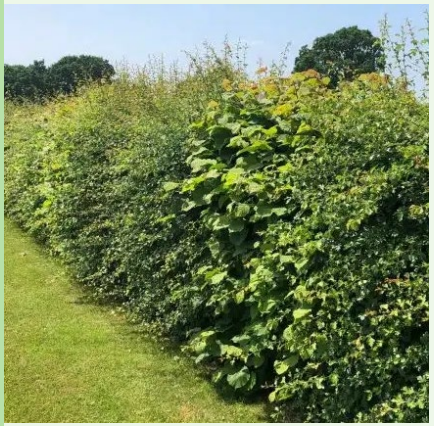




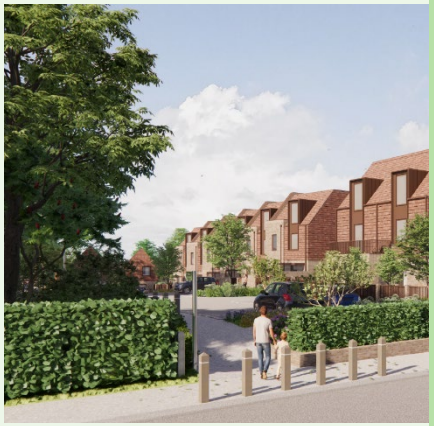

LANDSCAPE ARCHITECTURE
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LANDSCAPE AND HABITAT MANAGEMENT PLAN

HAYDON DRIVE
PINNER

October 2025

Site: Haydon Drive, Pinner, London
Ref:25177
Date: 08 -10-2025
Version: V2

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Landscape Institute Registered Practice

Report Record	
Project number:	25177
Project name:	Haydon Drive, Pinner
Client:	Hunters

Review Record	
Prepared by:	Heather Sparkes
Checked by:	Ben Davies
Signed:	
Date:	07-10-2025

Issue Record

Revision	Date of issue	Prepared by	Checked by:
V1	07-10-25	HS	BD
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CONTENTS PAGE

1 INTRODUCTION

1.1 Appointment

1.1.1 MHP Design Ltd, Chartered Landscape Architects, were instructed by Hunters to prepare a Landscape and Habitat Management Plan (LHMP) for the landscape proposals associated with a new affordable housing scheme at Haydon Drive, Pinner. The landscape proposals include tree planting, native hedge planting, amenity grass, wildflower meadow and green roofs. Hard landscape features include a play area, surfaced paths, fencing and gates.

1.1.2 This document explains the landscape management approach for the soft and hard landscape areas associated with the proposed development as shown on the landscape general arrangement plan 25177.101, hard landscape plan 25177.102 and the detailed soft landscape plans, drawing numbers 25177.104 - 105.

1.1.3 The plan incorporates management and maintenance operations for the creation of habitats on site to achieve a 10.35% biodiversity net gain. Recommendations for habitat management are provided by the biodiversity consultant, Joe's Blooms. For further details on the net gain for biodiversity please refer to the Statutory Biodiversity Metric for the site.

1.2 Planning context

1.2.1 The scheme (ref: 17979/APP/2025/1314) has received approval, this Plan is submitted pursuant to Conditions 8 and 18. Relevant extracts of these conditions are included below:

8) Notwithstanding the approved plans, no development (excluding demolition and works below slab level) shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
3. Details of landscape maintenance
3.a Landscape Maintenance Schedule for a minimum period of 5 years
3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

18) No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:
i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's predevelopment biodiversity value; and

ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:

a) Description and evaluation of the features to be managed.

b) Aims, objectives and targets for management.

c) Description of the management operations necessary to achieving aims and objectives.

d) Prescriptions for management actions.

e) Preparation of a works schedule, including an annual works schedule.

f) Details of the monitoring needed to measure the effectiveness of management.

g) Details of the timetable for each element of the monitoring programme.

h) Details of the persons responsible for the implementation and monitoring.

i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage; or

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

1.3 Relevant Documentation

1.3.1 The Plan is to be read in conjunction with the following documents:

Document and reference:	Prepared by:
Landscape General Arrangement 25177.101	MHP Design (Sept 2025)
Hard Landscape Plan 25177.102	MHP Design (Sept 2025)
Detailed Soft Landscape Proposals 1 of 2 25177.104	MHP Design (Sept 2025)
Detailed Soft Landscape Proposals 2 of 2 25177.105	MHP Design (Sept 2025)
Arboricultural Impact Assessment TH4045B	Trevor Heaps Arboricultural Consultancy (Feb 2025)
Statutory Biodiversity Metric RT-MME-162897-02	Middlemarch and Joe's Blooms (October 2025)
Preliminary Ecological Appraisal RT-MME-162897-01	Middlemarch March (2025)

2 SITE DESCRIPTION

2.1 Location

2.1.1 The site measures approximately 0.58 hectares and is located off Haydon Drive in Pinner in the London Borough of Hillingdon. The site is situated between Joel Street to the west and Chamberlain Lane to the north, residential properties to Haydon Drive are on the east and south.

2.1.2 The site is currently occupied by 16no. bungalows. Existing, established trees and shrubs are located in areas of green open space within the site. A low ornamental hedge runs along the boundary with Joel Street.

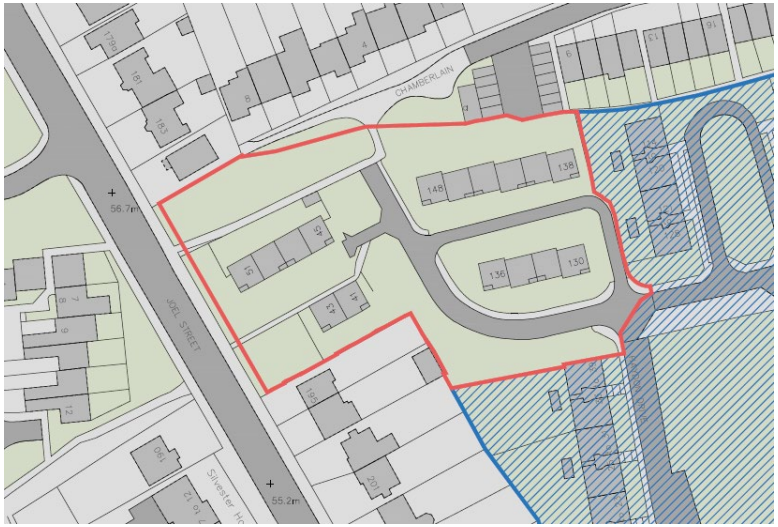

FIG 1: Location Plan (Hunters 2025)

2.2 Access

2.2.1 The access to the site for maintenance purposes is via Haydon Drive. There are three additional pedestrian links, two from Joel Street and one from Chamberlain Lane.

2.3 Designations

2.3.1 The site is not within any statutory or non-statutory designations of nature conservation or conservation value.

2.3.2 There are no trees covered by Tree Preservation Orders on or adjoining the site.

2.4 Proposed Development

2.4.1 The proposed residential development is for 21no. affordable family homes and gardens with parking, a new play area and associated infrastructure. The landscape proposals for the development site comprise, tree planting, hedgerow planting, shrub planting, amenity grass, green roofs and creation of areas of wildflower meadow.

3 EXISTING LANDSCAPE FEATURES

3.1 Tree and hedge survey

3.1.1 The following table includes an extract of relevant information from the arboricultural survey undertaken by Trevor Heaps Arboricultural Consultancy (Feb2025):

Existing Vegetation	Categories and works required	Notes
Individual Trees	31no individual trees were identified. Trees species included horse chestnut, cherry, apple, hornbeam with some yew, corkscrew willow, oak and Lawson cypress. The majority of trees have Category B status, with 8no. trees having Category A status and 7no. Category C. No Category U trees were identified. 4no. trees, one small horse chestnut and three crab apples, are being removed to facilitate the development. The large oak tree (Cat A, T24) located next to the new play area requires crown lifting to 4m on the southern side of the tree. There will be an incursion of the root protection area by the new road construction which requires extra care during excavations. The report states as long as the tree and RPA are correctly protected during construction there are no adverse effects anticipated.	See tree report for full details. Tree protection measures for construction are identified on the Tree protection Plan.
Tree Groups / Hedges	4no. tree groups were identified of mixed broadleaves which were predominantly oak and ash. 3no. were Category B and 1no. was Category C. All tree groups are to be retained with clearance of introduced shrubbery under the canopies of G29.	See tree report for full details.

4 MANAGEMENT OBJECTIVES

4.1 Aims of the Management Plan

4.1.1 The aim of this management plan is to achieve the successful establishment and initial development of proposed soft landscape elements within the site for habitat and amenity value. In addition, the management plan seeks to maintain existing established vegetation in a good and safe condition to maximise wildlife value and longevity.

4.1.2 The plan covers the landscape proposals for the site as shown on the MHP strategy plan 25177.101, hard landscape as shown on 25177.102 and the detailed soft landscape plans, drawing numbers 25177.104 - 105.

