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LANDSCAPE MANAGEMENT AND MAINTENANCE SCHEDULE

Application Ref:
56190/APP/2021/2737

In support of Planning Permission Condition 10 (Landscape) for the
development of:

Woodlands
5 The Cottages
The Drive
Ickenham

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This report is to fulfill the points set out in Condition 10 relating to landscaping works and should be read in conjunction with the following document:

LANDSCAPE DESIGN PLAN 1193:L05

The purpose of the Landscape Management and Maintenance Schedule is:

- To protect existing mature trees which contribute to the area's character and biodiversity
- To ensure that the development proposals include sufficient plans to protect or replace trees that may be removed. The trees on the site are legally protected and may not be felled or subjected to inappropriate work without council consent
- To prevent the development from harming the local character due to insufficient landscaping provisions

Landscape Design Overview

The existing mature Lime trees on the roadside boundary with The Drive are retained and a new 1.8 metre high *Prunus laurocerasus* (Laurel) hedge provides privacy to the property from the road, in keeping with the extensive planting of laurel hedging in neighbouring properties and all along The Drive. The driveway surface is pea gravel, in line with the driveway to the original property. The driveway is bordered with low evergreen shrubs and Narcissus to make an attractive entrance, with the existing topiarised conifers repositioned to form a line on both sides.

Three new Scots Pine trees are planted along the left side of the drive with a further three against the southern boundary – these are excellent high-carbon absorbing trees. The remainder of the southern side of the garden is as existing - laid to lawn with a number of very mature Oaks and Maple, and the existing tall, mature conifer hedge retained.

Three new *Quercus coccinea* (Scarlet Oaks) are planted between the conifer hedge and the house – these have been selected as they are also excellent high-carbon absorbing trees.

The large rear garden contains numerous mature, protected Lime and Oak trees. These form quite a dense canopy over the majority of the garden which is grass, so no additional planting is planned at the rear. There is a new pond proposed on the northern side of the house which will be beneficial to birds and several species of wildlife in the area.

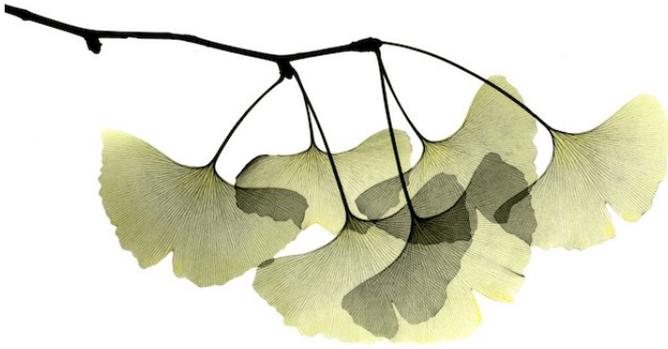
The main focus for ornamental planting is immediately in front of the house, bordering the driveway. This creates a very attractive frontage and the variety of plants provides food and shelter for birds, wildlife, bees and other pollinating insects throughout the year. The existing high conifer hedge in front of the house provides good screening, reinforced with a new 'arial' hedge of pleached Photinia.

The Landscape Design Plan details the location, number, species, density, form and size of the proposed planting, summarized in the New Tree and Plant Schedule, as follows:



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NEW TREE AND PLANT SCHEDULE			
Category	Quantity	Latin Name	Notes
Bulbs	109	Allium Globemaster	Bulb
Bulbs	460	Narcissus 'Fortune'	2L
Grasses	6	Miscanthus Ferner Osten	3L
Grasses	7	Pennisetum Hamelyn	2L
Grasses	18	Stipa tenuissima	2L
Perennials	6	Echinacea Green Jewel	2L
Perennials	26	Heuchera Berry Smoothie	2L
Perennials	25	Heuchera Forever Purple	2L
Perennials	26	Heuchera Lime Marmalade	2L
Perennials	8	Heuchera Zipper	2L
Perennials	20	Iris How Audacious	2L
Perennials	20	Lupinus Avalune Lilac White	2L
Perennials	18	Phlox div. Clouds of Perfume	2L
Perennials	39	Salvia nemerosa Lubeca	2L
Perennials	23	Salvia Viola Klose	2L
Perennials	2	Sedum spectabile Brilliant	2L
Perennials	29	Tiarella Spring Symphony	2L
Roses	5	Rosa Olivia Rose Austin	3L
Shrubs	5	Acanthus mollis	3L
Shrubs	3	Buxus Spiral	60cm dia base 120-150cmH
Shrubs	3	Choisya ternata	5L
Shrubs	4	Choisya ternata Sundance	5L
Shrubs	1	Cloud pruned Ilex Crenata	1.75mH
Shrubs	6	Daphne Pink Fragrance	3L
Shrubs	4	Euonymus jap. Paloma Blanca	3L
Shrubs	3	Euphorbia martinii Ascot Rainbow	3L
Shrubs	2	Fatsia japonica	5L
Shrubs	7	Fatsia Spider's Web	5L
Shrubs	5	Hebe rakaiensis	3L
Shrubs	8	Hebe Red Edge	2L
Shrubs	4	Hydrangea arb. Annabelle	7.5L
Shrubs	11	Hydrangea mac. Cardinal Violet	5L
Shrubs	8	Hydrangea pan. Vanilla Fraise	7.5L
Shrubs	11	Hydrangea Runaway Bride	5L
Shrubs	45	Lavandula angustifolia 'Hidcote'	2L
Shrubs	5	Paeonia Karl Rosenfeld	2L
Shrubs	6	Paeonia lac. Bowl of Beauty	2L
Shrubs	5	Paeonia lactiflora Laura Dessert	2L
Shrubs	14	Pittosporum Golf Ball	5L
Shrubs	23	Pittosporum ten. Tom Thumb	7.5L
Shrubs	50	Rosmarinus prostratus	3L
Shrubs	49	Sarcococca hook. humilis	3L
Shrubs	4	Spirae jap Goldflame	2L
Shrubs	2	Tetrapanax papyrifera Rex	5L
Shrubs	2	Viburnum davidii	5L
Topiary	35	Ilex crenata ball	50cm diameter
Trailing perennial	34	Campanula Portenschlagiana	2L
Trees	1	Acer pal Sango kaku	1.5-1.75mH
Trees	1	Acer palmatum Bloodgood	1.5-1.75mH
Trees	6	Pinus sylvestris	100L 2.0 - 2.5mH
Trees	25	Pleached Photinia 'Red Robin'	Full Std 3.5-4mH
Trees	3	Quercus coccinea	Std 3.0 - 3.5mH 12-14cm girth



