rosa pimpinellifolia* (burnet rose): 1m, attractive flowers and hips



It is a rather low erect deciduous plant usually from 20–140 cm high but sometimes up to 2 metres. It spreads by basal shoots and can cover large areas. The stems have very numerous stiff bristles and many straight prickles. The young stems and prickles and the mature leaves tend to be very red with young growth a bright scarlet and older growth a deep maroon.

The flowers are cream-white although rarely also pale pink. They are 2–4 cm diameter with five petals, which produce a distinctive globular dark purple to black hips.

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The proposal includes a low height hedge at the front of the property. This hedge would be no taller than 0.6m in order to ensure the visibility splays and is known as Compact Barberry.



- Latin Name: Berberis thunbergia
- Planting Conditions: Suitable for normal, chalk and clay soils, full sun to semi shaded areas and inland, exposed and coastal sites
- Growth Rate: Slow growing, expect 10-15cm a year
- Height: Easily maintained at 0.5-1.5m

#### ----- Schedule for Implementation -

Once the Building works have been completed, the landscaping would commence. The building works is likely to damage the soil around the new build, therefore one debris is removed from the site, 200mm to 400mm of bad soil and ground around the new build will also be removed. A new base layer of soil and top soil will put in place, and the grass will be laid. Afterwards the boundaries will be put up with the close board timber fencing, all flower bed will be created and planting will be furnished. The final stage would be laying down permeable block paving to complete the landscaping details.

The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the building(s)/commencement of the use and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'.

None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the



completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Porous pavers will be used for the driveway and the hard landscaping areas.



# Landscape Management Plan

## Condition # 4

### Contents

- 1.0 Introduction
- 2.0 Responsibilities
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- 4.0 Landscape Operations
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#### **1.0 Introduction**

- 1.1 This document provides a method statement for the following part of the Discharge of Condition 4.  
  
It sets out a planting specification and a 5 years (60 month) maintenance regime for the site. At the end of this period the statement should be reviewed and updated as necessary.
- 1.2 This document relates to the proposed landscape areas which are included on Landscape Plan.
- 1.3 The plan refers to trees, hedges, shrub, grass and herbaceous areas and hard standing areas. The following Landscape Operations Statement sets out the tasks and techniques required to plant, maintain and manage each of the elements of the landscape proposals.

#### **2.0 Responsibilities**

- 2.1 The planting of the landscape proposals will be undertaken by the developer at the end of the Construction Phase. Subsequently the residents of the development will be responsible for the implementation of the management and maintenance of the site.  
  
Landscape operations may be undertaken by suitable and qualified and contractors appointed by the residents or undertaken by the residents themselves.

- 2.2 Some works may potentially affect species protected under the Wildlife and Countryside Act (and amendments) or other legislation. All landscape works shall be undertaken at a suitable time of year - for instance to avoid nesting season - or by suitably skilled, qualified and certified or licensed personnel.

### **3.0 Management Objectives**

- 3.1 The following are the short term aims and objectives of this Management Plan. The timescales is within the 60 months of this Management Plan.
- To manage the existing retained trees within the site so as to maintain or improve their long term viability and contribution to the character of this part of Avenue Road and the local area.
  - To introduce landscape proposals which will provide an attractive setting for those living on and visiting the site and those with views into the site.
  - To manage the site to promote wildlife where possible.
  - Trees, hedge, shrubs, grass and herbaceous plants will be planted as specified on the Landscape Plans.
  - To replace any plants that fail to show growth or develop full foliage within the next planting season.
  - To manage and maintain the site as set out in the Landscape Operations part of this report. To ensure that trees, hedges and planting areas are sustainable and have long term viability within the development.

### **4.0 Landscape Operations**

To include planting and maintenance for the initial 5 years period.

#### **4.1 Planting, Establishment and Maintenance**

The following specifications will be used in the planting, establishment and maintenance of the landscape proposals. All planting will take place between November-March. All works to be undertaken by a suitably qualified Landscape Contractor under the direction of the current site owner/developer prior to being handed over to the residents. All plants shall conform to B.S. 3936 'Nursery Stock

Specification' (as relevant). All landscape operations shall comply with 'Handling and Establishing Landscape Plants' published by the Horticultural Trades Association. All native species should be of local stock. Native trees and shrubs certified as British Native plant stock

#### **4.2 Soil**

Topsoil may be required for use in formal planting areas and for tree, shrub, hedgerow

and grass planting areas. All soil harvesting, handling and storage of existing soils (if any) should conform with Defra Publication 'Construction Code of Practice for the sustainable use of soils on construction sites' (2009).

4.2.1 Imported Topsoil (If applicable)

This shall comply with BS 3882 (2015): good quality medium to light loam, free of perennial weeds. Stone content 20% dry weight.

