



ALLARBORICULTURE

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LANDSCAPE PLAN AND MAINTENANCE SCHEDULE

On Behalf Of: Lauren
Budden

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(Hons)

Report Reference:

AALP2028A

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1. Introduction

- 1.1. This landscape management plan has been written by All Arboriculture on behalf of Mr & Mrs Gascoyne. It describes the landscape management practices required in relation to existing planting and proposed planting.
- 1.2. The plan considers the establishment and maintenance of vegetated areas only, it does not include for the management of hard elements in the development.
- 1.3. This management plan should be read in conjunction with the landscape plan.

Site Description

- 1.4. 174 Aylsham Drive sits within the urban Area of Ickenham, Uxbridge. The Site has existing hedging and trees which have been retained and incorporated into the design.

Aim of the Management Plan

- 1.5. The aims of this management plan are to:
 - Provide a management framework for the future management of soft landscape areas;
 - Maintain and improve the existing retained vegetation; and
 - Aid the healthy establishment of newly planted shrubs and hedging

2. Management Recommendations

- 2.1. The management plan addresses landscape management across the site for all vegetated areas. Recommendations are included for the establishment of planting and to increase the chances of successful growth.
- 2.2. The landscaping plan as shown on this document, will be completed within 6 months of the completion of the proposed.
- 2.3. It is preferable that all landscaping operations take place in the appropriate season with shrub and perennial planting in the months Nov to March for best results. Planting at other times of the year are possible with appropriate aftercare management – particularly a detailed watering / irrigation regime to maintain the condition of the plants and prevent failure of plants and grassed areas. Any failures of the planting will need to be rectified in the next available planting season

Trees and hedges

- 2.4. All retained trees and hedges on site will be protected from damage during construction by protection fencing as appropriate. All works to trees should be carried out in accordance with BS3998:1989 'Recommendations for Tree Work'.
- 2.5. During periods of drought, trees should be watered if showing signs of deterioration.
- 2.6. Trimming of the hedge should be undertaken to encourage the thickening of the hedgerow vegetation and enhance its screening properties. This is applicable to the lower levels of the hedgerow only, up to the height of approximately 3m and should be undertaken in the winter months so as to avoid the nesting bird season (March – August inclusive). Alternate sides of the hedgerow should be trimmed each year to maintain a supply of material for wintering bird foraging.
- 2.7. All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m² or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.

Perennial / Shrubs

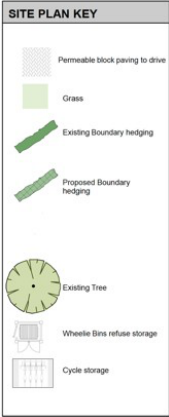
- 2.8. All ornamental planting of shrubs / perennials will be as specified in the landscape schedule and will normally be 3 litre pot grown types. Where these are to be planted, the ground must be prepared with the incorporation of not less than 25% by volume, non-peat based compost 25 to be incorporated into the top 300mm depth of soil in planting beds to improve the moisture retention / nutrient content of the soil. Post planting, the surface of the planting area will be dressed with a min 50mm of bark mulch to retain moisture during the first year of growth. Any failures to be replaced during the first five years with like for like species and original size plantings.
- 2.9. Where necessary due to supply problems, a substitution of one plant variety or species for another may be made where the plant substitute has a similar size, form and suitability for the site and the relationship with other plants adjacent.



3. Landscape Management Schedule

Description	Year 1	Year 2	Year 3	Year 4	Year 5 +	Notes
A. Trees						
Weed Control	√	√	√	√		Check for weeds in April and July. Remove as appropriate.
Tree Health	√	√	√	√	√	Check general health of trees. Replace any in poor health.
Tree Pruning					√	Formative pruning as required to encourage good form and remove dead material.
B. Shrubs and New Hedging						
Weed Control	√	√	√	√		Check for weeds in April and July. Remove as appropriate.
Health	√	√	√	√	√	Check general health. Replace those in poor health that have failed to establish.
Pruning						Hedges to be trimmed alternately to provide winter foraging. Leaf litter to remain.

Landscaping Plan - 174 Aylsham Drive, Ickenham, Uxbridge, UB10 8UF



SCHEDULE OF PLANTING

HEDGE PLANTING- to boundary

A , B & C- PRUNUS LAUROCERASUS

Note:
2x 10L pots per metre
staggered, 1.2m - 1.5m ht.

GENERAL AMENITY PLANTING

row 15cm from the centre line

- D - Existing boundary hedge pruned
E - HOLLYILEX AQUILIFOLIUM

NOTE: Any planting removed within 5 years of occupation should be replaced under the terms of the planning permission.

TREE PROTECTION

During site clearance and the whole construction period tree protection fences following BS5837:2005 should be used.
Following the maximum extent of the tree canopy except where invasion under the tree canopy is specifically agreed with the council's arboriculturalist.

TREES

This site is subject to a 5 year Landscaping Condition, and no additional trees (other than those shown for removal) should be removed without the agreement of the LPA.

Planting notes

Ground preparation

Formation to all beds to be ripped by main contractor.

Topsoil (to BS 3882:2015) to be supplied as necessary and spread as follows:-

a) tree pits to be full depth

b) Shrub/herbaceous beds, minimum 450mm deep

c) Lawn areas, minimum 100mm deep

Landscape contractor to supply and spread compost to 75mm deep to planting areas and rotovate in to 300mm.

Planting

All shrubs and herbaceous to be pit planted and backfilled with planting compost (minimum 0.5l per plant) incorporating mycorrhizal fungi (mycorrmx or equal) at 2kg per m3 of backfill and Broadleaf P4 polymer at 1g/litre of backfill. Trees to be pit planted (600x600x600mm minimum); fork over base and leave domed; 100mm shingle drainage layer.

All trees to be secured with underground anchors.

All trees to be fitted with watering coils.

Backfill pits with 50:50 mix of tree planting compost and imported topsoil (to BS 3882:2015) incorporating mycorrhizal fungi (mycorrmx or equal) at 2kg/m3 and broadleaf P4 polymerat 1g/litre of backfill and water in.

Mulch

Supply and spread slow release fertilizer (Scotts Sierrablen or equal approved) at approx 30g/m2. Spread as top dressing before mulching.

All areas to be mulched to a depth of 75mm on completion (50-20 play bark (or equal approved))

Maintenance and Aftercare

The landscape contractor is to replace all dead, dying or diseased trees, shrubs and herbaceous at the end of the 12 months defects liability period.

Planting times

The planting will be carried out following completion of the building works. The planting can be carried out at anytime of the year (not just during the planting season) as all the plant material is container grown.