4.1.3 The overriding landscape management objective is to ensure that a thriving and diverse landscape is achieved in line with the design and ecological aims. The aim is to establish and maintain the created habitats, so they deliver their target conditions and continue to contribute to site character and Biodiversity Net Gain over the 30-year term.

4.1.4 The following are key landscape management objectives:

Landscape Generally

- To achieve 100% successful establishment of all new planting
- Provide a landscape structure appropriate to the wider character area within which the site is located
- To conserve existing trees and hedges in good condition and maximise the longevity for amenity and conservation value
- Maintain a safe and accessible landscape

Habitat Areas

- Establish new species-rich grassland meadow
- Establish new native hedgerow and trees for shelter, foraging and connectivity
- Provide green roofs to bin stores, bike stores and dwellings
- Retain existing trees and supplement with additional species with flowers and fruits

5 RESPONSIBILTIES, MONITORING AND REVIEW

5.1 Management Responsibilities

5.1.1 Responsibility for initial establishment of planting will remain with Hillingdon Council's appointed soft landscape contractor up to the point where the landscape scheme has reached completion. This will include a defects liability period following implementation of the new planting. The responsibility for planting establishment will remain with the soft landscape contractor as follows: 2 years for tree planting, 1 year for hedges and shrubs, up to the first cut for grass areas.

5.1.2 At the end of the defect periods, the responsibility for ongoing landscape maintenance, including maintenance of the play area, will be legally passed to the Housing team at Hillingdon Council. Tenants will be expected to maintain the lawns in their gardens although overall responsibility for the rear gardens, including for any remedial work remains with the Housing team.

5.1.3 The Housing Team manager at Hillingdon Council shall be responsible for ensuring that site maintenance and management operations, as detailed in this management plan and schedule, are undertaken at the specified time. They shall be responsible for ensuring that all landscape operatives are provided with full specification details, plans and work schedules. This includes ensuring operatives are fully aware of adhering to appropriate timings as outlined in Section 6. On completion of any work forming part of this management plan the Green Spaces Manager shall ensure that all works undertaken are compliant with this specification.

5.2 Landscape Monitoring and Review

5.2.1 In order to make any necessary adjustments and to monitor standards, it is expected that the maintenance work will initially be reviewed by the Housing Team manager (with reference to this document) on an annual basis. A major assessment will be carried out after 3 and 5 years. Following this, maintenance will be reviewed every at 10, 20 and 30 years.

5.2.2 Maintenance reviews may be required more frequently to respond to natural or man-made changes in the environment e.g tree disease and allow for adaptations to meet the changing needs of site users and any changes within habitats or ecology on site. Any remedial measures required to achieve the aims set out in this LHMP within the first ten years, will be sent to the planning department for information. Specific habitat monitoring requirements are detailed in Section 5.4.

5.2.3 Sightings of any protected species will be shared with the London Wildlife Trust and the Environment department at Hillingdon Council as appropriate.

5.3 Adaptive Management – Site-wide

5.3.1 Over the 30-year LHMP the habitats will be managed using an adaptive approach: set clear objectives, implement works, monitor condition, and adjust methods if results fall short. Routine reviews will accompany the monitoring years (Y1, 3, 5, 10, 20, 30). Any material change from the approved approach will be documented and, where necessary, agreed with the Council. Monitoring will use UKHab/Natural England condition definitions, fixed-point photos and simple checklists. All areas will be kept free of Schedule 9 invasive species; any occurrence is to be removed promptly.

5.4 Habitat Monitoring Methods

5.4.1 The following methods shall be used to monitor the effectiveness of habitat management:

5.4.2 **Fixed-point photos:** Set 6–10 fixed locations (map + marker). Photograph **twice yearly** (late spring and late summer) and at each formal reporting year (Y1, 3, 5, 10, 20, 30).

5.4.3 **Habitat checklists:** One A4 tick-sheet per habitat capturing: % live cover/survival, species-richness proxy (e.g., spp./m^2 for neutral grassland), thatch depth, weed/invasive presence, bare ground %, drainage status (incl. roof outlets), sward height pattern, scrub/ bracken % and encroachment distance, tree stake/tie/mulch condition and crown vitality.

5.4.4 Trigger metrics (examples):

- Neutral grassland: >8 spp./m^2 and ≥30% forbs by Y3; ryegrass and white clover <30%; thatch <30 mm.
- Green roof: live cover ≥80% (Y1) / ≥90% (Y2+); no standing water >24 h; 0 woody ingress; bare patches >0.25 m^2 repaired.
- Trees: survival ≥90% Y1/≥95% stocked Y2; stakes removed Y2/3; crown dieback <10%
- Scrub/hedge: native cover ≥80–90% as specified; encroachment ≤0.5m beyond line; invasives 0.

5.4.5 **Invasives audit**: Site-wide visual check each monitoring round; any Schedule 9 species recorded and scheduled for removal.

5.4.6 **Records**: Date-stamped photos, completed checklists, brief narrative on actions taken and any adaptive changes. Store digitally and keep for 30 years.

Outcomes

5.4.7 A habitat is "on track" when monitoring shows compliance with the targets in listed above and there are no red-flag triggers. If off-track, apply remedial actions from the list below or as outline in Section 7 and record them.

5.4.8 Trigger-led remedials (apply at any time)

- Cover/establishment shortfall: Overseed/plug-plant; increase watering/mulch; adjust cut-and-collect frequency.
- Tree vitality issues (>30% dieback/instability): Replace next dormant season; review staking, watering, pit conditions.
- Weeds/invasives exceed thresholds: Immediate targeted control; increase hand-rogueing frequency; record actions.
- Drainage blockage (roof or ground): Clear within 48 h; re-check after first rainfall event.
- Trampling/damage: Introduce light fencing/desire-line paths/signage; repair and re-seed.

5.5 Habitat Monitoring Programme (Timetable)

Routine (every year):

5.5.1 May (late spring): Fixed-point photos + checklists for all habitats; early-season audit of weeds/invasives; tree stake/tie check; green-roof outlet check.

5.5.2 August (late summer): Fixed-point photos + checklists after peak growth / after hay cut; confirm thatch depths; confirm green-roof live cover; set remedial list for autumn/winter.

Formal reporting years: Y1 (post-completion), Y3, Y5, Y10, Y20, Y30.

5.5.3 Submit a short report to the Council within 8 weeks of the late-summer round containing: site plan with photo points; spring & summer photos; checklist summaries vs targets; any failures and remedial programme with dates; statement confirming habitat types/areas remain per approval (biodiversity reconciliation).

Event-based (as needed):

5.5.4 After extreme weather or damage: ad-hoc inspection within 10 working days (storm, drought, vandalism) with brief note and photos.

5.5.5 Trigger breaches (e.g., invasive presence, drainage blockage, tree instability): investigate and begin remedial actions within 4–8 weeks depending on risk (drainage within 48 h).

6 WILDLIFE PRECAUTIONS

6.1 Generally

6.1.1 The site manager will ensure that anyone (including sub-contractors) undertaking landscape maintenance operations, are made aware of the potential for the site to support protected species, where to expect them, their protected status and the procedure to follow in the unlikely event that protected, or priority species are discovered during maintenance work.

6.1.2 Where applicable, advice will be given through site inductions, toolbox talks or similar. The contact details for the project ecologist are Middlemarch and they can be contacted at hello@middlemarch.eco (01676 525880) where any site-specific advice is required. An outline for any restrictions, and practical limitations for carrying out the management regime is outlined in section 5.2 below.

6.2 Guidance table of restrictions for protected species

Species	Overview of protection	Effects on management
Bats	All sixteen British bat species and their resting places are fully protected through their inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure or resting place used for shelter or protection by a bat or disturb an animal while it is occupying a structure.	Review of potential bat roosts in existing trees will be included in the bi-annual tree surveys detailed in the management regime in section 6.
Nesting birds	All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.	Any management works affecting potential bird nesting habitat, (i.e. disturbing, damaging or preventing access to nesting sites) needs to be undertaken outside the bird nesting season, running from mid-February to mid-August, an inspection for nesting birds should be undertaken immediately prior to work commencing.
Hedgehogs	Hedgehogs are considered a species of principal importance under the Natural Environment and Rural Communities Act 2006, and they are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), which makes it illegal to kill or capture them.	Care must be taken when cutting scrub/shrub vegetation and hedgerows to avoid harm to hedgehogs which may be present. Do not disturb piles of leaves and logs during the hibernation period November to February.

7 LANDSCAPE FEATURES AND MANAGEMENT PRESCRIPTION

7.1 Planting programme

7.1.1 All planting and grassland creation shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner.

7.2 Replacement Planting

7.2.1 In accordance with the Local Planning Authority's requirements:

Any tree or shrub which dies, is removed or become seriously damaged or diseased within 5 years from planting, shall be replaced in the next planting season with others of similar size and species.

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority.

