

LONDON BOROUGH OF HILLINGDON
PLANNING APPLICATION REF: 30990/APP/2025/1631

**LANDSCAPE MAINTENANCE AND MANAGEMENT
PLAN
AND SCHEDULE FOR IMPLEMENTATION**

Condition 3

67 Waltham Avenue, Hayes, UB3 1TD

Prepared by:

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On behalf of:

Bassman Developments Ltd

Date: June 2026

1. Document Purpose and Condition Background

This Landscape Maintenance and Management Plan (LIMMP) has been prepared by V-Design CAD Services Ltd on behalf of Bassman Developments Ltd to address the landscape maintenance requirements of Condition 3 (Parts 3a and 3b) and the implementation scheduling requirements of Condition 4 of the planning permission granted by the London Borough of Hillingdon on 25 March 2026 for the following development:

Development	Erection of a two-storey dwellinghouse with associated landscaping, parking and bin storage, and erection of a single-storey rear extension to the existing dwellinghouse
Location	67 Waltham Avenue, Hayes, UB3 1TD
LPA	London Borough of Hillingdon
Application	30990/APP/2025/1631
Decision	25 March 2026 – Grant of Planning Permission

The relevant planning conditions require the following to be submitted to and approved in writing by the Local Planning Authority prior to, or in connection with, the implementation of soft and hard landscape works:

Condition 3 – Relevant Extract (Parts 3a and 3b)

"3. Details of Landscape Maintenance:

3a Landscape Maintenance Schedule for a minimum period of 5 years.

3b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased."

Condition 4 – Relevant Extract

"4. Schedule for Implementation. Thereafter the development shall be carried out and maintained in full accordance with the approved details."

This document addresses Condition 3 (Parts 3a and 3b) and Condition 4 in full. It should be read alongside the ACD Environmental Ltd Landscape Drawing PRI25217-11 (June 2026) and any associated Soft Landscape Specification.

This plan does not address the soft or hard landscape design details (Condition 3 Parts 1 and 2), which are provided on the landscape drawing and specification prepared by ACD Environmental Ltd.

2. Site and Project Information

Site Address	67 Waltham Avenue, Hayes, UB3 1TD
Local Planning Authority	London Borough of Hillingdon
Application Reference	30990/APP/2025/1631
Decision Date	25 March 2026
Client	Bassman Developments Ltd
Planning Agent	V-Design CAD Services Ltd
Landscape Consultant	ACD Environmental Ltd
Issue Date	June 2026
Status	For Council Submission – Condition Discharge

3. Approved Planting Schedule

The following planting schedule is transcribed from ACD Environmental Ltd Drawing PRI25217-11 (June 2026) and forms the basis for the implementation, maintenance and management obligations within this plan. Substitutions shall not be made without prior agreement of the appointed Contract Administrator and, where relevant, the written approval of the Local Planning Authority.

Species	Common Name	No.	Size	Spec	Management Role
Carpinus betulus 'Fastigiata'	Fastigate Hornbeam	2	12–14cm girth; 350–425cm ht	Heavy Standard; RB; clear stem 200cm min.	Feature avenue trees; front garden and access zone
Viburnum tinus 'Eve Price'	Laurustinus	37	30–40cm; 3L	Bushy; 0.3m ctrs	Dense evergreen hedge/screening shrub
Viburnum burkwoodii 'Anne Russell'	Burkwood Viburnum	13	30–40cm; 3L	Bushy; 4/m ²	Fragrant flowering shrub
Skimmia japonica 'Rubella'	Skimmia	13	30–40cm; 3L	Bushy; 4/m ²	Evergreen groundcover/border shrub
Camellia williamsii 'Francis Hanger'	White Camellia	10	30–40cm; 3L	Bushy; 4/m ²	Flowering evergreen specimen shrub
Hebe 'Mrs Winder'	Hebe	9	30–40cm; 3L	Bushy; 4/m ²	Low evergreen flowering shrub
Osmanthus burkwoodii	Osmanthus	2	60–80cm; 10L	Bushy; counted	Specimen evergreen fragrant shrub
Pittosporum tenuifolium 'Tom Thumb'	Pittosporum	3	30–40cm; 3L	Bushy; 4/m ²	Compact evergreen accent shrub
Amenity Grass Turf	Lawn/grass areas	–	Good quality amenity turf	Laid in accordance with good horticultural practice	Soft landscape lawn areas

