

BOTWELL LANE,
HAYES

LANDSCAPE
MANAGEMENT
AND
MAINTENANCE
PLAN

Prepared by
ACD
Landscape
Architects

for

ACD

Ecology

Arboriculture

Landscape Architecture



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Date:	October 2015
Document File Ref:	LIDL18911Man
Revision:	C

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1.0 Objectives

- 1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.
- 1.2 To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1 ACD Landscape Architects were commissioned in 2013 to prepare the following documentation:

- Landscape Proposals

2.2 The controlling Authority are Hillingdon Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the scheme.

London Borough of Hillingdon,
Civic Centre,
High Street,
Uxbridge, Middlesex UB8 1UW

3.0 Preliminaries

- 3.1 Failures of Plants (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor entirely at his own cost.
- 3.2 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor at his own expense.
- 3.3 Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, and shrub.

4.0 General Maintenance

- 4.1 The landscape shall be the responsibility of Lidl UK and their appointed Management Companies (should these be contracted out), the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of Hillingdon Council when the maintenance agreement is completed and is operative. Refer to ACD Landscape Proposals for an overview of the landscaped areas.
- 4.2 Following installation and after transfer, all areas of land will be maintained in perpetuity by the Management Company set up by Lidl UK or by the domestic owners.
- 4.3 The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.
- 4.4 The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.
- 4.5 The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person, either a member of BALI or the LI, acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.
- 4.6 No existing trees or shrubs shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Shrub and Tree Planting (Existing and Proposed)

- 5.1 All shrubs and trees beyond the boundaries of domestic ownership will be maintained in perpetuity by the Management Company/ies.
- 5.2 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 5.3 The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 5.4 The management company is responsible for litter picking in those areas that it manages.
- 5.5 All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 5.6 Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:1989 Recommendations for Tree Works. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 5.7 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company/ies are to provide a bowser for watering.
Trees – 5Ltr's per tree, Shrubs 1Ltr each,.
Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.
Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

- 5.8 All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m² or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.
- 5.9 Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 5.10 The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 5.11 No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.
- 5.12 Existing shrubs on the boundary of the site shall be reduced in height to 600mm and infilled where necessary with the additional allowance of new shrubs. Existing invasive plants such as sycamore, elder and hawthorn shall be removed to allow existing suitable shrubs to develop. Once the height reduction is completed, the scheme should be reviewed and additional planting allocated where necessary.



- 5.13 Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.

6.0 Maintenance Summary Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company/ies.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.



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