7.3 The Works

7.3.1 Section 6 details the management prescriptions for the different landscape areas and features, both existing and proposed, the following landscape elements are detailed in the following section 7.4 to 7.12:

Landscape elements

- Existing vegetation
- Tree planting
- Native hedge planting
- Shrub planting
- Meadow grassland
- Amenity grass
- Green roofs
- Play area
- Hard landscape

7.4 Type 1: Existing vegetation		
Description	Management objective	Habitat objective
Established trees and tree groups/scrub are found primarily to the site boundaries with some trees scattered through the site. Trees comprises of established, mature trees and tree groups of a variety of native and non-native species including 8no. Cat A trees. Further information in tree survey data by Trever Heaps Arboricultural Consultancy Ltd.	Existing trees and tree groups will be protected and maintained, to ensure continued growth and development to ensure longevity and good condition for the benefit of biodiversity and visual amenity.	Retain existing trees for their habitat value. Tree references follow the Tree Data Schedule (Ref. TH 4042) and Tree Constraints Plan (Drg. TH/A3/4042/TPP) by Trevor Heaps Arboricultural Consultancy Ltd). Size classes are as per BS 5837:2012 conventions

Management operation	Notes
Arboricultural Survey	In spring/summer, every two years undertake an arboricultural inspection of all trees within site boundary to identify necessary works to maintain a safe environment and maintain healthy trees. Inspection to be undertaken by a suitably qualified arboriculturist. Inspection report to identify period of time in which any recommended works are to be carried out.
Checking for obstruction	During April and October check adequate clearance of circulation routes and/or vehicles manoeuvring areas to prevent obstruction to vehicles and/or pedestrians. Advise of any recommended actions.
Litter	Collect accumulated litter in areas of existing vegetation during April and again in September. All collected debris to be removed from site.
Notes on wildlife precautions	Any required tree works are to take place outside the bird nesting season which is mid-February to mid-August. Where tree works or removals are identified, trees shall be assessed as suitable bat roosts and advice taken from a suitably qualified ecologist prior to the work being carried out.

7.5 Type 2: Tree planting		
Description	Management objective	Habitat objective
65no. trees are proposed around the site as individual specimens and groups within shrub areas, all will be staked while establishing. Trees provide shelter, foraging and nesting potential for a wide range of species. Tree canopies will develop to strengthen the connection of habitats.	Newly planted trees will be maintained to ensure continued growth and development to ensure longevity and good condition for the benefit of biodiversity and visual amenity. No new tree planting will be pruned within the first 18 months of planting.	Achieve 'poor' condition for urban trees as set by Natural England to ensure a precautionary approach is adopted. Basic monitoring will record survival; canopy development and any remedial actions are needed to maintain moderate condition. Some trees are expected to achieve moderate condition subject to proportionate aftercare to maintain tree health. The canopy layer will be allowed to become continuous, with any canopy gaps kept to <10% of the group area once established. Trees will be allowed to reach at least 75% of their expected canopy area for their age, height and species; pruning will be limited to formative/safety works rather than regular reduction. Basic monitoring will record survival, canopy development and any remedial actions needed to maintain moderate condition.

Management operation	Notes
Monitoring	Check newly planted trees and their stakes and fixings for firmness and possible damage at quarterly intervals during the year. Replace or re-fix damaged stakes and crossbars immediately when identified. Check for leaning of trees at the same time and straighten/readjust the anchor system if necessary. Check and adjust each tree tie at each visit along with each strim guard and/or spiral guard ensuring that it remains correctly in place. Where damaged - replace guard immediately. Check newly planted trees annually for damaged, dead or diseased limbs and remove where necessary. After 15 years newly planted trees to be incorporated into the arboricultural survey undertaken every two years as per section 6.4.

Watering	Year 1: During first growing season adequately water newly planted trees fortnightly during dry conditions between May and August. Years 2 -5: Check newly planted trees for signs of drought conditions and report findings to managing agent for further actions. Watering to be carried out on monthly basis (May to August) during prolonged drought or if signs of stress are showing.
Feeding	Annually for the first two years after planting, during April, apply a topdressing of general-purpose slow-release shrub and tree spring fertiliser to all trees at manufacturers recommended rate.
Removal of stakes	Where monitoring identifies trees that are sufficiently established and sound, or where damage from stakes and ties has been identified due to volume of tree growth, the tree stake and any crossbar shall be removed. Stakes shall be cut off at ground level leaving the below ground stake section to decay naturally. Where stakes have become loose and can easily be removed in their entirety then the stake shall be lifted, and the resulting void infilled with topsoil. No stakes shall be removed until at least 5 years after planting.
Pruning and shaping	From 18 months after planting until year 5, a programme of formative cutting/pruning will accord with good practice and be undertaken - where necessary - to promote healthy vigorous growth. Any formative pruning shall be in accordance with BS:3998. After year 5 pruning to be undertaken where appropriate e.g. removal of basal growth, epicormic stem growth, crossing branches. All tree pruning works must avoid bird nesting season.
Mulch	All mulched areas (1m diameter to all trees) shall be topped up to provide 50mm of cover and maintained to that level.
Replacement of failed planting	For the first five years, during September each year undertake inspection of all trees planted as part of the development to identify losses. Where losses are identified arrange for replacement planting to original specification to be undertaken during November.
Habitat targets	Establishment to BS 8545 principles and long-term development so that by Year 30 two-thirds (or more) of crowns will be free-growing with good vitality, contributing positively to the streetscape/open space and with no invasive species present. Success will be measured at trigger years (Years 3, 5, 10, 20 and 30) against clear criteria: survival ≥85% at Year 2 and ≥90% at Year 5 after any restocking, with thereafter annual losses <5% and like-for-like replacements in the next dormant season. There will be ongoing assessments to ensure the absence of major pests/disease, no significant stem/bark damage, and appropriate highway/footway clearances. Soil/rooting shall be kept free from persistent waterlogging/compaction with a 1 m mulch ring at ~75 mm depth intact. Weed control will be maintained to the pit edge (no blanket herbicide, only spot treatments by certificated operatives with COSHH records).
Notes on wildlife precautions	Any pruning or other required tree works are to take place outside the bird nesting season which is mid-February to mid-August.

7.6 Type 3: Native hedge planting		
Description	Management objective	Habitat objective
Mixed native hedgerow planting is proposed along fence lines and to reinforce and restore existing hedges to site boundaries. The hedgerow will create robust boundaries to the site and enhanced green corridors providing connectivity of habitats for wildlife, including opportunities for nesting and foraging for birds and foraging for bats.	Proposed hedge planting will be maintained to achieve a dense green boundary and improve the species diversity and visual amenity on the site.	Species-rich native hedgerow (base width <5 m) with canopy ≥80% UK native/archaeophyte species. Each representative 30 m section will contain ≥5 native woody species. Established as a mixed shrub line c. 1.5–2.5 m high with occasional standard trees, gaps <1 m closed by infill whips in the first dormant season, and a managed ≥1 m undisturbed herb margin. Targets: native woody proportion ≥90%, canopy gaps <10% of length, 0 Schedule 9 invasives, nutrient-loving indicators in the margin <20% cover. This design meets HM Government/UKHab definitions for a native, species-rich hedgerow and is proportionate to the site. Structural diversity (mixed shrubs plus occasional standards), flowering/berrying retained through rotational trimming, and a low-nutrient verge managed by cut-and-collect will support nesting/foraging, movement corridors and seasonal resources. With the specified infill planting, trimming cycle and invasive-free target, the hedgerow is expected to achieve and maintain Moderate condition over the plan period, with realistic potential to move towards Good as canopy continuity and verge quality improve.

Management operation	Notes
Monitoring	During September each year, undertake a visual inspection of the hedge planting to identify and replace plants that have failed. Plant replacement hedge whips during November using replacement stock of identical size and specification.

Watering	Year 1: May to August water fortnightly during dry conditions. Years 2 -5: Check newly planted hedges for signs of drought conditions and report findings to managing agent for further actions. Watering to be carried out on monthly basis (May to August) during prolonged drought or if signs of stress are showing.
Weed control	Control emerging weed growth by spot treatment with glyphosate herbicide during May, July and September if required during the first year. In subsequent years (2-5) spot treat weed growth during May and again in September.
Feeding	Annually for the first two years after planting, during April, apply a topdressing of general-purpose slow-release shrub and tree spring fertiliser to all hedges at manufacturers recommended rate.
Pruning trimming and shaping	Years 1 – 3: Carry out light pruning of transplants to encourage bushy growth. Years 4 – 10: Trim on a rotational basis, every two to three years -outside the bird nesting season - with alternate sides cut each year. Do not cut the entire hedge every year. Cutting shall promote thickness and support wildlife and encourage flowers and berries.
Mulch	All mulched areas shall be topped up to provide 50mm of cover and maintained to that level. Surfaces should be tidied and material that has spread to adjoining surfaces removed during visits.
Replacement of failed planting	For the first five years, during September each year undertake inspection of all hedges planted as part of the development to identify losses. Where losses are identified arrange for replacement planting to original specification to be undertaken during November.
Habitat targets	Ensure that the hedgerow will be at least 80% native woody species; is at least 1.5m wide by 1.5m tall wherever possible and, if width and height options are restricted due to the hedgerow's location, there will be undisturbed ground along the hedgerow's length on one or both sides to allow grasses and wildflowers to grow. The strip will be at least 1 metre in width (measured from the edge of the hedgerow growth, not the middle). Steps will also be taken to prevent damage being caused by human activities, such as inappropriate management or vandalism. If more than 10% of the hedgerow shows damage, there will be steps put in place to stop the damage from continuing and to undertake additional planting to replace any damaged hedgerow plants. There shall be a continuous, dense natural boundary feature with no gaps in the canopy or lower parts of the hedgerow. Finally, there will be no invasive non-native species (INNS) listed on Schedule 9 of the Wildlife and Countryside Act (as amended).
Notes on wildlife precautions	Any hedge cutting is to take place outside the bird nesting season which is mid-February to mid-August.

