

5 Year Landscape Management Plan

Site address: 62 Broadwood Avenue, Ruislip,
Surrey, HA4 7XR

Client: Reynolds Groundwork Services

Author: Clive Warwick Landscape Design

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Contents

1.0 Objectives.....	3
2.0 Background Information.....	3
3.0 Preliminaries.....	3
4.0 General Maintenance, Watering & Pests.....	4
5.0 New Trees.....	5
6.0 New Ornamental Shrubs.....	6
7.0 New Ornamental Hedgerows.....	7
8.0 New Mown Lawns.....	7
9.0 Amendments.....	8
10.0 Maintenance Schedules – Tables 1 to 4.....	8
Table 1-Trees.....	9
Table 2-Shrubs.....	10
Table 3-Ornamental Hedges.....	11
Table 4-Lawns.....	12

1.0 Objectives

1.1. The overall aim of this management plan is to ensure the successful establishment of the planting proposals. The proposals seek to utilise existing site assets, improve biodiversity and tree canopy cover, create a safe and practical environment for the users of the site.

1.2. The plan will also ensure all operations for planting, establishment and maintenance are successfully carried out to achieve an attractive and sustainable landscape.

1.2 To ensure and sustain continued healthy growth for all plants for a period of 5 years

1.3. To achieve a clean, tidy condition and appearance of landscaped areas.

2.0 Background Information

2.1. Clive Warwick Landscape Design (CWLD) have been commissioned in 2026 to prepare the following documentation:

2.2. CWLD has provided the detailed landscape proposals for the project, including drawings:

- Proposed Landscaping Arrangements 01
- Planning Notes

2.3. This management plan will be made available to the new owners to help outline the maintenance requirements on a yearly basis.

3.0 Preliminaries

3.1. On pre-practical Completion the contractor shall entirely at his/her own cost replace any trees, shrubs or other plants that fail or die other than those found to be missing or maliciously damaged.

3.2. All maliciously damaged trees and shrubs or those lost to theft prior to Practical Completion shall be made good by the contractor to agreed cost.

3.3. As agreed the Contractor will carry out the maintenance of trees, shrubs and lawns after the date of practical completion and until the responsibility is transferred to the new owners.

3.4. The planting of replacement trees and shrubs will take place as many times as is necessary in order to maintain a complete coverage of plants to maintain the scheme

as designed by CWLD. All planting will be within the correct season for the type of plant, tree, shrub, including lawns repairs.

4.0 General Maintenance, Watering & Pests

4.1. Following installation and after transfer of ownership of the new development, the landscaped front and rear gardens will be the responsibility of and maintained in perpetuity by the new owners in accordance with this Landscape Management Plan.

4.2. Prior to transfer of ownership the Developer shall ensure that any landscape contractor employed by themselves shall carry out the periodic maintenance of all planted areas and lawns by agreement.

4.3. Prior to transfer of ownership the Developer shall ensure that the landscape contractor employed shall carry out all tree and shrub replacements, including lawn repairs, that may be necessary until transfer of responsibility to the new owners is completed.

4.4. The new owners shall be responsible for all periodic maintenance and replacement planting thereafter and for all planted areas to which its management agreement or ownership relates in accordance with this Landscape Management Plan, and shall ensure that any landscape contractor employed by them carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below.

4.5. No existing trees shall be removed or cut without specific permissions or instructions from the Contract Administrator and written consent of the Local Planning Authority Tree Officer. All existing trees are to be retained, protected and undisturbed throughout the contract.

4.6. All plants are to be well watered immediately after planting operations and maintained through to practical completion and handover to the new owners. To be wet to full depth of topsoil or wet to field capacity using either portable mains water, recycled or treated grey water. If there is any surface compaction the soil is to be loosened to direct water to the rootzone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many time as necessary in order to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the new owners at their own cost.

4.7. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

4.8. Pest and Disease Control: Take appropriate action only if severe infestation occurs using suitable pesticides or fungicides as advised.

4.9. Pesticides Generally: All pesticides and herbicides shall be selected and applied in strict accordance with the approved chemicals list as set out in the Control of Pesticide Regulations 1986, its 1997 Amendment and other related Acts and Regulations.

4.10. If pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations. All areas that have not been successfully treated are to receive a second treatment. All spraying shall be carried out in accordance with the manufacturers recommendations and wholly in accordance with current legislation. Any plants accidentally damaged by the weed-killer shall be pruned back to remove all affected growth or replaced with healthy plants of the same species, size and maturity. Appropriate action is to be taken only if severe infestation occurs using suitable pesticides or fungicides as advised.

5.0 New Trees

5.1. The new owners will maintain all trees, within the boundaries of ownership in perpetuity.

5.2. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold of branches typical of the species and appropriate to the site circumstances has developed.

5.3. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.

5.4. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliage appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.

5.5. All weeding around tree base is to be carried out by hand, using the appropriate tools. All resultant material should be removed from site.

5.6. All trees shall be inspected quarterly for wind firmness and firmed as necessary at the same time. Stakes shall be checked for firmness and all tree ties inspected and made good if required.

5.7 All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

5.8. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.

5.9. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.

5.10. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

5.11. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.

5.12. 1m bark mulch area around tree base 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.

5.13. Ensure that trees are not damaged by the use of nylon filament rotary cutters or similar powered tools. Plants / tools subject to damage shall be replaced with the same at the contractor's expense.

6.0 New Ornamental Shrubs

6.1. The new owners will maintain all shrubs within the boundaries of ownership in perpetuity.

6.2. 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 pruned back or 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.

