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LANDSCAPE BUFFER MANAGEMENT PLAN

**OTTER & WATERSIDE HOUSE, COWLEY BUSINESS PARK,
UXBRIDGE UB8 2AD**

Report Title: LANDSCAPE BUFFER MANAGEMENT PLAN for OTTER & WATERSIDE HOUSE,
COWLEY BUSINESS PARK, UXBRIDGE UB8 2AD

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1 DESIGN STRATEGY FOR MANAGEMENT OF THE LANDSCAPE BUFFER

- 1.1 The following plan is for the Offsite Landscape and Buffer Management and Maintenance Plan associated with the development at Waterside House, Cowley Business Park, Uxbridge, UB8 2AD.
- 1.2 The speciation is accompanied by the enhancement plans at the appendices of this report:
- 1450 - 01 Waterside House Uxbridge Landscape Buffer Management Plan
- 1.3 This report and the plan have been prepared to discharge condition 10 of planning permission DC/21/01457 (London Borough of Hillingdon) and for detailing management and maintenance of the Offsite Landscape Buffer.
- 1.4 The planning condition states:
- Prior to the occupation of development an Offsite Landscape and Buffer Management and Maintenance Plan, for the adjoining land which runs along the Frays River which is within the applicant's ownership and land covered by (TPO) 775, shall be submitted to and approved in writing by the Local Planning Authority. The document shall contain details of how future occupiers will be prevented from accessing and using the offsite landscape zone and details of offsite Riverbank protection and enhancement measures.*
- 1.5 The site is located in business park area of Uxbridge where plots are large with retained mature trees. The proposals for Waterside House and other office buildings is to refurbish to residential accommodation.
- 1.6 The business park is located between the Grand Union Canal and the Fray's River. The river lies approximately 40m to the east of Waterside House. Between Cowley Business Park carriageway, which lies immediately to the east of the office building, and the river is an established landscape buffer.
- 1.7 The landscape buffer contains mature trees and a dense understorey. The dominant species includes ash (*Fraxinus excelsior*); willow (*Salix* spp.); sycamore (*Acer pseudoplatanus*); elder (*Sambucus nigra*); hawthorn (*Crataegus* spp.); hazel (*Corylus avellana*) and ivy (*Hedera helix*). The tree line was very dense and had no ease of access into the landscape buffer zone. A grass verge is maintained along the western edge with the carriageway for servicing underground services within the buffer zone.
- 1.8 The river is narrow, and of varying widths along its length. The western edge is overhung by the trees within the buffer zone. On the eastern bank residential gardens come down to the

river's edge. The buffer zone has an dense understorey which will be retained, and is a strong barrier to pedestrian trespass.

- 1.9 No additional lighting will be used in the vicinity of the landscape buffer.
- 1.10 The site is within the 'Green Chain', the constraints are detailed in the Hillingdon Local Plan Policy EM2:

'Policy EM2: Green Belt, Metropolitan Open Land and Green Chains

The Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Notwithstanding this, Green Chains will be reviewed for designation as Metropolitan Open Land in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD and in accordance with the London Plan policies.

Minor adjustments to Green Belt and Metropolitan Open Land will be undertaken in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the Green Chain'.

- 1.11 The site is not on public land, and the buffer zone is part of the landscape strip along the western edge of Frays River, contained to the west by the Cowley Business Park carriageway. The whole landscape buffer between the business park and the Fray's River is covered by the Tree Preservation Order (TPO) 775. The London Borough of Hillingdon is the Lead Local Flood Authority (LLFA) for the area.
- 1.12 The landscape represents a section of a wider landscape zone covered by a TPO in the ownership or control of different agents. This management plan should be form a basis for management riverside trees and understorey for the benefit of nature and to maintain a safe riparian environment.
- 1.13 The proposals are to include timber bollards along the western edge of the landscape buffer to impede any access by vehicles. Bollards to be no more than 600mm above ground; 100mm by 100mm; 1800mm centres.

2 MAINTENANCE

- 2.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter a landscape contractual arrangement should be made to ensure the maintenance of the landscape buffer. Please refer to Environment Agency's 'Living on the Edge: A guide to your rights and responsibilities of riverside ownership' elements of which are reproduced at section 3.
- 2.2 The site is currently densely vegetated, and protected woodland. There are no plans to remove any trees or understorey. The landscape buffer requires minimal intervention beyond inspecting tree health annually.
- 2.3 There is a managed grass strip along the western edge which is required for access to underground services that will be maintained.
- 2.4 The Landscape buffer is protected by a TPO 775, and consent will be required before any works can be carried out within the woodland.

Built:

- 2.5 There are no proposed or built elements within the landscape buffer.

River's edge:

- 2.6 **No** pesticides or herbicides to be used adjacent or on water course.
- 2.7 Yearly inspection visits to include the following operations:
- Remove large self-seeded shrubs or trees and check for invasive species including Japanese knotweed; Buddleia species and Himalayan Balsam. Specialist should be used to remove Japanese knotweed however other species can be removed by hand. Ensure careful disposal of uprooted vegetation;
 - Inspect overhanging trees for stability;
 - Any dead, dying or diseased trees should be inspected for safety for water course users and build-up of vegetation impeding river flow and posing a flood risk;
 - No works to be carried out on the woodland without a successful TPO application to Hillingdon Borough Council;
 - Any replacement planting should native species only;
 - Keep a record of annual inspections.