7.7 Type 4: Shrub planting

Description	Management objective	Habitat objective
Mixed shrub beds with a combination of evergreen and deciduous species provide attractive seasonal variety in the landscape and a range of flowers and fruits with screening value. Shrubbery provides connectivity of habitats for wildlife, including opportunities for nesting and foraging.	Shrub beds to be maintained to achieve an attractive green boundary and improve the species diversity and visual amenity on the site.	Created as structural edge/screening habitat and for small-site mosaic value. Managed to maintain a varied age structure, with occasional thinning and gap creation to prevent single-species dominance and to keep overall condition at "Poor" as specified for the metric outcome.

Management operation	Notes
Monitoring	During September each year, undertake a visual inspection of shrub planting to identify and replace plants that have failed. Plant replacement stock of identical size and specification.
Watering	Year 1: May to August water fortnightly during dry conditions. Years 2 -5: Check newly planted shrubs for signs of drought conditions and report findings to managing agent for further actions. Watering to be carried out on monthly basis (May to August) during prolonged drought or if signs of stress are showing.
Weed control	Beds to be kept weed free and any pernicious weeds such as dock and thistle to be removed immediately by hand weeding or spot treating with glyphosate.
Feeding	Annually for the first two years after planting, during April, apply a topdressing of general-purpose slow-release fertiliser to shrubs at manufacturers recommended rate.
Pruning and shaping	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species. Prune dead, dying or diseased wood from shrubs.

	Carry out general tidying and deadheading in accordance with good horticultural practice to create an attractive planting bed with plants allowed to grow to their natural shape. Depending on the species, flower heads may be removed after flowering or retained into the winter.
Mulch	All mulched areas shall be topped up to provide 50mm of cover and maintained to that level. Surfaces should be tidied and material that has spread to adjoining surfaces removed during visits.
Replacement of failed planting	For the first five years, during September each year undertake inspection of all hedges planted as part of the development to identify losses. Where losses are identified arrange for replacement planting to original specification to be undertaken during November.
Habitat targets	For mixed scrub, the aim is to establish a stable, mixed-structure block that provides cover/forage while staying within defined boundaries and not overwhelming adjacent paths/planting. Specific objectives include: (i) achieving a healthy mosaic of shrubs with a herb layer in the Moderate parcel and a simpler structure in the Poor parcel; (ii) preventing the spread beyond the agreed line and keep bracken/suckering species under control; and (iii) keeping the habitat free of Schedule 9 invasive plants. Targets (quantified & time-bound): Establishment survival: ≥90% live shrubs at end of Y1; ≥95% stocked after Y2 remedials Boundary control: Encroachment beyond the mapped line ≤0.5 m; cut back to line each winter if exceeded. Invasives: 0 presence of Schedule 9 species; any occurrence removed within 8 weeks of detection. Litter/woody debris: Retain light litter for fauna but keep paths and tree pits clear year-round.
Notes on wildlife precautions	Any pruning is to take place outside the bird nesting season which is mid-February to mid-August.

7.8 Type 5: Wildflower grassland

Description	Management objective	Habitat objective
Areas of species rich meadow grass will be established across the site in area of incidental green space and in grass verges. This will comprise a shade tolerant general native meadow mixture of grasses (80%) and wildflowers (20%) which have been selected to create a diverse sward. The new longer meadow grassland areas will provide habitat for a wide range of species. New meadows will be established using wildflower turf to provide immediate vegetation cover with flowering in the first growing season. Edges of meadow areas will have a 600mm wide strip of close-mown amenity grass to keep path and road edges tidy.	Proposed meadow grassland will create a species rich sward with >20% cover of wildflowers within a standard 2m x 2m quadrat, which will provide a habitat resource for a range of birds, bats, invertebrates, reptiles, amphibians and small mammals. Exclude invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act 1981.	Management is designed to achieve and maintain the 'Moderate' condition threshold as follows: - Floristics: Maintain ≥9 native species per m^2 on average (grasses, sedges, wildflowers). - Prior to sowing, undertake basic soil testing to confirm neutral/low fertility. - Sow a native, species-rich grassland mix with wildflowers such that wildflowers comprise ≥20% of the sward by area once established. - Sward composition: Keep Perennial rye-grass + White clover <30% combined cover across the parcel. - Wear and tear: Keep bare ground and physical damage <5% of area through light-touch protection and footfall management (e.g. desire-line mowing, low-key signage) where necessary.

Management operation	Notes
Establishment	During first season after sowing control first flush annual weed growth by topping or high mowing during May, June and July (when crop exceeds 15cm). Remove all arisings to prevent suppression of the establishing sward or increasing the fertility of the soil. Where sward development is slower, target localised annual weed growth by undertaking selective strimming. Ensure all arisings are raked up and removed from any strimmed areas.
Monitoring	During September and February each year undertake visual inspection of the wildflower grass areas to identify areas of grass mixtures which are in decline, not well established and/or where dominant grasses and weeds (e.g. thistles, docks, nettles, common chickweed etc.) exist.

	Where pockets of invasive weeds have taken dominance, remove by hand/strimming. Remove any new self-seeded sapling growths as appropriate. Areas identified during the inspection that are in decline are to be overseeded at a rate of 15g/m2 with a wildflora seed mix of local provenance or similar. Overseeding is to take place after twice yearly mowing operations. Problem species control: Proactively avoid or promptly control the following where they threaten condition: Perennial rye-grass (*Lolium perenne*), Creeping thistle (*Cirsium arvense*), Spear thistle (*C. vulgare*), Curled dock (*Rumex crispus*), Broad-leaved dock (*R. obtusifolius*), Common nettle (*Urtica dioica*), Creeping buttercup (*Ranunculus repens*), Greater plantain (*Plantago major*), Cow parsley (*Anthriscus sylvestris*).
Mowing meadow	Cut twice yearly in late July and again in mid- October. Prior to commencing seasonal mowing operations ensure that grasses / flowers have gone to seed to enable self-seeding of the turf for following year. Set the blades to a height of 50mm. Leave arisings to dry and set seed. After 7 days remove arisings from site.
Path edges	In wildflower grass areas 1m wide margins along edges of hard paved areas are to be maintained as regularly cut amenity grass, see section 7.9.
Habitat targets	By the end of year three, the neutral grassland should support more than eight plant species per square metre (including forbs, grasses, sedges and rushes) with forbs covering at least 30% of the sward by visual estimate. From year three onwards, keep the combined cover of ryegrass (Lolium spp.) and white clover below 30% at all monitoring points. From year two, manage on a two-cut regime each year (a summer hay cut in July–August and an autumn/winter tidy cut), removing arisings on both occasions. Overseed any bare patches larger than 0.25 m^2 in spring or early autumn, and carry out additional overseeding wherever forb cover drops below target. Keep pernicious weeds (docks, thistles, nettles) under 5% combined cover using hand-rogueing or targeted spot treatment only—no blanket applications. After the summer cut, maintain thatch at under 30 mm and do not apply routine fertiliser or top-dressings. The habitat must remain free of Schedule 9 invasive species; any occurrence is to be removed within eight weeks of detection.
Notes on wildlife precautions	Prior to mowing, walk through areas of long meadow grass to disturb any creatures and encourage them temporarily to move elsewhere. It is important not to flatten the grass at it makes it difficult to cut. Working slowly with machinery allows time for animals to escape.

7.9 Type 6: Amenity grass		
Description	Management objective	Habitat objective
Areas of longer, tussocky meadow grass will be established along hedge margins, at 1-3m wide. This will comprise a semi-shade tolerant native mixture of grasses (80%) and wildflowers (20%) which have been selected to create a diverse sward.	Hedgerow margins will create a species rich sward with >20% cover of wildflowers within a standard 2m x 2m quadrat. The hedge margins will provide shelter and foraging habitat for a wide range of species.	Parcel targeting 'poor' condition Managed as a simple amenity sward with limited floristic diversity and standard mowing, while controlling injurious weeds and preventing the spread of Schedule 9 invasive species. The condition is intentionally kept at "Poor" to match the approved metric scenario.

