



JULY 14, 2022

LANDSCAPE MANAGEMENT PLAN AND SCHEDULE FOR IMPLEMENTATION

39 OAK AVENUE, ICKENHAM, UB10 8LR

About this document

This document has been produced as a guide for the maintenance and management of the landscape proposal at 39 Oak Avenue, Ickenham, UB10 8LR submitted alongside planning application for demolition and replacement of the existing detached bungalow with a new two-storey detached dwelling, including use of loft space as habitable and rear dormer, together with alterations to the front driveway, new decking to rear and all associated ancillary works. This document does not include recommendations for maintenance and management of area outside the development boundary or any hard landscape work element.

This document should be read alongside the following drawings:

1. AA-FP-AV-A002-0014 Proposed Soft and Hard Landscape Plan
2. AA-FP-AV-A002-0015 Boundary Treatment Plan and Detail
3. AA-FP-AV-A002-0016 Hard Landscaping Detail 1
4. AA-FP-AV-A002-0017 Hard Landscaping Detail 2
5. AA-FP-AV-A002-0018 Soft Landscape Details
6. AA-FP-AV-A002-0019 Landscape Specification

This document describes the requirements for first year after practical completion and then outlines the next four years maintenance requirements, which will be the client's responsibility. Unless otherwise provided in this document, the client is expected to carry out all the operations detailed within this document.

The landscape strategy set out in this document seeks to:

- Use native species to enhance green infrastructure.
- Provide adequate species that can withstand the shady environment.
- Maintain existing landscape on site where possible.
- Add visual appeal to the landscape.

This Landscape Maintenance and Management document emphasises particular requirements and strategies to be carried out within 5 year period. The new landscape elements are not expected to be firmly established until about 5 years following substantial completion, after which the landscape will be maintained by either a maintenance contractor or a person appointed by the client. As the planting objectives can take several years to achieve, circumstances can be expected to change and other opportunities may arise. Therefore, reassessment or modifications of the management system may be required.

Period of Maintenance

Following practical completion, the client is committed to the maintenance and after care of the landscape for a period of five years. After the completion of the first five years, the client or selected management company or person by the client is also responsible for the landscape management.

Construction works, including softworks, shall be the responsibility of the client and the appointed contractors. Following its completion the client will be responsible for the management and maintenance for a period, after which it will be transferred to any further management company or person appointed by the client.

The landscape contractor should visit the site as often as required but not less than monthly, to ensure that the maintenance requirement is achieved.

Replacement of Planting

Plants that are defective (dead, damaged, or missing) or are not well established will be replaced at an appropriate time each year. Replacement plants should be of similar age to surviving nearby plants if possible, but should be of same size, age, quality including the agreed shrub plant protection specified in the recommendation.

Identification

Plants identified as dead, dying, unhealthy, or with inadequate growth in the replacement inspection will be regarded to have failed to establish adequately. Inadequate growth is defined as the absence of observable indicators of increased height and spread at completion of each growing season that would be normal for the species under the general climatic circumstances of the area.

Management Guidance

Maintenance work, particularly work affecting trees, hedges, and shrubs, should be avoided wherever possible during the bird breeding season (February to August). If in any case, it is required for work to be carried out during bird breeding season, then the work will be inspected by an ecologist before commencing. If in any case, breeding birds are present, then the work in the area of nest site will be postponed, including suitable buffer area agreed with the ecologist. Work will not commence in the area until the young and adult birds have fledged.

Watering

All planting area must be watered well, ensuring that the topsoil is completely wet. Water as needed to ensure the establishment and sustained success of all plants.

Weed Control

Weed species specified in the Weeds Act 1959 and Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 must be prevented from growing and establishing to the fullest extent practicable. Pernicious weeds in all areas of the site must be eliminated before seed dispersal by cutting or spot treatment with specific herbicide, and they must be removed from the site. The site should be in clean and tidy condition. Any litter and rubbish must be collected and disposed of properly.

The first 5 years of maintenance, a general herbicide spray should be applied to all planting sites to maintain a 500mm diameter of bare ground around each plant. Selected non-persistent herbicides may be used for this purpose if densities are low enough to minimise harm.

