



AIRPETS  
SOUTH LANE  
NORTH  
HEATHROW

SOFT LANDSCAPE  
MANAGEMENT &  
MAINTENANCE  
PLAN

AIRPETS

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Revision	Date	Details	Revised

## **1.0 Maintenance Objectives**

- 1.1. These maintenance objectives apply to the whole site in perpetuity. The main aims are:
- Enhanced landscape quality.
  - Improved landscape visual amenity.
  - Wildlife habitat and increased biodiversity.
- 1.2. The results should aim to ensure establishment and continued healthy growth through to maturity of all soft landscape areas. The site is to have a clean, tidy condition and appearance of all external areas.
- 1.3. This landscape soft management and maintenance plan should be made available to domestic owners to outline the maintenance objectives, strategies, and operations. This is to ensure that domestic owners maintain areas within their ownership in line with this landscape management and maintenance plan. This should ensure consistency between various parties' maintenance across the site.

## **2.0 Management Principles**

- 2.1 Failures of Plants: The Contractor shall replace any shrubs, or other plants as required. Replacement of plants shall take place as many times as is necessary to maintain a complete cover of plants and to maintain the scheme as designed by the Landscape Architect, and within the correct season for the type of plant, shrub, and grassland mix, as outlined in the original specification.
- 2.2 Maintenance Period: The Maintenance Contractor will carry out the maintenance of all soft landscape areas, to which the contract relates.
- 2.3 Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:
- Airpets and their appointed Management Companies (should these be contracted out).
- 2.4 The agreement shall be set up by Airpets, who shall confirm in writing to the Principal Planning Officer of Hillingdon Council when the maintenance agreement is completed and is operative.
- 2.5 The Developer shall ensure that any Maintenance Contractor shall carry out the periodic maintenance of all soft landscape areas, other than any areas which are conveyed or sold to third parties, such as adopting authorities or domestic owners. Inspection checks shall be carried out at a minimum of monthly intervals and the appropriate work carried out. Either inspection checks shall be carried out by a competent person, a member of the British Association of Landscape Industries (BALI) or the Landscape Institute (LI).

## 3.0 General Maintenance Operations

### *General Operations*

- 3.1 Reinstatement: Any damage or disturbance to soil structure, planting, grass, or other areas of soft landscape is to be reinstated to original condition as shown on detailed landscape proposals.
- 3.2 Control of Mammalian Pests: Any control of mammalian pests is to be undertaken humanely. The contractor is to submit proposals for approval.
- 3.3 Control of Invasive Plant Species: Any control of invasive plant species is to be undertaken by a specialist firm or competent/ certified person. The contractor is to submit proposals for approval.
- 3.4 Watering all Planted Areas: All planted areas, including grassland are to be watered to the full depth of topsoil, evenly and without damaging or displacing plants or soil. Watering is to be undertaken as necessary during growing season, to ensure the establishment and continued thriving of all plants. Any compacted soil is to be loosened or scooped out, to direct water to the root zone. If the water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.
- 3.5 Disposal of Arisings: Unless otherwise specified, disposal of arisings will be undertaken as follows:
- Biodegradable arisings: Remove to a recycling facility.
  - Grass cuttings: Remove to a recycling facility.
  - Tree roots and stumps: Chip on site and remove to a recycling facility.
  - Shrub prunings: Chip on site and remove to a recycling facility.
  - Litter and nonbiodegradable arisings: Remove to a recycling/waste disposal facility.
- 3.6 Litter: Extraneous rubbish not arising from the contract work is to be collected and removed from the site immediately as part of the monthly maintenance operations.