Management operation	Notes
Establishment	Water to achieve establishment and maintain healthy growth. Carry out first cut to 30mm when grass has established and sward has reached 75mm. Remove all arisings.
Monitoring	During September and February each year undertake visual inspection of the grass areas and to identify any damage or sparse or bare areas which may require overseeding.
Mowing	During the growing season carry out mowing at a frequency as necessary to keep grass sward to a maximum length of 75mm.
Habitat targets	Limit ryegrass/white clover dominance and reduce soil fertility over time. Keep pernicious weeds at manageable levels without blanket herbicide.
Notes on wildlife precautions	Consider a low intensity mowing regime to allow developing habitat. Working slowly with machinery allows time for animals to escape.

7.10 Type 7: Green roof		
Description	Management objective	Habitat objective
Green roofs are part of an extensive green roof system, lightweight growing substate is to be covered with pre-planted sedum blankets and a pre-planted wildflower blankets to provide high-level habitat on site.	Create species-rich green roofs with visual amenity. Grass and sedum flowers provide nectar and pollen for a wide range of invertebrates, birds and bat species.	For "other" green roof, the aim is to maintain a drought-tolerant, low-input extensive green roof with stable vegetative cover and clear drainage. Specific objectives include: - Secure rapid roof establishment and sustained vegetative cover - Keep all outlets, inspection zones and parapet margins free-draining. - Prevent colonisation by woody self-seeders and invasive species. Created as a supplementary support to BNG. The roof will not meet the more exacting standards of other green roofs as set out by UKHAB. Condition assessment not possible. Assessed as 'vegetated roof – other'; condition not scored in the statutory metric"

Management operation	Notes
Establishment	Water regularly throughout the first year to ensure successful establishment using the automated dripline system.
Monitoring	Twice a year (during September and May) check all green roof for any signs of failure. Where periods of drought occur dripline watering may be required. Where pockets of invasive weeds have taken dominance, remove by hand. Remove any new self-seeded saplings. Remove litter, rubbish and debris.

Patching	Where gaps appear in green roof it is possible to infill with a patch of the same pre-planted blanket to avoid weeds filling gaps. Use Bauder patch system or plug plants/seeding as appropriate and install in accordance with Bauder guidelines
Additional notes on habitat targets	Targets shall include maintaining the green roof so that vegetative cover reaches at least 80% by the end of the first full growing season and 90% by the end of year two. At each quarterly check, ensure all outlets, inspection chambers, and gravel margins are clear, with no standing water left for more than 24 hours after rain. Not allowing woody self-seeders (e.g. birch, buddleia) to establish; removing any seedlings during the quarterly inspections and restoring any bare patches larger than 0.25 m^2 within eight weeks during the growing season using plugs, mats or cuttings. Only applying a low-nitrogen, slow-release fertiliser once in spring if growth is poor, and keeping thatch below 20 mm after summer. The roof shall be kept free of Schedule 9 invasive species, with any occurrence to be removed within four weeks of detection.
Notes on wildlife precautions	Low intensity maintenance regime provides protection for developing habitat. Standard wildlife precautions apply.

7.11 Type 8: Play area		
Description	Management objective	Habitat objective
The play area comprises items of fixed play equipment and seating surrounded by playground fencing with self-closing gates. Rubber wetpour safety surface installed to the entire play area including the critical fall areas. Play area contains grass, trees and hedging which are covered in the previous sections.	Inspect regularly with repairs made promptly to ensure play facility remains open for use and meets required standard of EN1176 and is safe for use and fit for purpose. Maintain in clean and tidy condition with any repairs carried out in a timely manner.	None

Management operation	Notes
Maintenance and cleaning	Litter removal, debris management, surface checks for safety and integrity, checking and tightening equipment bolts, lubricating moving parts, repairing damage, and cleaning equipment and surfaces to maintain hygiene and prevent wear. Remove any litter or debris from the play area. Equipment cleaned with any graffiti removed. All regular maintenance of equipment and fencing/gates should be carried out in accordance with suppliers' guidelines
Inspections	Visual inspection each week to identify any new or emerging hazards and to check for any damage, loose components or graffiti. Monthly operational or 'hands on' check for wear and tear and to ensure equipment is in good working order and safe for use. Annual inspection to EN1176 carried out by an Independent Playground Inspector (RPII) with a report provided to Hillingdon Housing Team to confirm compliance and highlight any areas requiring attention. If any equipment is identified as unsafe it should be taken out of use until a suitable repair is carried out. The equipment supplier can be contacted for any advice regarding spare part or repairs.
Litter bins / dog bins	If bins are to be provided in or near the play area these shall be emptied in accordance with an agreed schedule.

7.12 Type 9: Hard landscape

Description	Management objective	Habitat objective
Hard surfacing to pathways includes hard binding gravel, block paving and resin bound gravel. Fencing and gates and street furniture and signage are located to public open space and tenant's gardens.	Maintain in clean and tidy condition with any repairs caried out in good time to prevent any health and safety issues arising. Ensure permeable paving is functioning correctly to meet SUDs requirement for the site.	None

Management operation	Notes
Maintenance and cleaning	Hard surfacing, fencing, gates and signage (and any litter bins that may be provided) are to be kept in good order, clean and tidy and fit for purpose. At each maintenance visit carry out sweeping and cleaning of surfaces including graffiti, remove litter and debris. Resin bound paving to be cleaned by sweeping away loose debris with a stiff-bristled broom. For light stains, a mild detergent and warm water can be used with a soft brush. For stubborn stains or built-up areas of dirt and debris, a jet washer on a moderate setting and fan jet can be used from a safe distance to prevent damage. Hard binding gravel to be repaired with infill materials if low spots occur. During September and February each year undertake a visual inspection of all hard landscape features, street furniture, gates and fencing and signage within site boundary to identify any necessary repair or cleaning works to maintain a safe environment. Inspection report to identify a period of time in which any recommended works are to be carried out.
Monitoring	Carry out a visual inspection at each maintenance visit to identify any new or emerging hazards and to check for any damage, loose components or graffiti. Report damage or hazards to Housing Team. Schedule cleaning of the permeable paving in accordance with manufacturers recommendations should be developed to ensure no blockages occur. For stubborn stains or moss, a targeted, low-pressure approach or specific cleaners are recommended. Avoid high-pressure washing or using materials like kiln-dried sand that can block the pavement's ability to drain

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APPENDICES

HAYDON DRIVE, PINNER

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Landscape Institute Registered Practice

APPENDIX A: WORK SCHEDULES FOR LANDSCAPE MANAGEMENT WORKS – HAYDON DRIVE, PINNER

Type	Landscape feature	Year from site practical completion From 10 years onwards, carry out management operations each year up to 30 years											Frequency	Season/period	Notes
1.	**Existing vegetation**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
1.1.	Inspection, every second year by qualified arboriculturist to assess trees & make tree work recommendations	✓		✓		✓		✓		✓		✓	Every second year	Spring/summer	Assessment to be made whilst trees are in leaf
1.2.	Checking for obstruction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Annually	April & October	
1.3.	Litter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	April and September	
2.	**Tree planting**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
2.1.	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Quarterly		
2.2.	Watering	✓	✓	✓	✓	✓							Fortnightly in Year 1	May-August	In drought periods, up to year 5
2.3.	Feeding	✓	✓										Annually	Spring	First 2 years only
2.4.	Removal of stakes					✓							At year 5	Autumn	
2.5.	Pruning and shaping			✓	✓	✓							From 18 months	November	First 5 years only
2.6.	Bark mulch	✓	✓	✓	✓	✓							Annually	September	First 5 years only
2.7.	Replacement of failed planting	✓	✓	✓	✓	✓							Annually	Sept/Nov	First 5 years only
2.8.	Fixed point photographs for monitoring habitat + checklist and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	Sept-Oct & April-May	Plus reviews at years 1,3,5,10, 20 & 30
3.	**Native hedge planting**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
3.1.	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Annually	September/ November	Inspect - September Planting – No later than November
3.2.	Watering	✓	✓	✓	✓	✓							Fortnightly in Year 1	May-August	In drought periods, up to year 5
3.3.	Weed control – year 1	✓											Three times yearly	May, July and September	Year 1
3.4.	Weed control		✓	✓	✓	✓							Twice yearly	May and September	Years 2-5
3.5.	Feeding	✓	✓										Annually	April	First 2 years only
3.6	Pruning, trimming & shaping		✓	✓									Annually	February or September	Light pruning to encourage bushy growth
3.7	Pruning, trimming & shaping				✓		✓		✓		✓	✓	Every two to three years	February	Years 4-10 (rotational basis)
3.8	Mulching	✓	✓	✓	✓	✓							Annually		First 5 years only
3.8	Replacement of failed planting	✓	✓	✓	✓	✓							Annually	Sept/Nov	First 5 years only
3.9	Fixed point photographs for monitoring habitat + checklist and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	Sept-Oct & April-May	Plus reviews at years 1,3,5,10, 20 & 30
4.	**Shrub planting**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
4.1. .	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Annually	September/ November	Replant container stock anytime
4.2. .	Watering	✓	✓	✓	✓	✓							Fortnightly in Year 1	May-August	In drought periods, up to year 5
4.3. .	Weed control		✓	✓	✓	✓							Each visit		Years 2-5
4.4. .	Replacement of failed planting	✓	✓	✓	✓	✓							Annually	Sept/Nov	First 5 years only
4.5.	Mulching	✓	✓	✓	✓	✓							Annually		First 5 years only
4.6.	Fixed point photographs for monitoring habitat + checklist and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	Sept-Oct & April-May	Plus reviews at years 1,3,5,10, 20 & 30