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LANDSCAPE ESTABLISHMENT

Ground Preparation

Any unwanted waste materials & large stones in the area to be landscaped will be removed
All existing weed growth will be treated with a biodegradable weedkiller (glyphosate free)
Once the weedkiller has taken effect the ground will be dug over

Planting method

If the soil is poor, then appropriate compost will be incorporated with the soil
Bare root and root-balled plants and trees should be planted when they are dormant between mid-November and mid-April. Bare root plants and trees need to be planted as soon as they have been delivered to site, otherwise they will be 'heeled in' by digging a small, narrow trench and laying them in at a 45-degree angle. The roots must not be allowed to dry out.

Container grown plants should ideally be planted during the same period but they can also be planted during the spring and summer providing they are adequately watered.

Plants and trees must be planted to the same depth as they have been growing at the nursery by digging a hole just large enough to take the roots, backfilling and firming up, making sure the plant is at the correct depth. Any plants or trees which have their roots wrapped in hessian and wire, e.g. root-balled, must be left intact - these protective root coverings are not to be removed whilst planting or this may damage the root fibres. The coverings will rot away in a few months.

All newly planted plants and trees must be watered in well.

Tree staking

Staking newly planted trees is necessary to prevent wind rock and movement of the roots. Movement can tear new roots, slowing down establishment. A newly planted tree will take a couple of years to anchor itself firmly in the soil.

Stake trees as soon as they are planted and replace stakes whenever they fail.

How to stake trees

There are a number of different staking methods, depending on the type of tree, tree size and method of planting.

All stakes should penetrate the soil to at least 60cm (2ft) deep. If the stake moves in the ground, it will not anchor the plant.

Single stake

This is the standard method for staking bare-root trees, with the stake inserted before planting.

- For most trees: the stake should be one-third of the height of the tree. This anchors the roots and allows the stem to sway and thicken
- For trees with long or flexible stems: use long, vertical stake, cutting it lower in the second year. There should be a gap of 2.5-3cm (about an inch) between the stem and the stake

Stakes should be inserted on the side of the prevailing wind so that the tree is blown away from the stake.



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Double stake

This is the standard method of staking container-grown and root-balled trees. Two or three stakes can be inserted opposite each other, or equally spaced around the tree outside the root ball, and secured to the trunk by long ties or a timber crossbar and tie. This method is also useful on windy sites.

Angled stake

An angled stake is used for trees planted on slopes. Drive a stake in before or after planting at a 45-degree angle, leaning into the prevailing wind. Secure with a flexible tree tie.

Guying

Guying is particularly useful for large trees when transplanted. Secure strong wire to low stakes inserted at a 45-degree angle away from the tree. Prevent rubbing by covering the wire with rubber hosepipe where it is wrapped around the stem or branches of the tree.

Tree ties

Special tree ties are available made of durable, long-lasting plastic, with buckles for fastening and adjustment.

- These ties can be loosened as the tree girth expands
- Use spacers to prevent the stem and stake rubbing against each other
- Make a figure of eight to hold the tree to the stake, with the spacer in between the tree and the stake, and secure the tie to the stake with a nail

Ground anchors

Ground anchors are essentially underground staking systems but they are not suitable to be used on this specific site because of the rock.

LANDSCAPE MAINTENANCE

The Landscape Maintenance Schedule must be maintained for a minimum period of 5 years to ensure that the character of the site is maintained and regular maintenance should be carried out as appropriate.

