

Wrenbridge: Hayes Landscape Management Plan

April 2024

Wrenbridge, Hayes Landscape Management Plan

Prepared on behalf of Wrenbridge (FRELD Hayes) LLP

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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan (LMP) has been prepared by Stantec in support of the Planning Application in relation to Wrenbridge Hayes.
- 1.2 This document sets out the recommended management and maintenance requirements for the landscape features of the public open space area as shown on Stantec drawing 34460-RG-L-100 series Overall Landscape Masterplan drawing following completion of the construction works. It demonstrates the commitment to a comprehensive and sensitive approach to the management of retained existing features as well as the successful establishment of the proposed planting and general maintenance of the site in a clean, tidy usable and safe condition.

Scope, Vision and Objectives

- 1.3 The LMP provides an approach to the overall management of the landscape features of the public open space area as well as more detailed objectives.
- 1.4 The delivery of the LMP can be expressed by a clear and simple vision, which has been set out below:
- To ensure the long-term management and enhancement of the landscape components of the site and to maximise the landscape and recreational amenity of the public open space.
 - New landscape features introduced in order to strengthen the existing landscape, enhance and maintain nature conservation significance, assimilate the site into its setting and provide sports and recreation facilities for community use. These components will be enhanced and protected with a programme of long term care.
- 1.5 To realise this vision, the key overarching objectives of the LMP are set out below:
- i) The adoption of a coherent and integrated approach to the management and maintenance of the landscape of the open space;
 - ii) Enhancing the character of the landscape in the vicinity of the site and reinforce local landscape character through the provision and management of a robust landscape infrastructure complementing the existing site vegetation;
 - iii) Maintain a high quality, attractive and functional landscape setting for the adjacent development;

-
- iv) The management of proposed landscape planting to ensure their successful establishment and biodiversity benefits in the long term; and
 - v) These objectives will be realised through a sensitive management approach, which protects, manages, and enhances the site for the benefit of landscape quality, character, biodiversity, and recreation.

Management Type Definition

- 1.6 Critical to the management process is the identification and delineation of Management Types. These are landscape features with defined characteristics and qualities for which there are related user expectations, and which require distinct management guidance.
- 1.7 The landscape features of the proposed development on the Site have been divided into three main management types that display specific characteristics which require individual management strategies. To achieve the overarching objectives for the LMP, management objectives have been identified for each Management Type.

Methodology

- 1.8 Section 2.0 describes the landscape components of the Site. Section 3.0 details specific management aims, objectives and prescriptions for the Landscape Management Types in the Proposed Development. Section 4.0 outlines the recommended framework for the implementation, monitoring and review of the LMP, and long-term management responsibilities.

2.0 LANDSCAPE INVENTORY

Site Context

- 2.1 Hayes, a former Ainscough Cranes Site, is a brownfield site sits within the London Borough of Hillingdon. The site is designated within the wider Hayes Industrial Area, a strategic industrial location within the adopted London Plan and Hillingdon Local Plan
- 2.2 To the northern boundary of the site boundary of the open space are existing tree groups, largely retained within the proposals. These trees are not protected by TPO status.

3.0 MANAGEMENT TYPE AIMS, OBJECTIVES AND PRESCRIPTIONS

Overview

- 3.1 As part of establishing an effective Landscape Management Plan, a series of interlinked landscape management types have been identified based on the approved landscape proposals.
- 3.2 Aims and objectives outlined within this section define what is to be achieved for the identified landscape management types across the site. These in turn inform detailed prescriptions which enable the anticipated outcomes to be achieved in the different Management Types. A Landscape Maintenance Programme is included at Appendix 1.
- 3.3 Landscape features to be managed and maintained have been divided into three types. These are as follows:
- 1) Existing trees;**
 - 2) New trees;**
 - 3) Amenity Shrub planting;**
 - 4) Amenity Grassland;**
 - 5) Amenity Ground cover/Climber Planting;**
 - 6) Hard surfacing;**
 - 7) Boundary treatments and site furniture;**
 - 8) Litter Removal**
 - 9) Rain Garden**
 - 10) Native Shrub Planting**
- 3.4 As a general note, in the interests of wildlife, hand weeding (including mechanical methods) should take precedence and herbicides should not be used unless essential to ensure the complete removal of noxious weeds or other very significant weed growth. If essential, herbicide application is to only be carried out by a suitably trained person, in periods of low winds, and with careful directional application to ensure no spray/drift onto tree/shrub species. Only suitable herbicide products under current regulations will be used. Where work is near water/swales it must comply with the DEFRA 1995 'Guidelines for the use of herbicides on weeds in or near water courses and lakes'. All precautions recommended by the manufacturer must be observed and containers removed from site immediately they have been emptied or are no longer required.

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- 3.5 Litter should be removed from all hard and soft areas at each maintenance visit to site, ensuring litter collection and removal at a minimum of fortnightly intervals. Litter to be removed from site to an approved tip.

TYPE 1: EXISTING TREES

- 3.6 Management Aim: To ensure the continuing survival of the existing tree cover on site.