All shrub planting beds are to receive 75mm depth bark mulch immediately following planting. Each tree pit is to receive a 1m diameter bark mulch ring at 75mm depth, keeping mulch clear of the root flare and base of stem.

4. Landscape Management Objectives

The primary objective of this plan is to ensure that the approved soft landscape planting is successfully implemented, established and maintained for a minimum period of five years following practical completion of the landscape works, in accordance with Condition 3 of the planning permission.

The following specific objectives shall guide all maintenance operations throughout the five-year period:

- Implement the approved planting in full accordance with ACD Environmental Ltd Drawing PRI25217-11 and the associated Soft Landscape Specification.
- Ensure both *Carpinus betulus* 'Fastigiata' specimen trees establish as structurally sound, healthy and visually prominent features within the front landscaping.
- Ensure all shrub species establish successfully, with particular attention to *Camellia williamsii* and *Viburnum tinus* given their specific establishment requirements.
- Maintain all planted beds weed-free through systematic hand weeding; maintain 75mm bark mulch depth throughout.
- Ensure amenity grass turf areas establish as a uniform, healthy sward.
- Prevent any soft landscape growth from obstructing the 2.4 x 2.4m visual splays at the access junction with Waltham Avenue.
- Prevent any soft landscape growth from obstructing the step-free access ramp (min. 900mm clear width; max 1:12 gradient), driveway, bin storage or cycle parking.
- Ensure the visual amenity of the front landscape is maintained at all times throughout the five-year period.
- Maintain written maintenance records and photographic evidence for the full five-year period, available to the Council on request.
- Replace any plant or tree that dies, becomes seriously damaged or fails to thrive, in the next available suitable planting season, with the same species and specification, unless otherwise approved in writing.

5. Condition 3a: Five-Year Landscape Maintenance Schedule

The following schedule sets out the minimum maintenance requirements for the five-year establishment period. The appointed landscape contractor shall increase visit frequency during prolonged drought, extreme heat events, high weed pressure or where individual plant stress is observed. The schedule shall be implemented from the date of practical completion of soft landscape works.

Maintenance Task	Year 1	Year 2	Year 3	Year 4	Year 5
General Inspections	Monthly Apr–Oct; bi-monthly Nov–Mar; after any extreme weather event.	Monthly Apr–Oct; quarterly Nov–Mar.	Quarterly and following any extreme weather.	Quarterly and following any extreme weather.	Quarterly; full condition review at Year 5 close.
Watering – Trees (Carpinus)	Deep water weekly Apr–Sep during dry periods via Root Rain irrigation tube. Increase during heatwaves.	Deep watering fortnightly/monthly in dry periods; monitor for drought stress.	Water during prolonged dry spells and heatwaves only.	Water during observed stress or drought only.	Water during observed stress or drought only.
Watering – Shrubs	Water at planting and regularly during dry periods. Priority: Camellia, Viburnum tinus, Hebe.	Water during dry spells; monitor Camellia and new replacements closely.	Water in drought or where plant stress is observed.	Water only in drought or observed stress.	Water only in drought or observed stress.
Weeding	Hand weed all beds and tree mulch rings monthly throughout growing season.	Hand weed monthly during growing season.	Hand weed as required; minimum 4 visits Apr–Oct.	Hand weed as required; minimum 3 visits Apr–Oct.	Hand weed as required; minimum 3 visits Apr–Oct.
Mulch Maintenance	Check 75mm depth at completion; reinstate any mulch disturbed during planting.	Top up to 75mm across all beds and tree rings in early spring after weeding.	Top up mulch where depth is depleted below 75mm.	Top up where depleted.	Top up before final Year 5 inspection and handover.
Tree Stakes & Ties	Inspect at every visit; adjust ties to prevent rubbing or constriction. Stakes to remain secure.	Check spring, summer and autumn; loosen or replace ties as tree girth increases.	Assess whether trees are self-supporting; remove staking if appropriate.	Inspect any remaining supports; remove if no longer required.	Remove all remaining staking unless an arboricultural reason exists to retain.
Pruning – Trees (Carpinus)	Minimal: remove dead, damaged or crossing material only. Retain fastigate form.	Formative pruning only if required to reinforce upright columnar habit.	Light formative pruning to maintain fastigate form if required.	Safety and form pruning as required.	Final form, clearance and structural review.
Pruning – Shrubs	Light species-appropriate pruning after flowering or in	Prune to shape; remove dead, damaged or reverted growth.	Maintain shape; keep driveway, access paths	Maintain shape; prevent encroachment onto hard	Maintain mature form; prevent obstruction of