5.	**Wildflower grassland**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
5.1.	Establishment	✓											Monthly (May-July)	May, June & July	First growing season only
5.2.	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	February / September	Overseeding twice yearly.
5.3.	Weed control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		As needed	May and September	
5.4.	Mowing - meadow grass	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		Twice yearly	Late July / October	Remove arisings.
5.5.	Mowing – path edges	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		Fortnightly during growing season	March-November	Intervals vary see section 6.10
5.6.	Fixed point photographs for monitoring habitat + checklist and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	Sept-Oct & April-May	Plus reviews at years 1,3,5,10, 20 & 30
6.	**Amenity grass**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
6.1	Establishment	✓													First growing season only
6.2	Watering	✓	✓										Fortnightly in Year 1	May-August	In drought periods, up to year 2
6.2	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	February / September	Overseeding as required
6.3	Weed control	✓	✓	✓	✓	✓							As needed	May and September	First 5 years only
6.5	Mowing			✓		✓		✓		✓			Every 2 or 3 years	Late July / October	Frequency to be agreed after establishment
7.	**Green roof**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
7.1	Establishment	✓											First year only		Waterling via dripline
7.2	Monitoring and weed control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	September and May	
7.2	Watering		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	In drought conditions		As needed via dripline
7.8	Patching	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	September and May	A required
7.9	Fixed point photographs for monitoring habitat + checklist and audit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly	Sept-Oct & April-May	Plus reviews at years 1,3,5,10, 20 & 30
8.	**Play Areas**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
8.1	Maintenance and cleaning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Weekly		Repairs carried out as required
8.2	Inspections	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Weekly, monthly & Annual inspection by RPI		To ensure play area meets EN1176
8.3	Litter bins / dog bins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			Emptied in accordance with agreed schedule
9.	**Hard landscape**	1	2	3	4	5	6	7	8	9	10	11-30	**Frequency**	**Season/period**	**Notes**
9.1	Maintenance and cleaning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly		
9.2	Monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Twice yearly		

Scale

0 1 2 3 5 10 20 40

CHAMBERLAIN LANE

183

195

114 to 120

121 to 128

33 to 39

HAYDON

Haydon Drive, Pinner

Landscape General Arrangement

N

Key

- Existing tree to be retained. Root Protection Areas shown with a pink line
- Tree to be removed
- Tree planting
- Small tree/specimen shrub planting
- Native hedge planting
- Groundcover planting
- Amenity grass and gardens
- Wildflower meadow
- Enhanced grass sward under tree canopies
- Extensive green roof with sedum and wildflowers
- Extensive green roof with wildflowers to bike and bin stores
- Permeable block paving to vehicular surfaces
- Permeable block paving to shared surface crossings
- Permeable block paving to parking bays
- Resin bound gravel
- Flag paving
- Self-binding gravel
- Composite decking
- Wetpour safety surface with feature colours

Notes

1) Do not scale directly from this drawing for construction purposes.
2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.
5) Existing vegetation shown on this drawing is taken from the arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.
6) Materials selection and colours to be approved prior to ordering.

Rev.		Date:	Drawn:	Checked:
A	Trees added for BNG requirements	02/10/25	HS	BD

Revisions:

Project: Haydon Drive, Pinner

Client: Hunters

Title: Landscape General Arrangement

Drawing number: 25177.101 Rev: A

Status: FOR TENDER

Drawn By:	Checked By:	Date:	Scale @ A1:
HS	BD	Sept 25	1:200

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Key

Existing tree to be retained in accordance with arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.
Root Protection Areas (RPA) shown with a pink line

Tree or shrub planting location

Root barrier location shown indicatively
GreenBlueUrban 'ReRoot Flat' installed to a minimum depth of 600mm. Final locations to be agreed with structural engineer

Proposed level
See Hunters drawing no.1001 for further details

Proposed gradient
See Hunters drawing no.1001 for futher details

Surface materials

Permeable block paving to vehicular surfaces
Brett Alpha Flow 210mm x140mm x 80mm depth ref: NLAFL80
Colour: Charcoal. Laying pattern: Herringbone

Block paving to shared surface crossings
Brett Alpha Flow 210mm x 140mm x 80mm depth ref: NLAL80
Colour: Autumn Gold. Laying pattern: Herringbone

Permeable block paving to parking bays
Brett Alpha Flow 210mm x 140mm x 80mm depth ref: NLAFL80
Colour: Brindle. Laying pattern: Herringbone
Parking bays marked with contrasting Charcoal colour blocks.

Resin bound gravel footpaths over asphalt binder course
Sureset Resin 6mm UVR. 20mm depth.
Colour: Aztec Gold / Barley Butter

Flag paving to front gardens and patios
Brett Chaucer 600mm x 300mm x 35mm depth ref: CUH35BF
Colour: Buff

Self-binding gravel to garden pathways with softwood timber edging
Breedon Golden Amber gravel. Depth:50mm. Path width: 1.2m

Composite decking to rear garden patios
MyDek Luxura 200mm wide 20mm deep A1 fire rated decking
Installed Luxura with hidden fixing clip system into sub-frame
Colour: Natural Hickory with textured woodgrain finish

Tactile paving to uncontrolled, level crossing points
Blister paving 400mm x 400mm x 50mm. Colour: Buff
Tactile paving shown indicatively. To be laid in accordance with highway engineer's drawings

EPDM rubber wetpour safety surface to meet BS EN 1177
Base colour: light green mix

EPDM rubber wetpour safety surface to meet BS EN 1177
Feature colours: light blue, earth yellow and purple
Submit samples for approval

Edging materials

PCC upstand bullnose standard road kerb
125mm x 255mm BN. Colour: Natural grey

PCC flush bullnose standard road kerb 125mm wide installed with transition/drop kerbs as necessary. Colour: Natural grey

PCC flush flat top 50mm edging
50mm x 200mm EF. Colour: Natural grey

Boundary treatments

Brick wall to garden boundary 300-600mm high, 215mm wide
Low railing to top of wall 865mm high. Top of wall stepped.
Walls have retaining element as shown on Hunters drawing no.1001
Brick: Ibstock Bristol Red
Railing polyester powder coated in RAL 8019 Grey brown

Garden fencing, polyester powder coated slatted metal railings finished in RAL 8019 with matching gates
Dashed green line indicates a retaining wall is required at the base of the fence to accommodate a change in level between gardens of over 300mm as shown on Hunters drawing no.1001

Garden fencing with gravel board to retain ground up to 300mm

Timber close board fence 1.8m high with timber posts
Pressure treated softwood with gravel board

Anti-trap vertical bar railing to play area, bow or flat top 1.2m high.
To BS EN 1176. Polyester powder coated in RAL 8019 Grey brown