2.8 Any replacement tree planting should be native species trees and the intent should be to broaden range of species on site including:

- White willow – *Salix alba*
- English oak – *Quercus robur*
- Native black poplar - *Populus nigra*
- Alder – *Alnus glutinosa*

2.9 Understorey planting should be native species only and encouraged to form a dense physical barrier to pedestrian trespass and include:

- Osier – *Salix viminalis*
- Hawthorn – *Crataegus monogyna*
- Hazel – *Corylus avellana*
- Guelder rose – *Viburnum opulus*
- Briar rose - *Rosa rubiginosa*

3 RIPARIAN MANAGEMENT RESPONSIBILITIES

- 3.1 The following is guidance detailed within 'Living on the Edge: A guide to your rights and responsibilities of riverside ownership' (Environment Agency: 2014). All issues in regard to flooding should be directed to the LLFA (London Borough of Hillingdon).
- 3.2 You must let water flow through your land without any obstruction, pollution or diversion which affects the rights of others. Others also have the right to receive water in its natural quantity and quality as explained in the Your Rights Section. You should be aware that all riparian owners have the same rights and responsibilities.
- 3.3 You must accept flood flows through your land, even if these are caused by inadequate capacity downstream. A landowner has no duty in common law to improve the drainage capacity of a watercourse he/she owns.
- 3.4 You should keep the banks clear of anything that could cause an obstruction and increase flood risk, either on your land or downstream if it is washed away. You are responsible for maintaining the bed and banks of the watercourse and the trees and shrubs growing on the banks. You should also clear any litter and animal carcasses from the channel and banks, even if they did not come from your land. You may need your risk management authority's consent for these works. Your local authority can advise you on the removal of animal carcasses.
- 3.5 You should always leave a development-free edge on the banks next to a watercourse. This allows for easy access to the watercourse in case any maintenance or inspection is required. In some areas local byelaws exist which explain what you can and cannot do within certain distances of a watercourse. For more information on works near watercourses you should contact your risk management authority.
- 3.6 You must keep any structures, such as culverts, trash screens, weirs and mill gates, clear of debris. Discuss the maintenance of flood defences, such as walls and embankments, on your property with your risk management authority. They may be vital for flood protection.
- 3.7 You should not cause obstructions, temporary or permanent, that would stop fish passing through.
- 3.8 You have a legal obligation to notify the Environment Agency and the relevant risk management authority if you would like to build or alter a structure that acts as an obstruction to a watercourse. Under the Eel Regulations in some cases, it may be an offence if you do not notify the Environment Agency of the above.
- 3.9 Please help to protect water quality. Do not use riverbanks to dispose of garden or other waste, where it could be washed into the river. This includes grass cuttings, which pollute the water.

- 3.10 You are responsible for protecting your property from water that seeps through natural or artificial banks. Where this damages a flood defence, your risk management authority may require you to pay for repairs.
- 3.11 You must control invasive alien species such as Japanese knotweed. Your local risk management authority can advise you on how to manage and control these species.
- 3.12 Make sure any work you do on a watercourse fits with the natural river system. Work must not damage wildlife and wherever possible you should try and improve the habitat. Speak to the relevant risk management authority about wildlife and nature conservation. If you are not sure what you have to do and/or are new to living near a watercourse, ask your risk management authority for advice. Your property may include a watercourse that runs in a culvert. You have the same responsibilities for the upkeep of the culvert as if it was an open watercourse. If you do not carry out your responsibilities, you could face legal action. If you see any activity that could damage the environment or increase flood risk, please report it to your risk management authority as soon as possible. Water and land pollution or blockages which increase the risk of flooding should be reported to the Environment Agency incident hotline on 0800 80 70 60 (Freephone*, 24 hour service). Do not report incidents by email as this could delay the response.

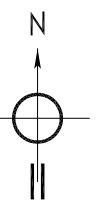
APPENDIX 1

Operation	Year 1					Year 2					Year 3					Year 4					Year 5															
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Weed control																																				
Invasive species removal as detailed by annual survey																																				
Mowing																																				
Service strip management																																				
Plant replacement																																				
Dead, dying or diseased trees identified for replacement by annual survey																																				
Pruning trees																																				
Following BS8545 Trees from Nursery to Independence in the Landscape guidelines: works to be detailed by annual survey																																				
Annual Site Risk Assessment																																				
Five Year Assessment																																				

Continues along survey reporting guideline

Recommended replacement planting when required:

- White willow – *Salix alba*
- English oak – *Quercus robur*
- Native black poplar – *Populus nigra*
- Alder – *Alnus glutinosa*
- Osier – *Salix viminalis*
- Hawthorn – *Crataegus monogyna*
- Hazel – *Corylus avellana*
- Guelder rose – *Viburnum opulus*
- Briar rose – *Rosa rubiginosa*






The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1998 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).



LEGEND (GENERAL ARRANGEMENT)

-  Retained tree/hedge/shrubs
-  Timber bollard - 100 x 100 x 750mm
1800mm centres
-  Proposed grass areas

Notes
Plan to be read in conjunction with the engineer and
landscape drawings.

No measurements to be scaled off drawing. Work from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



Date	Reason for revisions	By
Client Otter Estates Ltd.		
Project	Project No:	
Waterside House, Cowley Business Park, Unbridge, UB8 2AD	P4104/2500	
Drawing Title: Landscape Buffer Management Plan		
Scale: 1:200 @ A0	Date: November 2024	
Drawing Number: 1450-01	Revision Number: —	

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