	late winter as appropriate to species.		and visual splays clear.	landscape or sightlines.	access, splays or boundaries.
Grass Areas (Amenity Turf)	Establish watering regime; cut when turf reaches approximately 50–70mm; keep edges neat.	Regular mowing to approximately 30–40mm height; edge maintenance; overseed bare patches.	Continue regular mowing and edging; overseed bare areas as required.	Continue regular mowing and edging programme.	Continue mowing programme; assess turf quality before final handover.
Pest & Disease Checks	Inspect at every maintenance visit; act promptly using IPM principles.	Inspect during growing season. Check Camellia for vine weevil; Viburnum for aphid.	Inspect quarterly and following any symptom identification.	Inspect quarterly and following symptom identification.	Inspect quarterly; include in final Year 5 review record.
Replacement Planting	Record all failures; order replacements promptly; plant in next suitable season.	Replace all failures and any replacements that fail to thrive.	Replace any failed plants in next suitable planting season.	Replace any failed plants in next suitable planting season.	Final replacement review; ensure all gaps addressed before end of maintenance period.
Records & Photographs	Create baseline photo record and maintenance log at practical completion.	Update maintenance log and photo record twice yearly (spring and autumn).	Update maintenance log and photo record annually.	Update maintenance log and photo record annually.	Prepare final five-year review record including photographic comparison.

5.1 Seasonal Maintenance Calendar

The following seasonal calendar sets out the key actions for each period of the year. It should be read alongside the five-year schedule above and the species-specific guidance in Section 6 of this plan.

Period	Key Actions
January – February	Inspect tree stakes and ties after winter storms. Remove broken stems, litter and wind-blown debris. Plan replacement plant orders for the forthcoming planting season. Inspect Camellia for any frost damage.
March – April	Undertake late winter pruning as appropriate to species. Weed all beds; top up bark mulch to 75mm following weeding. Check tree irrigation tubes are clear and operational. Sow or overseed any bare grass areas where spring sowing is selected. Commission watering regime for the season.
May – June	Increase watering frequency during dry periods. Hand weed regularly. Inspect Camellia, Hebe and Viburnum tinus for drought stress or chlorosis. Avoid unnecessary vegetation clearance during nesting bird season (March–August inclusive); undertake nesting bird check if clearance cannot be avoided.
July – August	Continue drought irrigation programme, prioritising newly planted trees and Camellia. Mow amenity grass to maintain an appropriate height; keep edges neat. Monitor all plants for heat stress, aphid attack and vine weevil. Remove any vigorous weed growth before seed set.
September – October	Autumn planting and replacement window. Inspect and reinstate mulch depth. Sow or overseed any bare grass areas where autumn sowing is preferred. Check tree stake and tie condition following summer growth. Edge beds and reinstate bed kerbs where required.
November – December	Dormant season planting and replacement for appropriate deciduous and evergreen species. Check tree stakes following autumn storms. Remove accumulated fallen leaves from planted beds where they smother small shrubs or create slip hazards on adjacent paving.

