LONG LANE, UXBRIDGE

SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

ACD ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture

Howarth Homes plc

Written by:	JNT
Checked by:	JS
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Contents

1.0 Objectives **1**

2.0 Background Information **1**

3.0 Preliminaries **2**

4.0 General Maintenance **3**

5.0 Existing Trees and Vegetation **5**

6.0 Amenity Grass (Turf) **6**

7.0 Shrub and Tree Planting **8**

8.0 Hedgerows **11**

9.0 Maintenance Schedules **1**

Appendix 1: **3**

HOW21700-50 Management Plan **3**

1.0 Objectives

1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.

1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1. ACD Environmental were commissioned in 2018 to prepare the following documentation:

- Soft Landscape Proposals
- Soft Landscape Specification
- Hard Landscape Proposals

2.2. The controlling authority are London Borough of Hillingdon Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

CIVIC CENTRE

HIGH STREET

UXBRIDGE

MIDDLESEX

UB8 1UW

3.0 Preliminaries

3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.

3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.

3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.

3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,
- Howarth Homes and their appointed Management Companies (should these be contracted out),

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of London Borough of Hillingdon Council when the maintenance agreement is completed and is operative.

Refer to ACD drawing HOW21700 Management Plan for an overview of the responsible parties for the landscaped areas.

4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out <u>in all areas</u> any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.

4.4. The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

4.5. No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Existing Trees and Vegetation

5.1. All works should be undertaken in accordance with the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the Management Company.

5.2. All operations shall be carefully carried out to avoid damage to the trees being treated, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

5.3. The trees should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.

5.4. The under storey should remain undisturbed with little pro-active management required other than the severing of Ivy stems where crown infestation of the larger trees is evident. Where there is a need for surface treatment refer to ACD Landscape Proposal Plan for details.

5.5. All diseased wood, prunings and rubbish should be removed from site and the site left clean and tidy.

5.6. Heavy branches should be removed in sections and undercut to avoid tearing the bark, thereafter to be lowered by slings. No branch stumps should be left and no cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.

5.7. Heavy Ivy infestation is not recommended in development situations, where wind risk may be a concern. The form of the tree can also be affected and it is therefore proposed to remove any dense infestation of Ivy if evident on site or during the maintenance period.

6.0 Amenity Grass (Turf)

6.1. Areas directly to the front and flat areas of rear gardens to the new properties will be laid to an amenity grade turf. This is due to the potential for heavy use by the new occupants.

6.2. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.

Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

6.3. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.

6.4. Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

6.5. Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other,(half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use ‘A22 Low maintenance’ mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

General

6.6. Grassed areas beyond the boundaries of domestic ownership will be maintained in perpetuity by the Management Company/ies.

6.7. This management plan should be made available to the new owners to help outline the principles of the retained habitats and encourage the future management of these areas in perpetuity.

7.0 Shrub and Tree Planting

7.1. The Management Company/ies will maintain all shrubs and trees beyond the boundaries of domestic ownership in perpetuity.

7.2. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.

7.3. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.

7.4. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.

7.5. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.

7.6. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

7.7. The management company is responsible for litter picking in those areas that it manages.

7.8. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.

7.9. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

7.10. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.

7.11. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.

7.12. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.

7.13. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

7.14. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company/ies are to provide a bowser for watering.

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Grass 5Ltr's/m².

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

7.15. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.

7.16. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

7.17. Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.

7.18. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

7.19. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

8.0 Hedgerows

8.1. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials.

8.2. Around free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have fully established. The temporary fences are to be removed from site.

8.3. Trimming of rapidly established hedges: Hedges are to have lateral branches moderately trimmed with the hedge allowed to reach planned height as rapidly as possible. Once at the desired height then the tops of the hedge can be trimmed as necessary to maintain a dense formal hedge.

8.4. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height as shown on original landscape proposals

9.0 Maintenance Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company/ies.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Hedges to be managed – cut in line with guidance given in section 8.0
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

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Appendix 1:

HOW21700-50 Management Plan

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTE: DO NOT SCALE FROM DRAWING

Legend

Proposed areas to be maintained by domestic owners

Proposed areas to be maintained by appointed management company

Rev	Date	Details	Drawn

ACD ENVIRONMENTAL

HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

Courtyard House, Mill Lane, Godalming, GU7 1EY
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close, Eastleigh, SO50 9SX
Tel: 02382 026300

9 Brownlow Road, Cambridge, CB4 3NG
Tel: 07825 868654

Unit 50, Space Business Centre Gloucester, Olympus Park,
Quedgeley, Gloucester, GL2 4AL
Tel: 07769 263864

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

Howarth Homes plc

scheme: 297 Long Lane Uxbridge
client: Howarth Homes
drawing: Management plan
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scale: 1:200@A2
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drawn: JNT checked: JS

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Head Office
Rodbourne Rail Business Centre
Grange Lane
Malmesbury
SN16 0ES
Tel: 01666 825646

Surrey Office
Suite 8 & 9
Courtyard House
Mill Lane
Godalming
GU7 1EY
Tel: 01483 425714

Hampshire Office
Suite 6
Crescent House
Yonge Close
Eastleigh
SO50 9SX
Tel: 02382 026300

Gloucestershire Office
Suite 50
Space Business Centre
Quedgeley
Gloucester
GL2 4AL
Tel: 01452 887260

Cambridgeshire Office
Suite GO3B
1010 Cambourne Business Park
Cambourne
Cambridgeshire
CB23 6DP
Tel: 01223 598598

Email: mail@acdenv.co.uk
Website: www.acdenvironmental.co.uk

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