The use of herbicides and pesticides must be done safely and responsibly. Relevant regulations as well as manufacturer's instructions must be strictly followed. Those in charge should ensure that all of the requirements imposed by these regulations are understood. All chemicals must be formally approved for use in amenity, horticulture, or forestry and be non-toxic to people, birds, and animals when used as directed.

Herbicides should be used only when absolutely essential and in the fewest prescribed doses to achieve the control objective. Rotational application is preferred to avoid chemical build-up and limit the chance of weed resistance. Liquid herbicides should be applied using a controlled droplet applicator, and any spraying equipment should have drift guards installed. Wet or windy weather should not be used for liquid herbicide treatment.

Mulching

All ornamental planting areas should be topped up with Bark Mulch to a depth of 75mm once a year in the spring.

Grass Area

The aim for grass area is to produce a healthy and comprehensive plant cover that will reduce soil erosion and crusting while also controlling noxious weed competition. Pernicious weed control applies

equally to planted and grassed areas. Any plants that may be damaged by cutting grass will be considered defective and must be replaced in accordance with the provisions of the maintenance contract. Any substantial failed or damaged seeding areas, such as stone build-up on the surface, unstable slope, localised subsidence or compaction, would necessitate remedial work to re-grade, re-cultivate, and re-seed. If needed, additional topsoil and subsoil filling will be imported to make up levels if deemed essential.

Meadow Mix

Following establishment and during the first growing season following sowing, the meadow mix will be subjected to a regular cutting routine, with the meadow mix being cut back to a height of 50mm early in the growing season (March/April) and including these being removed during the first year. A second cut should be planned for August, with the arisings allowed to dry before being removed. In October, a clean-up cut should be conducted, with the resulting rubbish collected. After the first year, the meadow mix will be cut three times a year: in the early spring, toward the end of the summer, and in the autumn.

Hedge

Plants that have become loose due to planting activities, cold, or wind must be firmed in. Plants should be watered as needed throughout the establishing stage.

Pruning

Pruning of damaged, dead, or diseased wood is essential, as is identifying pruning possibilities that might benefit growth form, plant health, aesthetic, or safety. All works will be subjected to being conducted outside of the established breeding and nesting season for birds.

Hedge pruning will be necessary to encourage and retain a tidy and formal shape, and it should be done in late winter to prevent the bird nesting season. Hedge planting should eventually be kept at a regular height of 1.5-1.8m.

Plants seek to soften the build form while maintaining aesthetic appeal. Pruning is necessary to keep plants neat. Any branches that grow out after flowering should be removed. If the rainfall does not reach the plants' roots, further watering may be necessary.

Management of grass and planting areas

In general, site management operations will seek to maintain things tidy, with seasonal visual appeal providing a strong green network.

Long-term Management

The primary goal of long-term management is to solidify and encourage the habitat types generated during the first 5-year Period of Maintenance, with the goal of establishing sustainable growth that contributes to the site's and surrounding area's biological diversity. After the initial five years, the Client will be in charge of the site's long-term maintenance.

Each habitat type requires its own set of management strategies. These will very certainly need to be evaluated on a regular basis by the client and the management company (or person) to assess the extent to which design objectives are being realised and to propose any corrective action.

The landscape characteristics are not expected to be fully established until around five years following Sectional/Substantial completion. Within the first five years, the Client shall replace and repair any faulty planting or seeding in accordance with any planning approval. The appointed management company (or person) will keep monitoring dead or defective plants and seeding yearly, outlining any necessary corrective actions. It is recognised that the long-term management period is a care period and is managed to a regulated program which will be subject to review and adapt accordingly.

Maintenance Schedule – Ornamental Plants

The below maintenance schedule covers the ornamental plants throughout the scheme.