Self closing gate to meet BS EN 1176
Polyester powder coated in yellow

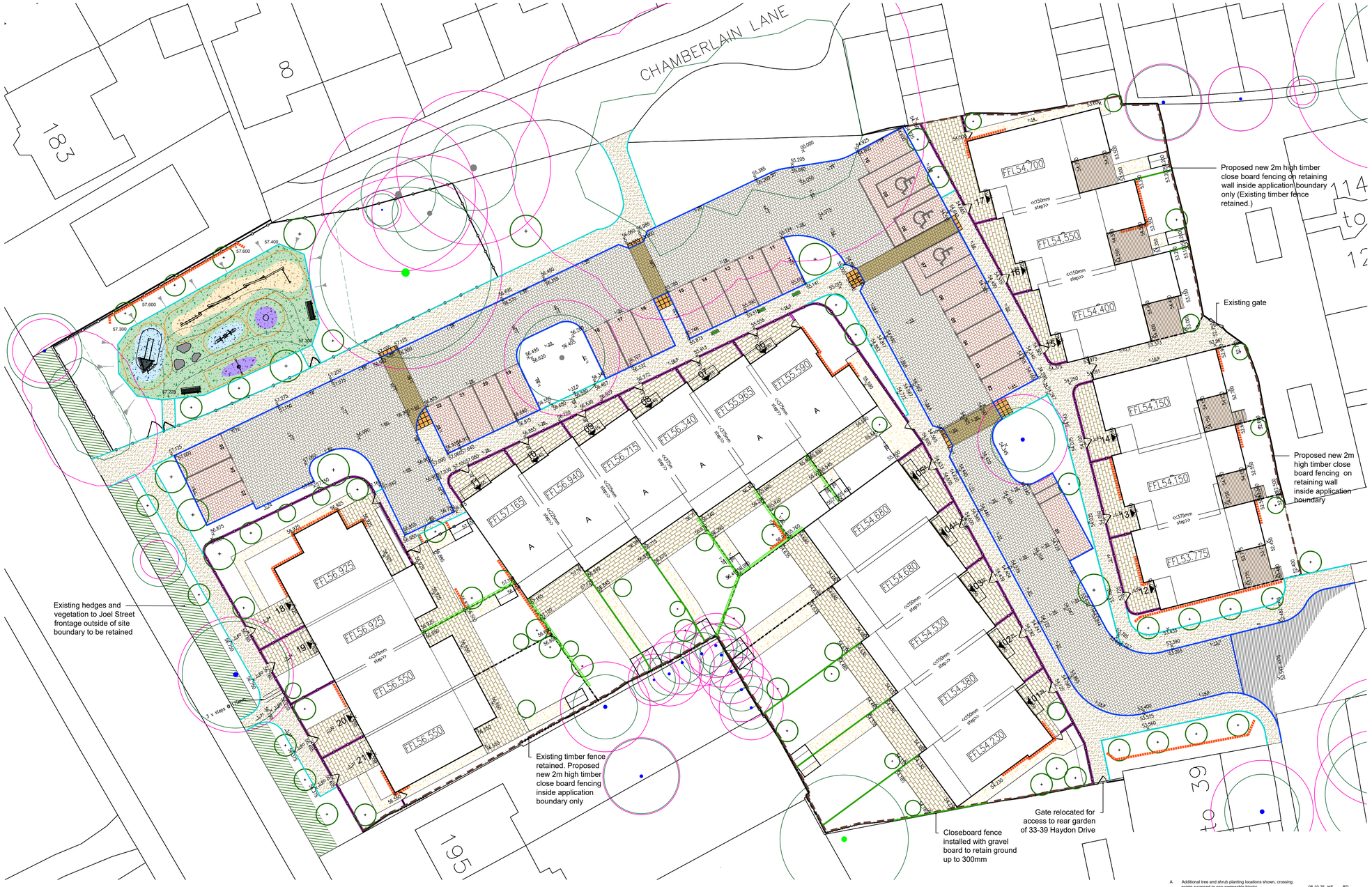
Combined maintenance and self closing gate Polyester powder coated in yellow. Minimum total opening width: 2m

Other features and furniture

Seat (root fixed)
Kompan ref: NRO213

Caledonian glacial play boulders (3no.). Naturally rounded and slip resistant with no cracks or fizzures.

Critical fall area and circulation space around play equipment to meet BS EN 1176 and 1177



Notes

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3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.
5) Existing vegetation shown on this drawing is taken from the arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.
6) All hard landscape materials, edging, fencing and surfaces to be as specified or equivalent and approved. Samples of colours to be provided for approval prior to ordering.
7) Refer to Hunters drawings for details of bin stores and bike stores.
8) Levels for all areas (except play area) provided by Hunters, refer to Hunters drawing no.1001 for all proposed levels and retaining structures.

Scale

0 1 2 3 5 10 20 40

Haydon Drive, Pinner

Hard Landscape Plan

N

Rev.		Date:	Drawn:	Checked:
A	Additional tree and shrub planting locations shown, crossing points swapped to non-permeable blocks	08.10.25	HS	BD

Revisions:

Project: Haydon Drive, Pinner

Client: Hunters

Title: Hard Landscape Plan

Drawing number:		Rev:
25177.102		A

Status: FOR TENDER

Drawn By:	Checked By:	Date:	Scale @ A1:
HS	BD	Sept 25	1:200

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Key

- Existing tree to be retained in accordacne with arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.
- Tree planting
- Tree planting with root barrier due to proximity of building
- Mixed native hedge planting
- Specimen plants
- Shrub planting bed
- Amenity grass areas and gardens to be turfed with Rowlawn 'Medallion' turf 610mm x 1640mm or equivalent and approved.
  Minimum topsoil depth for grass areas: 150mm
- Wildflower meadow areas to be turfed with Wildflower turf 'Shade Tolerant' or equivalent and approved.
  Edges of all wildflower areas to receive an amenity grass edging strip, 1 turf wide.
  Minimum topsoil depth for grass areas: 150mm
- Meadow grass area under existing vegetation to be cleared of weeds and seeded with Emorsgate EW1 Woodland Mixture where there are bare patches of ground. Seeding undertaken in accordance with suppliers recommended sowing rates.
- Extensive green roof system to houses using a mix of sedum and native wildflowers to provide a species-rich mix:
  Bauder SB and WB blankets ready planted. Wildflower blanket contains 36no. wildflowers and 4no. grass species. Planted blankets to be laid on Bauder Extensive Plant Substrate lightweight growing medium (minimum depth 100m), roof system installed with drip line irrigation for establishment and watering in dry conditions.
- Extensive green roof system to bin stores and cycle stores using native wildflowers to provide a species-rich mix:
  Bauder WB blankets ready planted. Wildflower blanket contains 36no. wildflowers and 4no. grass species. Planted blankets to be laid on Bauder Extensive Plant Substrate lightweight growing medium (minimum depth 100m), roof system installed with drip line irrigation for establishment and watering in dry conditions.
- Bulb planting drifts in grass

Notes

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5) The existing vegetation shown on this drawing is taken from the arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.

Planting Schedule - drawing 25177.104

Trees

Species	Height	Girth	Specification	Quantity
Acer campestre 'Streetwise'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	3
Acer palmatum 'Beni Maiko'	1.0-1.2m		Feather :Multi-Stemmed :5/7 brks :C	1
Betula albosinensis 'Fascination'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	5
Carpinus betulus 'Frans Fontaine'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	3
Crataegus monogyna 'Stricta'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	2
Malus 'Evereste'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	1
Malus 'Rudolph'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	2
Malus tschonoskii	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	6
Prunus 'Snow Goose'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	4
Prunus 'Sunset Boulevard'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	1
Prunus avium 'Plena'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	1
Prunus sargentii 'Rancho'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	2
Pyrus calleryana 'Chanticleer'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	3
			Total :34	

Mixed Native Hedge (no thorns)

Species	Specification	Percentage	Quantity
Acer campestre	Transplant :1+1 :Bareroot	10%	36
Carpinus betulus	Transplant :1+1 :BR	55%	194
Cornus sanguinea	Transplant :1+1 :Bareroot	10%	36
Corylus avellana	Transplant :1+1 :Bareroot	10%	36
Rosa canina	Transplant :1+1 :Bareroot	8%	30
Viburnum opulus	Transplant :1+1 :Bareroot	7%	27
			Total :359

Shrubs and Ornamental Hedges

Species	Height	Pot Size	Specification	Density	Quantity
Amelanchier lamarckii	150-175cm		Branched :5/7 brks :C :RB	Counted	3
Choisya ternata 'Sundance'	40-60cm	5L	Bushy :5 brks :C	3/m²	9
Cornus alba 'Sibirica'	150-175cm		Branched :5/7 brks :C :RB	Counted	1
Euonymus alatus	125-150cm		Branched :5/7 brks :C :RB	Counted	2
Euonymus fortunei 'Emerald Gaiety'	30-40cm	5L	Bushy :7 brks :C	4/m²	20
Euonymus japonicus 'Green Rocket'	40-60cm	5L	Bushy :5 brks :C	4/m²	26
Hebe 'Midsummer Beauty'	30-40cm	5L	Bushy :7 brks :C	4/m²	11
Hebe albicans 'Red Edge'	30-40cm	5L	Bushy :7 brks :C	4/m²	16
Magnolia stellata	100-125cm	10L	Branched :5/7 brks :C	Counted	3
Rosa 'Kent'	40-60cm	4L	Bushy :5 brks :C	4/m²	19
Sarcococca confusa	30-40cm	5L	Bushy :6 brks :C	4/m²	21
Spiraea japonica 'Nana'	30-40cm	5L	Bushy :6 brks :C	4/m²	17
				Total :148	

Bulbs

Species	Specification	Quantity
Crocus chrysanthus 'Snow Bunting'	Grade 6/+	77
Crocus flavus	Grade 6/+	77
Crocus tommasinianus	Grade 6/+	77
	Total :231	

Planting Notes

To be read in conjunction with the accompanying Soft Landscape Specification.

PLANT SUPPLY: All plants to be supplied from an HTA approved nursery and in accordance with National Plant Specification. No tree/plant substitutions shall be made unless approved in advance by client. Any plant stock not in accordance with the plant schedules shown on drawings, will be rejected. For a substitution to be approved the contractor must contact the client / landscape architect notifying them to the supply shortage of a specific species and the intended substitution. This will then be sent to the LPA for approval.