5.2 Species-Specific Maintenance Guidance

The following guidance provides species-appropriate aftercare direction for each plant species within the approved schedule. These notes supplement the general maintenance schedule above and are to be applied in response to observed conditions on site.

Species / Planting Area	Maintenance Guidance
Carpinus betulus 'Fastigiata' Fastigate Hornbeam (2 No.)	Maintain fastigate (upright columnar) form; do not head back leading shoots unless structurally necessary. Maintain a weed-free 1m diameter bark mulch ring. Water deeply via irrigation tube during the first two growing seasons. Inspect annually for aphid (woolly aphid) and bracket fungi. Remove stakes only when trees are fully self-supporting. Annual inspection for crossing or dead wood removal thereafter.
Viburnum tinus 'Eve Price' (37 No. – hedge/screen planting at 0.3m centres)	Clip lightly after flowering (spring) to maintain desired screen height and density. Avoid hard renovation pruning in the first three years. Water regularly in Years 1 and 2 particularly during dry spells. Monitor for viburnum beetle larvae (leaf skeletonisation) and treat promptly. Replace any gapping in the hedge line within the next planting season.
Viburnum burkwoodii 'Anne Russell' (13 No.)	Prune lightly after flowering to remove spent flower heads and encourage bushy habit. Avoid removing too much of the previous year's growth as this carries the flower buds. Water during establishment. Generally trouble-free; inspect for phytophthora in waterlogged conditions.
Skimmia japonica 'Rubella' (13 No.)	Maintain even moisture; avoid waterlogging. Shape lightly after flowering only if required to prevent legginess. Check for yellowing leaves (chlorosis), which may indicate unsuitable soil pH or nutrient imbalance; only adjust soil conditions following assessment by a horticulturist.
Camellia williamsii 'Francis Hanger' (10 No.)	Water consistently during establishment and in dry weather; Camellias are sensitive to drought stress, particularly during bud development (late summer/autumn). Remove spent blooms. Mulch well and keep roots cool. Protect from frost in severe winters with horticultural fleece if necessary. Inspect for vine weevil (notched leaf margins; root damage); treat with nematodes or approved insecticide.
Hebe 'Mrs Winder' (9 No.)	Trim lightly after flowering to maintain compact mound shape and prevent bare, woody stems. Do not cut back into old hard wood. Replace promptly if damaged by severe winter frost, as Hebes can be susceptible in exposed positions. Generally trouble-free; inspect for downy mildew in damp conditions.
Osmanthus burkwoodii (2 No. – specimen planting)	Clip lightly after flowering in late spring/early summer to maintain shape. The species is slow-growing and tolerates clipping well. Generally pest and disease resistant. Ensure good drainage; does not tolerate waterlogging. Water during establishment.
Pittosporum tenuifolium 'Tom Thumb' (3 No.)	Maintain weed-free conditions around the base. Trim lightly in spring to maintain compact form if required. Susceptible to severe cold; monitor after hard frosts and replace promptly if winter-killed. Water during establishment. Inspect for scale insects in warm seasons.
Amenity Grass Turf	Mow regularly during the growing season (April–October) to approximately 30–40mm height using a rotary or cylinder mower. Do not mow below 20mm. Edge all turf margins neatly at each visit. Water to establish in the first growing season. Overseed any bare patches in spring (March–May) or autumn (August–September) with a matching amenity grass species mix.

6. Condition 3b: Replacement Planting Proposals

In accordance with Condition 3b of the planning permission, the following provisions apply to the replacement of any tree, shrub or area of grass/seeding within the approved landscape scheme which dies, becomes seriously damaged, or is considered by the Local Planning Authority to be seriously diseased during the five-year maintenance period.