- 3.7 Cleanliness: All soil and arisings are to be removed from hard surfaces. All areas are to be left in a clean, tidy condition at completion and after any maintenance operations.
- 3.8 Plant Substitutions: No plant substitutions are to be made without the prior written agreement from the Contract Administrator.
- 3.9 Removal of Dead Plant Material: At the end of the growing season, check all plants and remove dead foliage, dead wood, and broken or damaged branches and stems.
- 3.10 Diseased Plants: Diseased plants are to be removed as soon as possible and replaced in the next suitable planting season.
- 3.11 Weed Control Generally: At all times, weed cover is less than 5% and no weed is to exceed 100mm in height. Do not damage adjacent plants and grass.
- 3.12 Hand-Weeding: Weeds are to be removed entirely, including roots. Remove the minimum quantity of soil, and disturb plants, bulbs, and mulched surfaces as little as possible. On completion, rake over the area to a neat, clean condition and reinstate the mulch to the original depth.
- 3.13 No herbicides to be used due to site location near to livestock and animals.
- 3.14 Soil Aeration: For compacted soil surfaces the soil is to be aerated down to root areas and to break surface crust. The soil crumb is to be reduced and the area levelled off. Ensure that plants and their roots are not damaged.
- 3.15 Soil Level Adjustment: The level of soil/ mulch at the edge of beds is to be reduced to 75mm below the adjacent grass or hard surface, to prevent mulch from spilling onto adjacent areas. Any arisings are to be spread evenly over the bed.
- 3.16 Leaf removal: Fallen leaves are to be collected by hand raking and removed from the site for recycling.
- 3.17 Maintenance of Loose Mulch: Mulch is to be maintained to 75mm thickness and is to be topped up every three months throughout the year. Any mulch spill on adjacent areas is to be removed. Any weeds growing in mulch are to be removed by hand.

- 3.18 Nesting Birds: Works to trees and hedges to be carried out during September to February are outside of the main bird breeding season. If works are required during March to August, then a nesting bird check is required prior to these works. If any active bird's nests are found then works should stop in the area and an appropriate buffer zone (usually approximately 5m) must be established around the nest and the nest left until the young have fledged. The buffer must remain intact until it has been confirmed that the young have fledged and the nest is no longer in use. However, it must be noted that, due to climate change, the season for breeding birds is no longer as predictable, with species such as blackbird and robin now known to nest as early as January.
- 3.19 Ecology enhancements: Depending upon ecology inputs, grass clippings and arisings from works to trees and shrubs may be suitable to create vegetation piles within edge habitats to provide opportunities for herpetofauna, hedgehog and invertebrates.
- 3.20 Pollution Prevention: The works will be carried out in accordance with Guidance for Pollution Prevention (GPPs) to prevent pollutants from entering the water table and other habitats and to appropriately deal with any pollution incidents should they arise.

### *Biosecurity*

- 3.21 Any planting material that shows signs of issues which is mentioned on the high-profile pests and diseases list:

(<https://planthealthportal.defra.gov.uk/pests-and-diseases/high-profile-pests-and-diseases/>)

should be quarantined and reported to DEFRA:

(<https://planthealthportal.defra.gov.uk/pests-and-diseases/reporting-a-pest-disease/>)

## 4.0 Existing Trees

- 4.1 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.
- 4.2 Tree Works Generally: Before starting work agree which trees, shrubs and hedges are to be removed and pruned. Avoid damage to neighbouring trees, plants, and property. All works to comply with BS3998: 2010 Tree Work Recommendations. Branches are to be removed using vertical cut, with no more slope on the cut surface than is necessary to shed rainwater. Trees are to be left with a well-balanced natural appearance. Any chainsaw work must be carried out by operatives who hold a certificate of competence and carried out by an approved member of the Arboricultural Association.
- 4.3 Should any defective, diseased, unsafe, or weak parts of trees be identified, the contractor is to give notice to the Contract Administrator and wait for further instruction.
- 4.4 Prevention of Wound Bleeding: To BS3998: 2010 Tree Work Recommendations.
- 4.5 Prevention of Disease Transmission: To BS3998: 2010 Tree Work Recommendations.
- 4.6 Cleaning Out and Dead wooding: Remove dead, dying or diseased wood, broken branches, stubs, fungal growths and fruiting bodies, rubbish, windblown or accumulated in branch forks, wires, clamps, boards and metal objects and any other unwanted objects.
- 4.7 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 or to simply sever any ivy stems at the base of the tree.



