

46 Pear Tree Avenue, Yiewsley - Landscape Management Plan

Site Address: 46 Pear Tree Avenue, Yiewsley, London Borough of Hillingdon

Planning Reference: 31611/APP/2020/801

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This Landscape Management Plan sets out the objectives and maintenance regime for the soft landscape areas associated with the development. It is intended to ensure that the approved planting is successfully established and retained in a healthy and attractive condition for a minimum period of five years following completion.

1. Objectives

- To establish and maintain a simple, robust domestic landscape appropriate to the residential character of the locality.
- To ensure that all new planting is appropriately maintained, with any failures replaced promptly so that the scheme continues to function as approved.
- To maintain safe access and visibility, ensuring that vegetation does not obstruct footways, sightlines, parking manoeuvres, gates or lighting.
- To provide visual softening, screening and biodiversity benefit through hedge and mixed bed planting.

2. Areas Covered

- Amenity lawn areas (turf).
- Native boundary hedge planting.
- Low internal hedge / divider strip adjacent to parking (where provided).
- Shrub and groundcover beds (including ornamental grass accents).
- Newly planted tree(s) including stakes, ties and mulch rings.

3. Responsibilities

Following completion of the development and sale/occupation of the dwelling(s), ongoing maintenance of all soft landscape areas shall be the responsibility of the property owner (and any successors in title). The owner shall ensure that the landscape is maintained in accordance with this Management Plan, or any subsequent variation agreed in writing with the Local Planning Authority.

4. Establishment Period (Years 0-2)

- Inspect all planted areas at least once per month during the growing season (March-October) for the first two years.
- Water all new shrubs, perennials and trees as required during dry periods, particularly during the first full summer after planting. In prolonged dry spells, water at least once per week.
- Maintain all planted beds in a weed-free condition by hand weeding or spot treatment with an appropriate residual herbicide. No blanket application of herbicides shall be used.
- Top up bark mulch to maintain a consistent 50-75 mm depth as required to aid moisture retention and suppress weeds.
- Adjust, loosen and/or replace tree ties, stakes and guards as required; check for rubbing and stability following high winds.
- Carry out light formative pruning of shrubs and hedge sections as required to maintain clearances to paths, access routes and parking.
- Replace any plants that die, are removed or become seriously diseased within the establishment period in the next available planting season (November-March) with the same species and size as originally specified.

5. Ongoing Maintenance (Years 3-5)

- Lawn Areas
 - Mow regularly during the growing season (typically March-October) to a height of 25-40 mm, depending on weather conditions.
 - Edge lawns to all paths, driveways and planting beds at least twice per year to maintain a neat appearance.
 - Over-seed any worn or bare patches in spring or early autumn using a matching amenity grass seed mix.
 - Scarify and/or aerate compacted areas as required to maintain healthy growth and good drainage.
- Hedges
 - Trim native boundary hedges 1-2 times per year (late summer/early autumn typical) to maintain a dense structure.
 - Maintain reduced hedge height where required to preserve visibility at vehicle access and manoeuvre areas.

- Remove litter and debris caught within hedge lines during routine visits.
- Shrub, Herbaceous and Groundcover Beds
 - Maintain beds in a largely weed-free condition through regular hand weeding and spot treatment where necessary.
 - Top up bark mulch to a consistent 50–75 mm depth every 1–2 years to aid moisture retention and suppress weeds.
 - Prune flowering shrubs annually at the appropriate time of year for each species to maintain shape and encourage flowering.
 - Cut back ornamental grasses in late winter/early spring before new growth emerges.
 - Inspect for pests and diseases during routine visits; treat only where necessary using methods appropriate to a domestic garden.

6. Hard Landscape and Boundary Treatments (where applicable)

- Inspect hard surfaces (including permeable paving) annually; lift and relay any areas that become uneven or damaged.
- Keep gullies, channels and permeable joints clear of silt and debris to preserve drainage performance.
- Inspect fences, gates and enclosures annually for damage or decay; repair or replace defective elements to maintain security and appearance.

7. Replacement of Failures

Any planting that dies, is removed or becomes seriously diseased at any time within five years of completion of the development shall be replaced in the next planting season with the same species and size as originally specified, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting shall thereafter be managed in accordance with this Management Plan.