6.1 General Principles

- All plant or tree failures shall be recorded promptly with: date of observed failure; species; location; probable cause; and a dated photograph.
- Dead or seriously declined plants shall be removed as soon as they are identified, to maintain a tidy and presentable appearance.
- Replacement plants and trees shall be ordered promptly and planted in the next available suitable planting season following identification of failure.
- All replacement specimens shall match the original approved species, pot size, height and specification as set out in this plan and on ACD Drawing PRI25217-11, unless otherwise agreed in writing with the Council.
- Where repeated failures of the same species occur in the same location, the cause shall be investigated by a competent horticulturalist before replacement planting is undertaken. Potential causes to investigate include: waterlogging, soil compaction, buried services conflict, inadequate soil depth, pH imbalance, pest or disease pressure, vandalism or inadequate maintenance.
- Any approved substitution shall be of equivalent landscape value, mature size, growth habit and maintenance requirement to the species it replaces. Prior written agreement of the Council is required before any departure from the approved schedule.
- Where off-site purchase of plants for replacement is required, the replacement stock shall be inspected on delivery and shall comply with BS 3936 (nursery stock); any plant showing signs of pest, disease or physiological disorder shall be rejected.

6.2 Replacement Planting Specification Matrix

The following table sets out the required replacement specification for each species within the approved landscape schedule:

Species	Replacement Size	Specification	Notes on Replacement
Carpinus betulus 'Fastigiata'	12–14cm girth; 350–425cm height	Heavy Standard; clear stem min. 200cm; root ball	Match exactly. Replace within the dormant season following failure. Investigate cause (waterlogging, compaction, services conflict) before replanting. Written confirmation of replacement to be sent to property owner.
Viburnum tinus 'Eve Price'	30–40cm height; 3L	Bushy; container grown; 0.3m centres	Match species and pot size. Replace individual gaps promptly to maintain screen continuity. If more than three plants in a run fail, investigate soil conditions before replanting.
Viburnum burkwoodii 'Anne Russell'	30–40cm height; 3L	Bushy; container grown; 4/m ²	Match exactly. Replace in next suitable planting season.
Skimmia japonica 'Rubella'	30–40cm height; 3L	Bushy; container grown; 4/m ²	Match exactly. If repeated failures, check soil pH; Skimmia prefer slightly acidic, well-drained conditions.
Camellia williamsii 'Francis Hanger'	30–40cm height; 3L	Bushy; container grown; 4/m ²	Match exactly. Replace promptly. Investigate vine weevil or frost damage as a potential cause. If frost damage is

			the primary cause, provide temporary winter protection to replacement.
Hebe 'Mrs Winder'	30–40cm height; 3L	Bushy; container grown; 4/m ²	Match exactly. Hebes are susceptible to severe frost; replace after the final frost date in spring. If frost is the systemic cause, consider a more robust cultivar of equivalent form, subject to Council agreement.
Osmanthus burkwoodii	60–80cm height; 10L	Bushy; container grown; counted	Match specification. Replace in next suitable season. Osmanthus are generally very resilient; if failure occurs, investigate drainage and soil conditions.
Pittosporum tenuifolium 'Tom Thumb'	30–40cm height; 3L	Bushy; container grown; 4/m ²	Match exactly. If winter-kill is systemic across the site, seek approval from LBH to substitute with a comparable hardy compact evergreen shrub of similar form, size and density.
Amenity Grass Turf	Good quality amenity turf	Laid in accordance with good horticultural practice	Overseed bare areas in spring (March–May) or autumn (August–September) with matching species mix. Re-turf any large areas of persistent failure. Investigate cause (poor drainage, heavy foot traffic) before reinstatement.