6.3. Shrub pruning shall include cutting back two or three buds of the old wood; remove flower bearing wood whilst retaining the maximum amount of young wood.

6.4. Trim and shape hedges to encourage dense bushy growth and establish desired final height of 1.2 metres in front gardens and 2 metres elsewhere both with a width of 900mm, true to shape and line. Remove current growth rather than old wood.

6.5. Prune out all dead, dying or diseased wood and suckers.

6.6. Perennials should have all dead heads removed after flowering

6.7. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted shrubs in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.

6.8. 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.

7.0 New Ornamental Hedgerows

7.1. Hedge maintenance operations are to be carried out in line with general principles, including clauses detailing litter removal, weeding, trimming, removal of dead plants.

7.2. Hedges are to be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less than that at the base. Current growth is to be removed rather than old wood.

7.3. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height as shown on original landscape proposals.

8.0 New Mown Lawns

8.1. Lawns will be cut during the growing season (generally April-October) using a sharp cutter to leave approximately 35-50mm of growth and remove arisings from site.

8.2. Lawns will be cut every two weeks depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be

applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

8.3. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.

8.4. Lawn edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

8.5. Should bare patches of grass develop in the lawn, the area is to be cultivated to 150mm then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, half the seed being used in each direction at the rate of 25 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'Emorsgate EG22 Strong lawn grass mixture' or similar approved by Local Planning Authority. www.wildfseed.co.uk

9.0 Amendments

9.1. If any amendments to the landscape management plan are required to enhance the scheme then revisions should be submitted to the LPA for approval. The LPA may draw the owners attention to defects in the maintenance or failure to comply with the landscape management plan and require that the owners to rectify these defects or apply for a variation to the landscape management plan.

10.0 Maintenance Schedules – Tables 1 to 4

10.1. A suitably qualified person employed by the owner(s) is to undertake a review of the condition, success and long-term maintenance of the planting.

10.2. The following schedules are for trees, shrubs, hedges and lawns with timings guidance indicated:

10.3. Schedules to be adapted and revised when required.

Table 1-Trees

Tree Maintenance:		
Objective	To ensure that trees remain in a healthy, attractive and in a safe condition.	
Task	Time of year	Frequency
Inspection of trees	Mar - Sept	Annually (for 5 years)
Ensure mulched area around base is kept weed free	Mar - Sept	As required
Prunning and repair of wounds	Oct - Feb	As required
Removal and adjustment of tree stakes and ties - remove within 18-24 months	As necessary following inspection	As required
Watering	As necessary depending on weather conditions	Watering of trees will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Oct - Mar	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Mulching - Apply 75-100mm of mulch to base of trees after danger of frost has passed and soil has begun to warm	May onwards	Annually
Other works - removal of debris trapped in branches etc	Mar - Sept	As required

Table 2-Shrubs

Shrub Maintenance:		
Objective	To create healthy attractive shrub mixes. Beds should be kept weed-free and any pernicious weed such as dock and thistle removed immediately	
Task	Time of year	Frequency
Pruning to encourage best display of given species taking into account both natural habit and form		
Winter flowering shrubs	Spring pruning	Annually
Shrubs flowering March to July	Prune immediately after flowering	Annually
Shrubs flowering July to October	Prune back to old wood in winter	Annually
Chemical weed control	Spring, summer and only where other methods of control have failed	As required
Manual border weeding		Monthly
Fertilising	Throughout spring	As required
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Bare root stock - Oct to Mar Container stock year round	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Litter and debris removal	Year round	Daily
Turn over soil and breakup ground	April	Annually
Watering	As necessary depending on weather conditions	Watering of plants will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.
Re-mulching	Mulch after frosts turning over soil and when soils moist & warming	As required
Border edging	May - Sept after mowing	Weekly
Half moon edging	Mar - Apr	Annually as required
Staking of herbaceous planting	Jun - Oct	As required
Other works, removal of dead plants and thinning out		As required
Dead heading herbaceous plants	Spring	As required
Dividing herbaceous plants	Winter when conditions are suitable	Annually as required

Table 3-Ornamental Hedges

Ornamental Hedge Maintenance:		
Objective	To maintain healthy attractive manicured hedge	
Task	Time of year	Frequency
Trimming - maintain to min 1.2m high	Apr - Oct	5 times a year
Reshaping	Hard prune Oct - Feb	Annually as required
Chemical weed control along baseline	In winter, summer and only where other methods of control have failed	As required
Fertilising	Throughout spring	Annually
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Bare root stock - Oct to Mar Container stock year round	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Mulching - Apply 75-100mm of mulch	May onwards	Annually
Litter and debris removal	Year round	Daily
Watering	As necessary depending on weather conditions	Watering of plants will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.

Table 4-Lawns

Lawn Maintenance: revised 1.12.19		
Objective	To maintain a good sward of even colour and smooth gradients. Maximum height 50mm	
Task	Time of year	Frequency
Eroded areas: repair, rotovate, to 150mm, 100mm topsoil if required, seed with recommended mix	In winter, summer and only where other methods of control have failed	As required
Litter and debris removal	Year round	Daily
Grass cut, leave arisings , trim edges, collect trimmings and remove	Apr - Oct	Every 2 weeks
Spring fertilising	April	Annually
Autumn fertilising	October	Annually
Scarification	March	Annually
Spiking	Autumn	Twice annually
Reforming edges to paths and borders	Autumn	Annually