- 4.8 Cutting and Pruning Generally: All tools are to be appropriate, well-maintained, and sharp. Chainsaws are not to be used on branches of less than 50mm in diameter. Hand saws are to be used to form a smooth cut surface and anvil-type secateurs are not to be used. Removed branches are to be cut and care is taken not to damage or tear the stem. The wounds are to be kept as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area. Cutting is to be undertaken at the fork or at the main stem to avoid stumps wherever possible. Large branches are to be removed in small sections and lowered to the ground with ropes and slings. When removing dead branches or stumps do not cut into live wood. Any unsafe branches are to have epicormic shoots and potentially weak forks that could fall in adverse weather conditions removed. If any disease or fungus is detected give notice to Contract Administrator and await instruction.
- 4.9 Bark Damage: Do not attempt to stop sap bleed. Damage to bark is to have ragged edges removed using a sharp knife. Remove any splintered wood from deep wounds. All wounds are to be kept as small as possible.
- 4.10 Cavities in Trees: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay and give notice. Any water-filled cavities are not to be drained and any sound wood inside cavities is not to be removed.
- 4.11 All trees on site should be visually checked annually. These checks should be staggered so that the trees are inspected at different times of the year. If any tree displays signs of decline, distress, or damage then a competent person should be instructed to carry out a tree inspection where necessary. A comprehensive inspection of all the trees on site should be carried out by a competent person at a maximum interval of every three years.
- 4.12 Removing Trees, Shrubs and Hedges: Trees, shrubs and hedgerows are to be removed in line with BS3998: 2010 Tree Work Recommendations. Before works are undertaken check for below and above-ground services and give notice if they may be affected. Shrubs and smaller trees are to be cut down and roots grubbed out. Tree stumps are to be cut as close to the ground as possible and killed by applying

a suitable herbicide into drilled holes immediately after felling. Any damage to neighbouring trees, plants and property is to be avoided. Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained. Holes are to be filled using as-dug materials and/ or imported soil as required and lightly consolidated and graded to integrate with the surrounding ground level.

- 4.13 Crown Reduction/ Shaping: Cut back selectively to lateral or sublateral buds or branches to retain flowering branch lines without leaving stumps in line with the Arboricultural Schedule of Works.
- 4.14 Crown Lifting: Remove branch systems to give clearance, 2.5m above footpaths, 3m above cycleways and 5.5m above vehicular carriageways.
- 4.15 Crown Thinning: Remove inward growing, crossing, rubbing, dead and damaged branches. Thinning is to be selectively undertaken by removing secondary and small live branch growth evenly throughout the crown, in line with the Arboricultural Schedule of Works. No branches larger than 50mm in diameter will be removed. Branches are to be cut back to lateral or sublateral buds or branches without leaving stumps. Branches and foliage are to be left with a uniform and well-balanced structure.

## 5.0 Grass Areas

- 5.1 Maintenance of Grass Areas: Grass areas are to be maintained to BS7370-3: 1991 Grounds maintenance- Recommendations for maintenance of amenity and functional turf (other than sports turf). Appropriate maintenance to each category of turves is to be undertaken, as follows:
- Objectives to BS7370-3, Table 6
  - Programme to BS7370-3, clause 11
  - Mowing methods to BS7370-3, Table 3
- 5.2 Grass Cutting Generally: All litter, rubbish and debris are to be removed before mowing/ cutting. The area is to be left neat and even, without surface rutting, compaction, or damage to grass. Grass edges are to be neat and well-defined, and any obstructions are to be neatly trimmed around. All adjoining hard surfaces are to be swept clean and arisings removed. If drought or wet conditions occur obtain instructions before proceeding.
- 5.3 Tree Stems: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree. Complete operations close to stems using hand tools.

### *Amenity Grass*

- 5.4 **Amenity Grass Cutting:** The maximum height of growth at any time is 75mm. All debris, litter, stones, and earth clods (larger than 25mm in any dimension) are to be removed before cutting. Amenity grass is to be cut when necessary to a height of 35mm during the growing season. All arisings are to be removed. Edges of amenity grass areas are to be trimmed to maintain straight or smooth curves as shown on detailed landscape proposals. The amenity grass areas are to be substantially free from broad-leaved weeds using an application of a suitable selective herbicide. Should any level changes occur high spots are to be removed and hollows filled with fine soil. Watering is to be undertaken as necessary to maintain healthy grass sward.
- 5.5 **Rolling of Amenity Grass Areas:** Amenity grass areas are to be rolled (using the contractor's roller of choice) after all risks of frost heave have subsided this is to lightly consolidate the turf and reduce frost heave.
- 5.6 **Aeration:** Amenity grass areas are to be aerated using spiking in February or March, after rolling, to a minimum depth of 100mm to aerate and improve surface water penetration.
- 5.7 **Scarification:** Amenity grass areas are to be scarified in October or November before top dressing application to a depth of 25mm to relieve thatch conditions and remove dead grass. All arisings are to be removed.
- 5.8 **Top Dressing:** Top dressing of Bathgate fine lawn and top dressing, as supplied from Green-Tech Ltd or similar, is to be applied in November, following scarification and aeration at a medium application rate of 4kg/m<sup>2</sup>.
- 5.9 **Edges to Amenity Grass Areas:** All grass areas are to be edged once the grass sward has been established. Edges are to be clean-cut in either straight lines or smooth curves with the back edge of the soil drawn back to permit edging. All arisings are to be removed.