For plants to achieve maximum growth and survival rates, weed control is very important. There are a number of methods each suited to different situations, including careful use of herbicides, mulching, and hand weeding

General

Plants should be inspected at regular intervals for damage, disease or pest infestation & treated with appropriate pesticides as necessary

- Any dead, dying, diseased wood and suckers should be removed at appropriate time to promote healthy growth and attractive appearance
- Plants should be pruned/trimmed & shaped to promote healthy growth and an attractive appearance
- Any damaged, dying, defective and unwanted plants should be removed, including their roots, as necessary and replaced with equivalent plants at the next suitable planting season to maintain appearance and structure of the landscape
- Sufficient water must be applied to maintain healthy growth

Flowerbeds

- Regular weeding
- Forking/raking over to keep soil loose
- Applying compost, organic material to improve and maintain soil quality



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- Mulching to reduce weed growth and improve appearance
- Pruning plants and shrubs at appropriate time to remove dead, dying, diseased wood and suckers and to promote healthy growth and to maintain size, shape and appearance
- Training climbers over supports
- Removing damaged and unwanted plants, including their roots as necessary. (Plants should be replaced by equivalent plants at the next suitable planting season).
- Ensuring that sufficient water is applied to maintain healthy growth

Lawns

Leaf clearance, cutting, edging, watering, feeding, treatments

Hedges

- Formative pruning for newly planted hedges should be carried out for the first 2-3 years to establish shape, preferably in late winter or early spring.
- Maintenance trimming is usually done in late summer to keep established hedges neat – this allows regrowth to harden before the first frost
- Renovation, where needed, involves drastic cutting back for overgrown or damaged hedges and is best done in late winter to encourage vigorous spring growth
- Deciduous hedges should be pruned mid-late summer or late winter.
- Evergreen hedges should be pruned early spring or early autumn.
- Avoid hedge cutting between March to August which is generally the bird nesting season. Before any hedge work is carried out check that there are no active birds nests.
- Avoid cutting in freezing conditions or extreme heat to prevent plant stress and disease
- Cut tops and sides of hedges to maintain size, shape and appearance. Always taper the sides so the base is wider than the top to allow sunlight to reach the lower branches to strengthen the hedge

Trees

Any trees or branches which are dead, dying or defective should be removed (subject to any necessary approval). When appropriate, and subject to any necessary approval, trees should be pruned to maintain appearance and to promote healthy growth

Check stakes and ties every year to avoid tight tree ties damaging the stems and to replace any ties that have frayed or broken. Check the ties regularly for rubbing and adjust if necessary. After bad weather, check for abrasion and snapped stakes or ties.

Once the tree can stand unsupported without bending or shifting in the ground, remove the stakes. This usually takes eighteen months to three years, but may be longer for semi-mature trees or ones on weak rootstocks.

Watering

New planting will require careful attention in the first season or two, until roots have become established and the plants can access the necessary water and nutrients for survival. Generally new plants will need watering until roots are established. During very hot weather, new plants may need watering daily with a hose directed at the base of the plants, not onto the leaves. This should ideally be carried out early in the morning or in the evening, to reduce evaporation of the water. If the planting is done in autumn or winter, the plants should be well established by the following summer and need only occasional watering, but a vigilant watch should be kept for any signs of wilting.



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Even in winter, new planting should be well watered straight away to settle the soil and to bring it into direct contact with the roots. Evergreen plants continue to transpire and therefore lose water even in winter, and will welcome watering during mild winter weather.

Trees are particularly susceptible to drought in their first 2-3 years and need special attention along with any container plants that will dry out quickly.

Watering quantity per application

Newly planted trees with less than 16cm girth (measured as the trunk circumference at 1m above ground) will have a root-well of about 5 cubic feet (60cm diameter x 50cm deep). Since typical topsoil will saturate at about one gallon of water (4.5 litres) per cubic foot, it should only take 5 or 6 gallons (22.5 - 27 litres) to soak the root well. It could be wasteful to exceed 10 gallons on trees of this size, but be sure that you are efficiently applying at least 5 gallons (22.5 litres).

Suggested first season summer watering requirements in litres per month are as follows:

10-12cm girth	3.0-3.6m height: 75 litres
12-14cm girth	3.6-4.2m height: 115 litres
14-16cm girth	4.2/4.8m height: 150 litres
16-18cm girth	4.8-5.4m height: 190 litres
18-20cm girth	5.4-6.0m height: 220 litres
20+cm girth	6.0m+ height: 300 litres+

Watering frequency

Allow an extra day for every 1cm of rainfall:

Water the smaller trees between 12-16cm girth, every second day with approx. 15litres of water. If you have heavy clay soil, water approx. once a week. If you have sandy soil water approx. 20litres every second day.

Mulching

An annual mulch of 2 to 3 inches of bark chips or compost at the base of a tree will help to retain moisture.

SCHEDULE FOR IMPLEMENTATION

All Landscaping work shall be completed by the end of the first planting season following practical completion of the development. Any trees or plants that, within an establishment period of 5 years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with the same species, size and number as originally approved at the next suitable planting season, unless the Local Planning Authority gives consent to any variation. Thereafter the maintenance schedule will be carried out and maintained in full accordance with the approved details to ensure that the development will preserve and enhance the visual amenities of the locality and comply with the relevant Hillingdon policies.