6.3 Replacement Timing Windows

To maximise establishment success, the following planting season windows shall be observed for replacement planting:

Plant Type	Preferred Replacement Planting Window
Deciduous trees (Carpinus betulus)	Late October to late March (dormant season). Root-balled stock preferred.
Evergreen shrubs (all species)	September/October or April/May preferred. Container-grown stock may be planted at any time in favourable conditions with adequate aftercare watering.
Camellia williamsii (sensitive species)	April/May or September/October. Avoid summer drought periods and hard winter periods. Ensure immediate watering and protection from cold desiccating winds.
Amenity Grass Turf	Turf: April to October in favourable conditions. Overseed: March–May or August–September.

7. Condition 4: Schedule for Implementation

The following schedule sets out the proposed programme of implementation for all soft landscape works at 67 Waltham Avenue in sequential order. All works shall be carried out by a suitably qualified and experienced landscape contractor and shall be implemented in full accordance with ACD Environmental Ltd Drawing PRI25217-11, the associated Soft Landscape Specification, all relevant British Standards cited therein, and any further requirements of the London Borough of Hillingdon.

The schedule for implementation below establishes the trigger points, timing and key activities for each stage of the soft landscape works and the subsequent five-year management period:

Stage	Activity	Timing	Detail
1	Pre-commencement verification	Prior to any soft landscape works commencing	Confirm set-out of all planting beds, tree pit locations and grass/turf areas against ACD Environmental Drawing PRI25217-11. Protect all hard landscape elements from damage during planting works. Verify services locations before tree pit excavation.
2	Soil preparation and cultivation	Following completion of hard landscape works and prior to planting	Prepare all soft landscape areas: remove weeds, debris, concrete, stones over 50mm. Cultivate to appropriate depths. Import topsoil complying with BS3882:2015 where required. For tree pits: min. 600mm subsoil + 300mm topsoil. For shrub beds: min. 300mm subsoil + 300mm topsoil. For grass areas: min. 150mm subsoil + 300mm topsoil.
3	Planting – trees (<i>Carpinus betulus</i> 'Fastigiata')	Late October to late March (dormant season planting preferred; or as agreed with the Council)	Plant both <i>Carpinus betulus</i> 'Fastigiata' specimens in accordance with ACD drawing. Install Root Rain Metro irrigation system in each tree pit. Use double short staking with expandable rubber ties. Apply 1m diameter, 75mm depth bark mulch ring. Complete planting season inspection and photograph for baseline record.
4	Planting – shrubs (all species)	Evergreens: September/October or April/May preferred. Container-grown: any season where ground and weather conditions are favourable and adequate aftercare watering can be secured.	Plant all shrubs in natural groupings at densities shown on ACD drawing PRI25217-11. <i>Viburnum tinus</i> at 0.3m centres as hedge planting. All other shrubs at 4 per m ² as shown. Apply 75mm bark mulch across all shrub beds immediately after planting. Water immediately after planting.
5	Laying amenity grass turf	April to October (when soil and weather conditions are suitable)	Prepare turf areas to firm, fine, weed-free tilth. Lay good quality amenity grass turves in line with good horticultural practice and as shown on the ACD drawing. Firm and water

			immediately after laying. Keep off until turf is fully established (minimum 4–6 weeks).
6	Completion inspection	Immediately on completion of all soft landscape works	Carry out joint inspection with landscape contractor. Confirm species identity, quantities, sizes and mulch depths match ACD drawing and this plan. Take dated baseline photographs of all planted areas and hard landscape elements. Issue written confirmation of completion and commence the five-year maintenance period.
7	Five-year maintenance period commences	From date of practical completion of soft landscape works	Implement the maintenance regime set out in Section 8 of this plan from the date of practical completion. Maintain all records as set out in Section 11. Submit photographic records to the property owner / managing agent as required and make available to LBH on request.
8	Year 1 – Post-completion inspection and report to Council	Within 12 months of practical completion of soft landscape works	Prepare and submit a brief written update to LBH confirming the state of the planting, any failures, replacement works undertaken, and photographic record. This update satisfies the Council's ongoing interest in landscape establishment.
9	Year 5 – Final review and close-out	At the end of the five-year maintenance period	Prepare a final five-year review document including photographic evidence comparing baseline and Year 5 condition. Confirm all plants present and healthy, all replacements completed, and the landscape in accordance with the approved drawing. Issue record to property owner and LBH if requested.