Operation	Maintenance Period									
	Year 1		Year 2		Year 3		Year 4		Year 5	
	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season
Applying Herbicide	As required	Spring, Summer & Autumn	As required	Spring, Summer & Autumn	As required	Spring, Summer & Autumn	As required	Spring, Summer & Autumn	As required	Spring, Summer & Autumn
Firming	x1	During the year	x1	During the year	x1	During the year	x1	During the year	x1	During the year
Applying Fertiliser	x1	Spring	x1	Spring	x1	Spring	x1	Spring	x1	Spring
Pruning	x1	Spring	x1	Spring	x1	Spring	x1	Spring	x1	Spring
Clearing Litter	x1	Monthly	x1	Monthly	x1	Monthly	x1	Monthly	x1	Monthly
Replacing Plants	x1	Autumn	x1	Autumn	x1	Autumn	x1	Autumn	x1	Autumn
Watering	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer
Non-persistent Herbicide	-	-	-	-	-	-	As required	Winter	As required	Winter
Bark Mulch Top-up	x1	Spring	x1	Spring	x1	Spring	x1	Spring	x1	Spring

Maintenance Schedule – Hedge

The below maintenance schedule covers the hedges throughout the scheme.

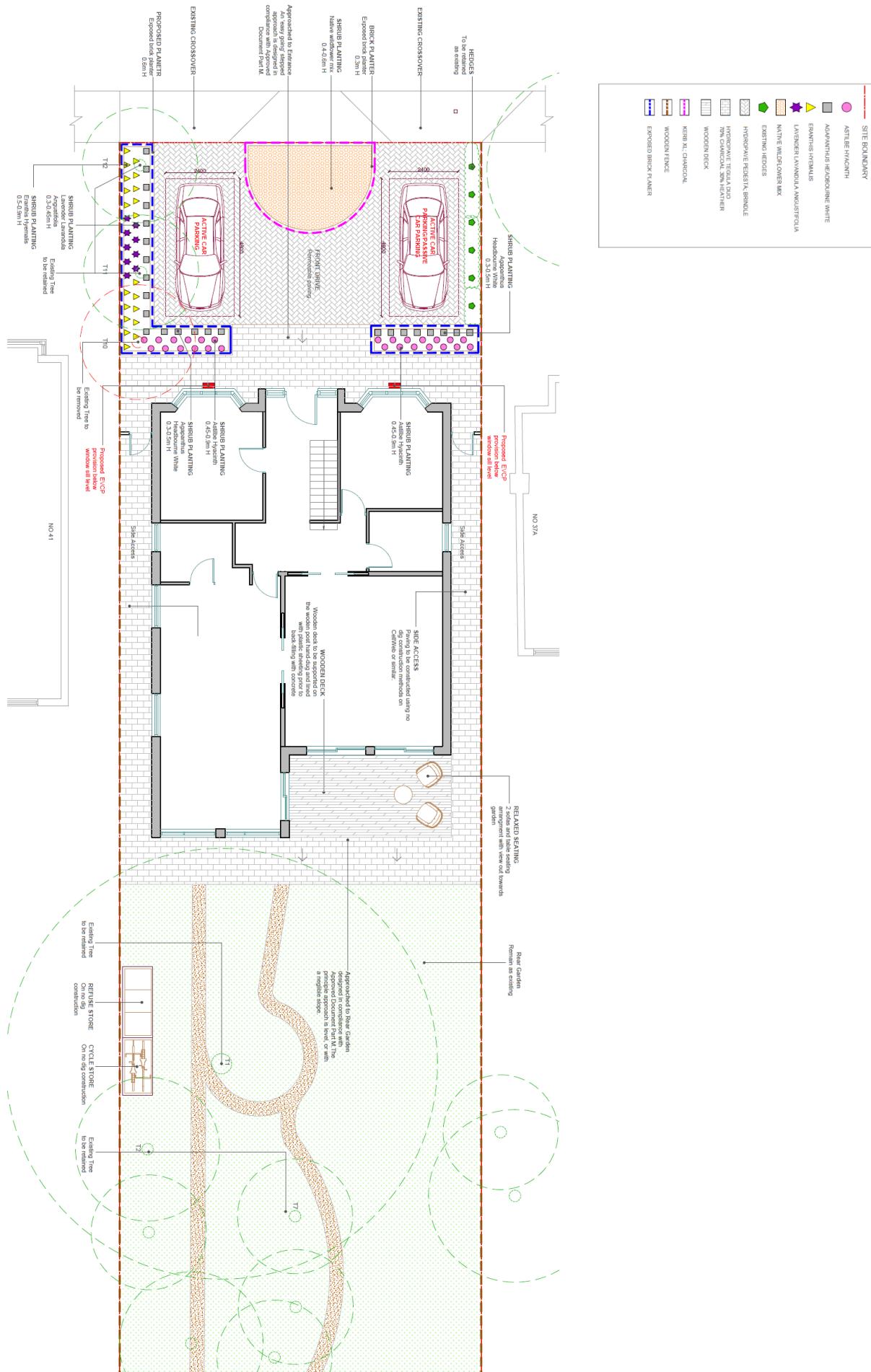
Operation	Maintenance Period									
	Year 1		Year 2		Year 3		Year 4		Year 5	
	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season	Frequency	Time/Season
Applying Herbicide	x2	Spring & Summer	x2	Spring & Summer	x2	Spring & Summer	x2	Spring & Summer	x2	Spring & Summer
Firming	x1	Summer & Autumn	x1	Summer & Autumn	x1	Summer & Autumn	x1	Summer & Autumn	x1	Summer & Autumn
Applying Fertiliser	x1	Spring	x1	Spring	x1	Spring	x1	Spring	x1	Spring
Pruning	As required	Winter	As required	Winter	As required	Winter	As required	Winter	As required	Winter
Clearing Litter	x2	Spring & Autumn	x2	Spring & Autumn	x2	Spring & Autumn	x2	Spring & Autumn	x2	Spring & Autumn
Replacing Plants	x1	Winter	x1	Winter	x1	Winter	x1	Winter	x1	Winter
Watering	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer	x3	Spring & Summer
Pest and Disease Control	x1	May	x1	May	x1	May	x1	May	x1	May