4.2.2 Spreading Imported Topsoil (If applicable)

To achieve a soil depth of at least 300 mm for shrub beds and 600 mm for tree planting areas. Remove existing topsoil if necessary - for instance due to poor structure or contamination. Break up the depth of the surface on which the topsoil is to be laid to 150 mm. Spread topsoil in layers of 150 mm in suitable weather conditions or ground conditions. All layers are to be levelled and lightly rolled to avoid slippage or localised collapse. Avoid compaction and destruction of tilth. All levels to marry in with existing levels.

4.3 Plants and Planting

The following specifications shall be used for trees, hedges, shrubs and herbaceous areas.

4.3.1 Plant Specification and Plant Bed Preparation

All plant material shall be as specified in the plant schedule. Plants to be well formed and healthy with a vigorous rooting system and true to size and type. All plant material shall be free from pests and disease and should be materially undamaged when planted. Plants shall be located as shown on Landscape Plan.

4.3.2 The developer will reject any plants which do not comply with the specification. No substitutes may be made without their written authority or agreement.

4.3.3 Planting bed(s) shall be cultivated to a depth of 150 mm, cleared free of weeds and other rubbish, and stone picked to remove stones over 25mm in diameter. Consolidate and rake to a fine tilth. It may be necessary to carry out several cultivations in some areas to achieve the required standard of tilth. Place species as shown. The use of rotovators will not take place adjacent to established trees.

4.3.4 The time between lifting of plant stock at the nursery and planting shall be kept to a minimum and plant material shall be transported in a covered vehicle with adequate protection. Plant roots shall be kept covered throughout, and shall not be allowed to dry out. If this happens and their health is affected, they shall be replaced at the Landscape Contractor's expense.

4.3.5 Attention must be paid to watering (if required), particularly to containerised plant material before, during and after planting to ensure successful establishment.

4.3.6 The Landscape Contractor must ensure that the work and its quality is not compromised by the weather and should use his discretion to cease work during inclement or severe weather. Planting should not be carried out in frozen or water-logged soil.



#### 4.4 Planted Areas - Trees, Shrubs and Hedges

The Contractor shall excavate planting holes wider than the root spread or root ball to avoid any cramping or restriction. This will be approximately 150 mm for shrub and hedging material and 450 mm for trees. The edge and base of the pit shall be cultivated and broken up prior to placing the plant. Where required compost shall be dug into the base of the planting pit, incorporating general slow release fertiliser at a rate recommended by the manufacturers, so as not to come into direct contact with the roots. Where plants are located adjacent to existing trees then care will be taken to ensure that no significant roots are damage or removed which could lead to the failure of these trees. If this is not possible then other options will be considered or the redesign of these areas will be made.

4.4.1 Containers (or other wrapping around roots) shall be removed and the plant placed centrally in the planting pit. The roots will be allowed to spread out without disturbance, naturally and with no cutting or cramping and will be well supported beneath. Care shall be taken not to break up the root-ball, and where plants have become pot-bound, the roots on the outside of the ball shall be gently eased out of the pot.

4.4.2 Any badly damaged roots shall be carefully pruned. Topsoil shall be backfilled, firming down, until the root system is fully surrounded covered and firmly held, to the nursery level on the stem.

##### 4.4.3 Completion

On completion of the planting operation all planted areas and trees shall be mulched to 75 mm finished depth. The mulch used is to be 20 mm to 45 mm particle size Bark Mulch, containing a minimum of white wood and less than 5% fines. Mulch shall be kept off adjoining areas and shall not be piled up against tree stems.

#### 4.5 Establishment and Maintenance

##### 4.5.1 Watering

Allow for watering immediately after planting. Until establishment after a period of 7 continual days when there has been less than 20 mm of rainfall the areas shall be carefully watered to avoid scorching of plants, surface capping and run-off until the soil is moist to a depth of 300 mm.

##### 4.5.2 Weed Control

Undertake weed control to ensure good growth and survival of plants. The necessity for weeding should reduce as plants become established. Weed control will incorporate a mixture of:

- wood chip mulch to 75 mm consolidated depth. Mulch would be laid at the time of planting. Mulch will be medium textured decorative grade natural pine bark. The mulch will be topped up to 75 mm depth (if required) on an annual basis in the spring or autumn.
- chemical means. A contact herbicide such as Glyphosate will only be used for persistent or excessive weed growth. Spraying to be undertaken with care so as not to damage plants. Spraying will take place in still weather to avoid spray drift.

#### 4.5.3 Litter

Remove all litter, extraneous matter, dog faeces and leaves from shrub and herbaceous beds and base of hedges on a regular basis. Inspections to be undertaken 12 x per year and include 100% of areas.

