



Dale Venn Architects

Landscape implementation plan

1. Introduction

This Landscaping Implementation Plan has been prepared to support the discharge of Condition 8 (Landscaping) of the granted planning permission. The plan outlines the proposed planting scheme, implementation methodology, and a structured maintenance plan to ensure the successful establishment and longevity of the landscape.

A qualified landscape contractor will be appointed to carry out all planting and maintenance works, ensuring compliance with BS 3936 (Nursery Stock) and BS 4428 (Code of Practice for General Landscape Operations).

2. Planting Scheme and Implementation Details

The planting scheme has been carefully designed to enhance biodiversity, improve aesthetic appeal, and provide functional landscaping. Each species has been selected for its suitability to the site conditions and ease of maintenance.

2.1 Photinia Hedge

- Purpose: Screening and year-round visual interest.
- Planting: Planted at 50cm intervals to form a dense hedge.
- Soil Preparation: Well-drained, fertile soil enriched with organic compost.
- Watering & Care: Water regularly during the establishment phase. Apply mulch (bark or compost) to retain moisture.
- Maintenance: Prune twice a year to encourage dense growth, maintaining a maximum height of 2m.

2.2 Lavender

- Purpose: Pathways; pollinator attraction.
- Planting: Spaced 500mm apart in well-drained soil.
- Soil Preparation: Prefers alkaline to neutral soil; improve drainage with grit if necessary.
- Watering & Care: Moderate watering; avoid waterlogging.
- Maintenance: Prune after flowering to maintain shape and prevent woody growth.

2.3 Espalier Fruit Trees

- Purpose: Space-efficient fruit production and aesthetic value.
- Planting: Trees to be planted 2.5m apart, trained along horizontal wires.
- Soil Preparation: Fertile, well-drained soil with added organic matter.
- Watering & Care: Deep watering during dry periods. Mulch base to conserve moisture.

- Maintenance: Annual pruning to maintain espalier form and promote fruiting.

2.4 Wisteria

- Purpose: Climbing plant for fences, and pergolas.
- Planting: Trained along structures, spaced 2-3m apart.
- Soil Preparation: Deep, fertile soil with good drainage.
- Watering & Care: Regular watering during establishment; reduce frequency once mature.
- Maintenance: Prune twice annually (summer and winter) to encourage flowering.

2.5 Periwinkle Ground Cover

- Purpose: Low-maintenance ground cover to suppress weeds and add greenery.
- Planting: Spaced 25-30cm apart for full coverage.
- Soil Preparation: Well-drained soil enriched with organic matter.
- Watering & Care: Water regularly in the first season; drought-tolerant once established.
- Maintenance: Occasional trimming to control spread and maintain neatness.

2.6 Maple Tree

- Purpose: Feature tree providing seasonal colour and structure.
- Planting: Minimum 3m radius clearance from buildings and structures.
- Soil Preparation: Prefers slightly acidic, well-drained soil.
- Watering & Care: Regular watering in dry periods, especially while young.
- Maintenance: Minimal pruning; remove dead or crossing branches in winter.

2.7 Silver Birch

- Purpose: Structural tree for dappled shade and biodiversity enhancement.
- Planting: Positioned 4m apart for optimal growth.
- Soil Preparation: Well-draining, loamy soil.
- Watering & Care: Deep watering in dry spells; mulch base for moisture retention.
- Maintenance: Prune only as necessary to maintain shape and health.

2.8 Grass Turf & Lawn Areas

- Purpose: General garden areas for recreation and soft landscaping.
- Implementation:
 - Soil to be cleared, levelled, and enriched with nutrient-rich compost.
 - Turf to be laid in staggered joints and pressed down firmly.
 - Lawn areas to be watered immediately after laying and frequently until established.
- Maintenance:
 - Regular mowing to a height of 25-50mm.
 - Fertilisation in spring and autumn for a healthy lawn.

3. Maintenance Plan

A qualified landscape contractor will be responsible for implementing the following maintenance plan.

3.1 First Five Years Maintenance

- Watering & Weeding: Regular watering, particularly during dry periods. All planted areas will be kept weed-free.

- Replacements: Any plant that dies, is removed, or becomes diseased will be replaced in the next planting season with the same species.
- Soil & Mulch Management:
 - Soil to be firmed after high winds or frosts.
 - Maintain mulch layers around trees and shrubs for moisture retention.
 - Apply annual feeding using a high-quality fertiliser.
- Pruning:
 - Photinia hedge to be trimmed once it reaches 2m in height, then maintained at this level.
 - Espalier fruit trees and Wisteria to be pruned annually to promote healthy growth.
 - Other trees and shrubs to be pruned as required by a qualified professional.
- Lawn Care:
 - Regular mowing and seasonal aeration for healthy turf.
 - Reseeding as needed to maintain a uniform lawn.

3.2 Long-Term Maintenance

Beyond the initial five-year period, a routine maintenance contract will be arranged to ensure continued care and upkeep of the landscape. This will include periodic assessments by a landscape professional to ensure compliance with the approved scheme.

4. Conclusion

The proposed landscaping scheme has been carefully designed to complement the new development at 5A Harrow View, enhancing biodiversity, aesthetics, and environmental quality.

By following this implementation and maintenance plan, all planting will successfully establish and contribute positively to the local character of the area. A qualified landscape contractor will oversee both the planting and ongoing maintenance, ensuring compliance with the planning conditions.

This Landscaping Implementation Plan is submitted for approval by Hillingdon Council in support of Condition 8 of Planning Permission Ref. 20342/APP/2024/166.