TOPSOIL: Topsoil for trees, hedges and shrub beds shall be a minimum depth of 450mm. Topsoil for grass areas shall be 150mm. Where required, imported topsoil to be to BS 3882; general purpose, free from an excessive amount of weeds seeds, roots, subsoil or extraneous matter. Minimise topsoil handling and do not contaminate with subsoil, stone, hardcore, rubbish. Handle topsoil in driest conditions possible. Topsoil is to be spread in layers and firmed when the material is reasonably dry. All soil finishes should be married in with existing adjacent levels to form a consistent join. Topsoil shall be spread evenly over areas and settlement accounted for in depth calculations.

PLANTING SHRUBS AND HEDGES: Excavate shrub planting pit to a sufficient depth and width to accommodate the container, spread friable backfill mixture over the roots, firm the soil by treading with the heel and add more soil if necessary to bring the surface layer up to that of adjoining areas. Backfill material for all shrub beds shall receive 50mm depth PAS 100 compost and slow release fertilizer (Enmag CRF at 50g per m2).

PLANTING TREES AND SPECIMEN SHRUBS: Refer to construction details on drawing 25177.106.
For 1mx1mx0.8m deep and 0.6mx0.6mx0.6m deep planting pits in soft landscape areas, excavate topsoil and subsoil and set aside in separate piles for reuse (ensure subsoil and topsoil are not mixed). Fork over the sides and base of the pit to a minimum depth of 150mm to thoroughly loosen the soil, relieve compaction and encourage lateral rooting. After planting and staking backfill tree pit with excavated topsoil ameliorated with PAS 100 compost (1 part compost to 4 parts topsoil) and slow release fertilizer (Enmag CRF at 50g per m2) to a depth of 450mm, with well-aerated subsoil used below, depending of dept of tree pit. Each backfill layer shall be 150mm deep and lightly consolidated, thoroughly watered to expel air pockets and with due allowance made for subsequent settlement. Trees shall be triple staked to avoid the creation of stress notches on tree stem and planted with an irrigation pipe, trees in grass areas shall have a strimmer guard. Where indicated, root barriers to tree pits installed in accordance with manufacturers recommendations.

MULCH: All planting beds and tree pits shall be mulched to a depth of 70mm with Melcourt Spruce Ornamental Bark Mulch or equivalent. Bark mulch to be spread to form a 1.0m radius circle (where space allows) around trees.

WATERING: All planting to be watered as necessary to ensure establishment and the continued thriving of planting, watering to full depth of topsoil without damaging or displacing plants or soil.

IMPLEMENTATION AND REPLANTING PROGRAMME
Rootballed trees, containerised planting stock and bareroot hedges to be planted within dormant season (Nov -March) within the first planting season following completion of the development or occupation of the buildings, whichever is the earlier. Grass seed to be sown in the first spring following completion of the building and planting works, or turf can be laid any time of the year during suitable weather conditions. Any trees or plants indicated on this drawing, which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees/plants of a species and size to be first agreed in writing with the Local Planning Authority.

RETAINED VEGETATION:
Retained vetation shall be protected in full accordance with the fencing requirements provided in the arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd. Trees, hedges and shrubs shown to be retained shall not be damaged, uprooted ,felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. Agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Rev.	Revisions:	Date	Drawn	Checked
A	Trees added for BNG requirements	03/10/25	HS	BD

Project: Haydon Drive, Pinner
Client: Hunters
Title: Soft Landscape Plan 1 - West (1 of 2)
Drawing number: 25177.104 Rev: A
Status: FOR TENDER

Drawn By:	Checked By:	Date:	Scale @ A0:
HS	BD	Sept 25	1:100

Haydon Drive, Pinner
Soft Landscape Plan 1

N

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Key

- Existing tree to be retained in accordacne with arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.
- Tree planting
- Tree planting with root barrier due to proximity of building
- Mixed native hedge planting
- Specimen plants
- Shrub planting bed
- Amenity grass areas and gardens to be turfed with Rowlawn 'Medallion' turf 610mm x 1640mm or equivalent and approved.
  Minimum topsoil depth for grass areas: 150mm
- Wildflower meadow areas to be turfed with Wildflower turf 'Shade Tolerant' or equivalent and approved.
  Edges of all wildflower areas to receive an amenity grass edging strip, 1 turf wide.
  Minimum topsoil depth for grass areas: 150mm
- Meadow grass area under existing vegetation to be cleared of weeds and seeded with Emorsgate EW1 Woodland Mixture where there are bare patches of ground. Seeding undertaken in accordance with suppliers recommended sowing rates.
- Bulb planting drifts in grass
- Extensive green roof system to houses using a mix of sedum and native wildflowers to provide a species-rich mix:
  Bauder SB and WB blankets ready planted. Wildflower blanket contains 36no. wildflowers and 4no. grass species. Planted blankets to be laid on Bauder Extensive Plant Substrate lightweight growing medium (minimum depth 100m), roof system installed with drip line irrigation for establishment and watering in dry conditions.
- Extensive green roof system to bin stores and cycle stores using native wildflowers to provide a species-rich mix:
  Bauder WB blankets ready planted. Wildflower blanket contains 36no. wildflowers and 4no. grass species. Planted blankets to be laid on Bauder Extensive Plant Substrate lightweight growing medium (minimum depth 100m), roof system installed with drip line irrigation for establishment and watering in dry conditions.

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5) The existing vegetation shown on this drawing is taken from the arboricultural survey by Trevor Heaps Arboricultural Consultancy Ltd.

Planting Schedule - drawing 25177.105

Trees

Species	Height	Girth	Specification	Quantity
Acer palmatum 'Beni Maiko'	1.0-1.2m		Feather :Multi-Stemmed :5/7 brks :C	4
Betula albosinensis 'Fascination'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	4
Carpinus betulus 'Frans Fontaine'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	2
Crataegus monogyna 'Stricta'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	1
Malus 'Evereste'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	2
Malus tschonoskii	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	1
Prunus 'Amanogawa'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	3
Prunus 'Snow Goose'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	4
Prunus 'Sunset Boulevard'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	2
Prunus sargentii 'Rancho'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem 175-200 :5 brks :3x :RB :C	6
Pyrus calleryana 'Chanticleer'	300-350cm	10-12cm	Selected Standard :Clear Stem 175-200 :4 brks :2x :RB :C	2
			Total :31	

Mixed Native Hedge (no thorns)

Species	Specification	Percentage	Quantity
Acer campestre	Transplant :1+1 :Bareroot	10%	3
Carpinus betulus	Transplant :1+1 :BR	55%	12
Cornus sanguinea	Transplant :1+1 :Bareroot	10%	3
Corylus avellana	Transplant :1+1 :Bareroot	10%	3
Rosa canina	Transplant :1+1 :Bareroot	8%	2
Viburnum opulus	Transplant :1+1 :Bareroot	7%	2
			Total :25

Shrubs and Ornamental Hedges

Species	Height	Pot Size	Specification	Density	Quantity
Amelanchier lamarckii	150-175cm		Branched :5/7 brks :C :RB	Counted	2
Euonymus alatus	125-150cm		Branched :5/7 brks :C :RB	Counted	2
Euonymus japonicus 'Green Rocket'	40-60cm	5L	Bushy :5 brks :C	4/m²	5
Hebe 'Midsummer Beauty'	30-40cm	5L	Bushy :7 brks :C	4/m²	4
Hebe albicans 'Red Edge'	30-40cm	5L	Bushy :7 brks :C	4/m²	7
Magnolia stellata	100-125cm	10L	Branched :5/7 brks :C	Counted	1
Sarcococca confusa	30-40cm	5L	Bushy :6 brks :C	4/m²	19
				Total :40	

Bulbs

Species	Specification	Quantity
Crocus chrysanthus 'Snow Bunting'	Grade 6/+	104
Crocus flavus	Grade 6/+	104
Crocus tommasinianus	Grade 6/+	104
	Total :312	

Planting Notes

To be read in conjunction with the accompanying Soft Landscape Specification.

PLANT SUPPLY: All plants to be supplied from an HTA approved nursery and in accordance with National Plant Specification. No tree/plant substitutions shall be made unless approved in advance by client. Any plant stock not in accordance with the plant schedules shown on drawings, will be rejected. For a substitution to be approved the contractor must contact the client / landscape architect notifying them to the supply shortage of a specific species and the intended substitution. This will then be sent to the LPA for approval.

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Rev.	Revisions:	Date	Drawn	Checked
A	Trees added for BNG requirements	02/10/25	HS	BD

Project: Haydon Drive, Pinner
Client: Hunters
Title: Soft Landscape Plan 2 - East (1 of 2)
Drawing number: 25177.105 Rev: A
Status: FOR TENDER

Drawn By:	Checked By:	Date:	Scale @ A0:
HS	BD	Sept 25	1:100

Haydon Drive, Pinner

Soft Landscape Plan 2

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