#### 4.5.4 Specific Tree Maintenance

Monitor and adjust stakes and ties regularly - at least twice a year. Remove stakes and ties when trees are established (3-5 years).

Pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased or damaged branches. This work will conform to BS 3998 'Tree Works - Recommendations'. Do not prune during late winter/early spring sap flow period.

Trees – will be checked annually and after bad weather - such as storm events - to check for any pruning requirements.

#### 4.5.5 Specific Shrub and Herbaceous Maintenance

Prune each species only to maintain shape and vigour and to avoid conflict with residents or vehicles. Where practical remove damaged stems as they develop. Prune to maintain a natural shape. Remove all arisings.

Shrub and herbaceous areas will be inspected annually. Losses will be replaced if required to fill gaps in the canopy.

Dead head herbaceous species at the end of the flowering species unless to be retained as an attractive feature or for use by overwintering insects.

#### 4.5.6 Rabbit control

Rabbits tend to be inquisitive feeders and are often attracted to new plantings, so some protective netting is advisable until the plants are established. To avoid accidentally trapping or injuring animals, always ensure that netting is kept taut, and check regularly for rips.

Where feasible, rabbit-proof fencing can be installed around the garden to exclude rabbits. Individual woody plants may be fitted with tree guards or spirals (biodegradable tree spirals made from potato starch are available).

#### 4.5.7 Squirrels control

It is not possible to stop squirrels from entering a garden and it is usually necessary to accept and tolerate their presence. Netting can give protection to fruits and shrubs when squirrels are showing interest in them. Wire netting is best used for permanent structures such as fruit cages, as squirrels can quite easily bite through plastic. Netting can be placed over areas where bulbs and corms have been planted, to deter squirrels from digging them up. Alternatively, groups of bulbs can be placed inside a planting basket designed for aquatic plants and the top covered with chicken wire. This can be sunk into the ground at the correct depth for the bulbs. Bulbs in Pots are plastic, metal, ceramic (incl. terracotta) or biodegradable containers with drainage holes in their base. Bulbs in pots can be protected with wire netting. Usually once bulbs have started growing, they become less attractive to squirrels and the barriers can be removed. To avoid accidentally trapping or injuring birds or other animals, please always ensure that netting is kept taut, and check regularly for holes.

#### 4.5.8 Fox control

- In many cases foxes go unnoticed or are welcome wildlife in gardens and they cause no damage
- In some gardens foxes trample plants, eat ripening fruits, dig holes or leave droppings and food debris
- A fox may dig up new plants, especially where bonemeal, dried blood or chicken pellet manure has been used. Foxes smell these materials and dig down searching for food
- Foxes also sometimes chew through plastic hosepipes and polythene tunnels
- Foxes largely need to be tolerated in gardens and can be considered part of the biodiversity gardens support

- It can be impossible to keep foxes out of gardens. Standard netting or fencing is unlikely to provide an effective barrier, as foxes are able to scramble over or dig underneath
- In the absence of effective means of excluding urban foxes, it is a matter of tolerating their presence and dealing with any issues they cause. This may mean changes to the types of plant grown, with plants that can survive or avoid trampling
- Holes dug by foxes should be filled in promptly before they deepen, otherwise a den may be established
- There are a wide range of animal repellent substances available for garden use. Proprietary repellent substances used against cats and wild animals need frequent applications to maintain their effect and, in some cases, appear to be ignored.
- Scaring devices that emit ultra-sonic sound may be effective in the short term but foxes may become accustomed to the sound and lose their fear

#### 4.6 Hard Standing Areas

Inspect hard standing areas on a monthly basis to check for trip hazards, potholes and deformity of the surface, health hazards and visibility lines. Items to be corrected or repaired as required.

##### 4.6.1 Litter

Sweep hard and bonded surfaces to keep free of litter, leaves and other debris. To be undertaken on a monthly basis. Use of leaf blowers is permitted.

##### 4.6.2 Weed Growth

Remove weed growth by hand or using mechanical means such as brushes or machinery. Inspection of these areas to be undertaken monthly during the growing season.

##### 4.6.3 Remove mud, silt and debris from surface gutters and channels in hard surfaces as required to keep these free flowing and operational.

### 5.0 Landscape Operations Review

- 5.1 Once annually in September, the residents in consultation with any specialist consultants required, may assess and review the landscape operations. This shall include the condition of the plants. Any measures to ensure the continued health and vitality of these elements and their wildlife benefits will be considered and implemented as required. This may include changes to the management of these elements and replacement of dead or dying plant material where required.
- 5.2 Furthermore, this review shall address issues of general horticultural husbandry such as the removal of stakes and ties from trees and any repairs to hard standing areas.