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**MS K DUHRA**

**DEVELOPMENT AT  
No.17 FAIRFIELD ROAD,  
UXBRIDGE  
UB8 1AX**

**5 – YEAR POST PLANTING  
MANAGEMENT / MAINTENANCE  
SCHEDULE**

**JANUARY 2023**



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SCHEDULE**

David Williams Landscape Consultancy Ltd  
Dyers  
East Putford  
Holsworthy  
Devon  
EX22 7UG

Tel: 01409 240278  
Mob: 0782 6270 368  
E-Mail: [david.williams@dwlc.co.uk](mailto:david.williams@dwlc.co.uk)

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## 1.0 INTRODUCTION

- 1.1 David Williams Landscape Consultancy Ltd (DWLC) were instructed by Ms Kiran Duhra (the client) in January 2023 to prepare a landscape scheme and a 5 year management / maintenance notes and schedule relating to development at No.17 Fairfield Road, Uxbridge UB8 1AX.
- 1.2 The landscape proposals plan (Drawing No.0485/L1 Rev A) and this management / maintenance document has been prepared in order to discharge Planning Condition 4 (3) of Planning Notice (Reference:35114/APP/2021/3234) dated 28<sup>th</sup> October 2021.
- 1.3 The Landscape Proposals Plan indicates the following landscape proposals:
  - Proposed tree planting as planted Heavy Standard trees;
  - Proposed shrub planting, primarily to front garden areas;
  - Proposed hedge planting, primarily to rear garden areas and;
  - Proposed grassed areas.
- 1.4 The landscape work will be implemented by the client during first available planting season (1<sup>st</sup> October 2023 to 31<sup>st</sup> March 2024 or 1<sup>st</sup> October 2024 to 31<sup>st</sup> March 2025) following completion of the development. Should the landscape works be undertaken outside the October to March period then all plant stock will be container grown, planted in accordance with the planting specification and weekly watering carried out as specified until the end of the summer period or until weather conditions change and regular rainfall is forecast.
- 1.5 The client will be responsible for the maintenance (and replacement) of the landscape work until such time that the properties are sold and / or occupied by the house owner after which the responsibility for the maintenance will fall to the house owner / occupier.
- 1.6 Any trees or other plants which within 5 years of the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the next available planting season with other plants of a similar size, species, and quality as shown on drawing No.0485/L1 Rev A unless written consent is obtained from the Local Planning Authority to vary the landscape scheme.



## 2.0 GENERAL MANAGEMENT AND MAINTENANCE OPERATIONS

2.1 The following management and maintenance operations will be carried out for 5 years following the implementation of the planting scheme as shown on drawing No.0485/L1 Rev A.

2.2 Maintenance operations will include:

Trees works:

- Check stakes and ties and adjust if necessary in summer and winter.
- Remove stakes when no longer required, i.e. after 3 years.
- Prune out damaged branches or deadwood, cutting back so as not to affect branch collar.
- Where required progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.
- Tree works to be carried out to BS 3998 Recommendations for Tree Work, industry best practice with any works agreed with the Councils, if necessary.

Shrubs / Shrub Beds:

- Weed control measures to continue until canopy of shrubs is closed.
- Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season.
- Prune back any badly damaged shrubs to sound growth.
- Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape.
- Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.
- Cut back shrubs on yearly basis or to maintain desired shape at times set on Table 1.0 in Section 3.0.

Watering:

- Trees to be watered on weekly basis during growing season (April – October) for first two years. Watering to be from above and via pipe to ensure soaking of ground until field capacity of the soils is reached. After which, during periods of dry weather apply sufficient water to maintain healthy growth.
- Allow, at each operation, watering to field capacity.

Refirming Trees and Shrubs:

- Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

Hedges:

- Prune hedge annually during winter period to shape and/or promote bushy growth.
- Leader not to be cut until desired height is reached.

Grass Areas:

- Remove litter, twigs and debris prior to first cut of each Spring (April to June).
- Mow lawn areas regularly, cutting to a height of 35mm, allowing minimum of 16 cuts per season.

Protection/Reinstatement:

- Regularly inspect all planting and grassed areas, e.g. once a month, for any pest damage or vandalism/damage caused by others.
- Any damaged plants or grass areas to be rectified by house owner in the next available season by replacement planting or reseeding/ turfing and protective measures if required.

2.3 The timing of the maintenance operations list above is shown on Table 1.0 set out in the next section, Section 3.0.

### 3.0 MAINTENANCE TIMESCALES

3.1 Table 1.0 below indicates the appropriate period for carrying out the operations set out in Section 2.0.

**Table 1.0**

Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Plant/Grass Inspections</b>	●	●	●	●	●	●	●	●	●	●	●	●
<b>Tree Works</b>												
Acer campestre		●	●								●	●
Carpinus betulus 'Frans Fontaine'		●	●								●	●
Malus x robusta 'Red Sentinel'		●	●								●	●
Quercus robur		●	●								●	●
Sorbus aria 'Lutescens'		●	●								●	●
<b>Shrub Pruning</b>												
Alchemilla mollis	●	●								●	●	●
Euonymus fortunei 'Darts Blanket'		●	●	●								
Photinia x fraseri 'Red Robin'							●	●				
Spiraea japonica 'Firelight'							●	●				
Viburnum davidii				●	●							
<b>Hedge Planting</b>												
Escallonia 'Red Hedger'				●	●					●		
Berberis darwinii					●	●						
Native Species hedge	●	●										

**Table 1.0 continued:**

Operation	Period/Time											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Watering (growing season only)</b>				●	●	●	●	●	●	●		
<b>Refirming</b>	●	●	●						●	●	●	●
<b>Grass Areas</b>		●x1	●x2/3	●x3/4	●x3/4	●x3/4	●x3/4	●x3/4	●x2/3		●x1	
<b>Replanting</b>	●	●	●						●	●	●	●
Key	●	= Time of operation										

Landscape Plan - Drawing No.0485 / L1 Rev A (at A3 size)



Dyers  
East Putford  
Holsworthy  
Devon  
EX22 7UG

e: [david.williams@dwlc.co.uk](mailto:david.williams@dwlc.co.uk)  
t: 01409 240 278 m: 07826 270 368

[www.dwlc.co.uk](http://www.dwlc.co.uk)