- 5.10 Levelling Hollows and Bumps in Grass Areas: In line with BS7370-3 1991 Grounds maintenance- Recommendations for maintenance of amenity and functional turf (other than sports turf), clauses 12.4 and 12.5, as required.
- 5.11 Relieving Surface Compaction in Turf: Compaction to be relieved to BS7370-3: 1991 Grounds maintenance- Recommendations for maintenance of amenity and functional turf (other than sports turf), as necessary.
- 5.12 No herbicides to be used due to site location near to livestock and animals.
- 5.13 Fertiliser: A suitable organic slow-release fertiliser is to be applied to grass areas in spring and autumn, at a suitable rate to ensure the fertility of soil and continued thriving and vigour of sward.
- 5.14 Reinstatement of Grass Areas: Any damaged or worn grass is to be removed to a depth of 40mm, and the substrate is to be cultivated to a fine tilth. All works are to match the quality and appearance of the existing sward. Reinstatement areas are to be protected as necessary to promote successful establishment.

## 6.0 Hedgerows

- 6.1. Hedge Trimming: Allow hedgerows to reach planned height as rapidly as possible, trimming back lateral branches moderately until the intended form and height are reached.
- 6.2. Trimming Native/ Field and Ecologically Sensitive Hedgerows: For the first three years any native/ field and ecologically sensitive hedgerows are to be cut annually to aid the establishment of bushy growth and a healthy hedgerow structure. Trimming is to be undertaken outside of the nesting bird season i.e. October to February. After the first three years growth then, annual maintenance is to continue.
- 6.3. Ecologically sensitive hedgerows are to be managed on a two or three-year cycle to deliver ecological benefits. This is to enable shrubs to flower but avoiding the removal of buds that annual trimming removes. This cyclical regime should provide flowers berries and nuts to be produced. When trimming hedgerows in rotation, the height of the trim should be altered to increase a little each time (i.e. 100mm), this is to avoid hard knuckles forming in the hedgerow structure.
- 6.4. Any dead plants must be removed and replaced in the next available planting season.
- 6.5. Hedge Heights: Hedges are to be maintained in a neatly clipped form to a maximum height of: 1.8m
- 6.6. Temporary protective fencing within hedgerows is to be removed once the hedgerow has been established, typically after five years. The temporary fences are to be removed from the site.

## 7.0 Maintenance Schedule

Maintenance Item	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>General Maintenance Operations</b>												
Reinstatement Works, as necessary	X	X	X	X	X	X	X	X	X	X	X	X
Watering to all planted areas, as necessary				X	X	X	X	X	X			
Removal of litter from all areas	X	X	X	X	X	X	X	X	X	X	X	X
Removal of dead plant material										X	X	
Removal of diseased plant materials	X	X	X	X	X	X	X	X	X	X	X	X
Weed control, as necessary	X	X	X	X	X	X	X	X	X	X	X	X
Soil Aeration, as necessary	X	X	X							X	X	X
Leaf removal										X	X	X
Mulch maintenance			X			X			X			X
<b>Existing Trees</b>												
Works to existing trees	X	X	X							X	X	X
<b>Grass Areas</b>												
Amenity grass cutting				X	X	X	X	X	X			
Rolling of amenity grass areas			X									
Aeration of amenity grass areas		X	X									
Scarification of amenity grass areas										X	X	
Application of top dressing to amenity grass areas											X	
Form edges to amenity grass areas				X	X	X	X	X	X			
Levelling hollows and bumps in amenity grass areas	X	X	X	X	X	X	X	X	X	X	X	X
Application of fertiliser to amenity grass areas			X	X					X	X		
<b>Hedgerows</b>												
Trimming of native/ field/ ecologically sensitive hedgerows	X	X								X	X	X

Any amendments to the landscape management plan required should be submitted to the Contract Administrator for approval. The Contract Administrator may draw the contractor's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the contractor rectify these defects or apply for a variation to the landscape management plan.

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