7.1 Relationship to CIL and Pre-Commencement Conditions

This plan notes that Condition 8 (Biodiversity Gain Plan) is a pre-commencement condition, and that CIL liability will not be triggered until all pre-commencement conditions have been discharged. The landscape condition (Condition 3) is not a pre-commencement condition; however, landscape works shall not commence until a scheme has been submitted to and approved in writing by the LPA. This plan, alongside the ACD Environmental Ltd drawing and specification, forms the submission required under Condition 3.

7.2 Priority Items for Implementation

- Visual splays: The 2.4 x 2.4m visual splays at the access on to Waltham Avenue shall be kept free of vegetation above 600mm height at all times following implementation of the landscape scheme. Species-specific pruning and maintenance shall ensure visual splays are not obstructed.
- Step-free access ramp: Soft landscape planting adjacent to the step-free access ramp shall be maintained clear of obstruction, with a minimum 900mm clear width at all times.
- Bin and cycle storage: Planting shall not be allowed to overhang or obstruct the approved bin storage or cycle storage structures (ProtectaCycle; Rowlinson triple bin store).

- EV charging point: Shrub planting adjacent to the 7kW EV charging point at the front wall shall be maintained with sufficient clearance for unrestricted access and operation.

8. Monitoring, Records and Reporting

The following monitoring and record-keeping requirements shall be maintained throughout the five-year establishment period in accordance with the Council's requirements under Condition 3a:

Requirement	Detail
Maintenance Log (ongoing)	A written maintenance log shall be kept by the appointed contractor for the full five-year period. As a minimum the log shall record: date of visit and contractor name; weather conditions; watering undertaken; weeding, pruning, mulching, mowing and waste removal; tree stake/tie inspection and adjustments; pests, disease, nutrient deficiency or damage observed; plants requiring replacement and date replacement was completed.
Photographic Record	Dated photographs shall be taken at: (a) practical completion of soft landscape works (baseline); (b) end of Year 1; (c) end of Year 3; (d) end of Year 5. Photographs to be retained by the property owner and made available to LBH on request.
Year 1 Written Update	Within 12 months of practical completion, a brief written update (letter or email) shall be submitted to LBH confirming the state of planting, failures and replacements, and enclosing photographic evidence.
Maintenance Log Availability	The maintenance log and photographic record shall be available to the property owner, managing agent, landscape contractor and to LBH on request at any time during the five-year period.
Year 5 Final Report	Prior to expiry of the five-year maintenance period, a final condition review document shall be prepared, confirming the landscape is established in accordance with the approved drawing and condition requirements.

9. Limitations and Submission Note

This Landscape Maintenance and Management Plan has been prepared by V-Design CAD Services Ltd on the basis of ACD Environmental Ltd Drawing PRI25217-11 and the associated Soft Landscape Specification for 67 Waltham Avenue, Hayes. It is intended to address Condition 3 (Parts 3a and 3b) and Condition 4 of planning permission reference 30990/APP/2025/1631 granted by the London Borough of Hillingdon on 25 March 2026.

This document does not constitute an independent arboricultural, ecological, drainage, structural engineering or ground contamination assessment. The appointed landscape contractor remains responsible for verifying site conditions, service locations, soil suitability, drainage adequacy, access constraints, weather conditions and health and safety arrangements before commencing all works.

Where any inconsistency arises between this plan and the approved ACD Environmental Ltd landscape drawing and specification, the approved drawing and specification shall take precedence unless otherwise agreed in writing with the Local Planning Authority.

All works shall comply with: the approved planning drawings and condition requirements; relevant British Standards; and any further written requirements issued by the London Borough of Hillingdon.

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Date: June 2026