

Landscape Scheme – Discharge of Condition 5

Site Address: 72 Sweetcroft Lane, Hillingdon

Planning Reference: 61059/APP/2026/4

Purpose of Submission

This Landscape Scheme is submitted to discharge Condition 5. No development shall take place until the scheme has been approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

1. Details of Soft Landscaping

1.a Planting Plans

Planting plans shall be submitted at not less than a scale of 1:100 and shall show all proposed soft landscaping, including planting beds, hedges, lawn areas, species, sizes, quantities/densities, planting extents, and finished levels.

1.b Written Specification of Planting and Cultivation Works

General Planting Standards

All plant material shall be nursery-grown stock, true to species, well rooted, and free from pests, disease, damage or physiological stress. Planting shall be carried out in accordance with good horticultural practice and relevant British Standards, including BS 3936-1:1992 (or current equivalent) for nursery stock and BS 4428:1989 (or current equivalent) for general landscape operations.

Planting Beds – Small Shrubs

- **Plant size and form:** Container-grown shrubs, minimum 2–3 litre, typically 300–450mm height/spread unless species-specific.
- **Planting density:** 4–6 plants per m² depending on species and mature spread.
- **Soil preparation:** Cultivate existing soil to a minimum depth of 300mm. Incorporate approved organic matter at a ratio of 1:4 (organic matter:soil). Remove perennial weeds, debris, and stones exceeding 50mm.
- **Planting method:** Planting pits to be excavated to twice the width of the container and equal depth. Plants shall be set at the same depth as grown in the nursery, backfilled with prepared soil, gently firmed to remove air pockets, and watered thoroughly immediately after planting.
- **Mulching:** Apply 75mm depth of composted bark mulch to all shrub beds, kept clear of plant stems.

Front Boundary Hedge – *Photinia × fraseri* ‘Red Robin’

- **Plant size:** Container-grown, minimum 80–100cm height, 5–7.5 litre containers.
- **Layout and density:** Single staggered row at 3 plants per linear metre (approximately 333mm centres).
- **Trench preparation:** Excavate a continuous trench to a minimum depth of 450mm and width of 600mm. Improve excavated soil with organic matter at a ratio of 1:4 (organic matter:soil). Remove weeds and debris prior to planting.
- **Planting method:** Plants to be set at nursery depth, backfilled with prepared soil, gently firmed and watered thoroughly on completion.
- **Mulching:** Apply 75mm depth of composted bark mulch along the hedge line, kept clear of stems.
- **Formative pruning:** Light formative pruning during establishment to encourage dense, bushy growth.

Lawn Areas (Turfed or Seeded)

- **Ground preparation:** Clear all debris, remove stones exceeding 50mm and eradicate perennial weeds. Cultivate to a depth of 150–200mm. Where imported, topsoil shall comply with BS 3882:2015 (or current equivalent). Finished levels shall ensure positive drainage away from buildings.
- **Turf:** High-quality amenity turf, weed-free and evenly cut, laid on prepared topsoil with tightly butted, staggered joints, lightly rolled and watered thoroughly.
- **Seed:** General amenity grass seed mix suitable for domestic use, sown evenly at manufacturer's recommended rate, lightly raked and rolled to ensure good soil contact.
- The final method (turf or seed) shall be as shown on the approved planting plan.

1.c Schedule of Plants

Species (Latin) / Mix	Common Name / Description	Size	Form	Quantity / Density
Lavandula angustifolia	Lavender	2–3L	Shrub	4–5 per m ²
Hebe 'Green Globe'	Hebe	2–3L	Shrub	5 per m ²
Spiraea japonica	Spirea	2–3L	Shrub	4 per m ²
Skimmia japonica	Skimmia	3L	Shrub	3–4 per m ²
Euonymus fortunei	Spindle	2–3L	Shrub	5–6 per m ²
Photinia x fraseri 'Red Robin'	Front boundary evergreen hedge	80–100cm	Hedge	3 per linear metre
Amenity grass mix	Lawn areas	-	Seed / Turf	As shown on plan

2. Details of Landscape Maintenance

Maintenance period: Minimum 5 years.

Maintenance shall include watering during dry periods (particularly in the first two growing seasons), weeding of planting beds, mulch top-up, grass cutting, hedge trimming, inspection for pests/disease, and replacement of any planting that fails, dies, or becomes seriously damaged or diseased during the maintenance period.

3. Schedule for Implementation

Soft landscaping works shall be carried out in the first planting season following completion of construction, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, the landscaping shall be retained and maintained in accordance with the approved details.