Maintenance Schedule – Meadow Mix

The below maintenance schedule covers the native wildflower, meadow mix throughout the scheme.

Maintenance Period	Cut	Operation	Cut Size (mm)	Time
Year 1	First cut	Post establishment arisings to be removed	50-70	Early Spring
	Second cut	After seed drop – arisings to be collected	50-70	End of summer
	Third cut	Tidy up – arisings to be collected	70	Autumn
Year 2	First cut	To remove excess grass	50	Early spring
	Second cut	After seed drop	50-70	End of summer
	Third cut	Tidy up	50-70	Autumn
Year 3	First cut	To remove excess grass	50	Early spring
	Second cut	After seed drop	50-70	End of summer
	Third cut	Tidy up	50-70	Autumn
Year 4	First cut	To remove excess grass	50	Early spring
	Second cut	After seed drop	50-70	End of summer
	Third cut	Tidy up	50-70	Autumn
Year 5	First cut	To remove excess grass	50	Early spring
	Second cut	After seed drop	50-70	End of summer
	Third cut	Tidy up	50-70	Autumn

Appendix



Appendix

Plant Schedule

	Plant Name	Photograph	Colour	Size/Height	Specification and Form	Pot Size	Density/m ²	No. of Plants
1	Lavender <i>Lavandula Angustifolia</i>		Purple	30 – 40 cm	Plants to be bushy and well formed.	2L	6	20
2	Eranthis <i>Hyemalis</i>		Yellow	50 – 90 cm	Plants to be bushy and well formed.	2L	6	25
3	Astilbe <i>Hyacinth</i>		Pink	45 – 90 cm	Plants to be bushy and well formed.	2L	6	50
4	Agapanthus <i>Headbourne White</i>		White	30 – 50 cm	Plants to be bushy and well formed.	2L	6	45

Meadow Mix – Native Wildflower (80% Grasses & 20% Wildflowers)			
	Type	Name	Quantity (%)
1	Grasses	Crested Dogtail Wood Meadow Grass Sweet Vernal Grass Chewings Fescue Common Bent Grass Slender Red Fescue	22% 12% 3% 20% 8% 15%
2	Wildflowers	Bluebell Hedge Bedstraw Teasel Wood Avens Bladder Campion Yarrow Self-Heal Black Knapweed Cowslip Tufted Vetch St John's Wort Red Campion White Campion Field Scabious Meadow Buttercup Dark Mullein Agrimony	0.25% 2% 0.5% 1.5% 1.5% 1.75% 1% 1.5% 0.5% 0.5% 0.25% 2% 2% 1.5% 2% 0.25% 1%