Management Objectives: The overall management aim can be broken down into the following objectives:

- Retain existing features to provide a softening and screening function. Existing trees should be allowed to develop to full maturity with a tall, dense, bushy structure although they may require pruning (outside the bird breeding season generally from March to August inclusive) to remove deadwood and promote new growth;
- Enhance visual amenity and retain biodiversity.

Maintenance Operations

- 3.7 Ongoing Maintenance: Carry out annual visits, or as stated,:

- Any works affecting TPO trees are to be agreed with the Local Planning Authority prior to commencement;
- Trees should be inspected annually (or as prescribed by a qualified arboriculturalist) to monitor health of trees. Additional inspections shall take place after storms/periods of bad weather. Carry out any works as required for health and safety.
- Undertake arboricultural works as advised by the above survey and to ensure trees do not obstruct roads or paths. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats.

TYPE 2: NEW TREES

- 3.8 Management Aim: To reinforce local landscape character, create focal features and enhance ecological value and visual interest.
- 3.9 Management Objectives: The overall management aim can be broken down into the following objectives:

-
- Ensure the establishment and continuing survival of trees with established single leader, clear stem, well balanced crown and shape and character typical of the species; and
 - Contribute to the green infrastructure of the site and surrounding area.

Maintenance Operations

3.10 Establishment Period - Approximately Years 1 to 5 Following Planting

- Carry out a minimum of 4 No. routine maintenance visits per year, with additional visits if required especially watering visits, comprising the following operations:
- Check, adjust and replace tree ties and staking/guying systems as necessary during establishment period;
- Maintain mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch when required e.g. after two years;
- Water during prolonged dry spells to prevent tree deaths, during first two years following planting. Allow 50L/tree at each operation;
- Inspect annually and after storms to monitor health of trees and undertake works accordingly.
- Prune as required outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to footpaths/cyclepaths/roads/gardens, and remove dead/disease/damaged wood. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats;
- Replace any trees which have been removed, uprooted, destroyed or dies within 5 year after planting with trees of the same species and size as the originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation;
- Remove tree stakes and ties in Year 5, or when no longer required;
- Remove litter at each visit.
- Post-Establishment and Mature Phase - From Approximately Year 6
- Post establishment undertake works as per Type 2 Existing Trees

TYPE 3: AMENITY SHRUB/NATIVE SHRUB PLANTING

- 3.11 Performance requirement: Ornamental shrubs, grasses, and groundcover plants to cover 100% of the relevant area at Year 3 and maintained at this level of coverage thereafter.

The plants shall attain growth rates and form typical of the species. Planting will not encroach or overhang footpaths or carriageways. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

3.12 Prescription: Establishment Period - Year 1 to 5 following planting:

- Maintain the full depth of mulch until canopies close. Top up mulch annually.
- Maintain planting beds in a weed free condition through combined techniques of cultivation, hand weeding, and mulching until canopies are closed.
- Maintain neat edges to grass areas and sweep up any mulch encroaching onto adjacent hard or soft surfaces.
- Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.
- Remove any growth obstructing paths, carriageways, lighting, or sightlines. All pruning shall maintain natural growth and habit of the relevant species and promote flowering.
- Water to field capacity via the tree pit watering pipe as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions. To be water minimum monthly.
- Watering 3-5 years as required to maintain establishment, but not over dependence on irrigation.
- Replace any plants which have been removed, uprooted, or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.

3.13 Prescription: Establishment Period - Year 1 to 5 following planting:

- Maintain mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch when required e.g., after two years.
- Maintain neat edges to grass areas and hard landscape.
- Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.
- Remove any growth obstructing paths, carriageways, lighting, or sightlines.

-
- All pruning shall maintain natural growth and habit of the relevant species and promote flowering.
 - Watering post establishment as required to maintain establishment, but not over dependence on irrigation.
 - Thin out selected species, where for example more vigorous species are taking over others.
 - Replace any plants which have been removed, uprooted, or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.
 - Remove litter at each visit.
 -

TYPE 4: AMENITY GRASSLAND

3.14 Management Aim: To create attractive multi-functional green spaces for a range of informal recreation uses and attractive visual appearance.

3.15 Management Objectives: The overall management aim can be broken down into the following objectives:

- Maintain areas in a manner appropriate for use with an even, short, dense, vigorous sward free from disease, weeds and pests. Sward should cover at least 95% of the relevant area and contain a maximum of 10% herb species; and
- Ensure safe pedestrian use of amenity grass areas.
- Maintenance Operations
- Ongoing Maintenance
- Carry out the following maintenance operations:
- Cut grass (cut and drop) as required maintain grass to a height of 50-75mm to provide useable informal recreation space allowing 16 cuts per year (twice monthly maintenance visits during the growing season March-October). Allow for the mowing regime to be adjusted to ensure there is no excessive cutting during dry periods and that mowing continues until the grass stops growing;
- Relax the management regime where appropriate, e.g under trees groups and adjacent to hedges, to twice annual cuts in autumn and early spring.
- Do not cut grass areas with bulb planting until natural senescence of the foliage has begun;

-
- Trim all edges to form neat, tidy edges to planted borders and hard surfaces;
 - Monitor grass erosion and regularly reinstate damaged or worn areas. Any major divots/grooves are to be filled with topsoil and re-seeded at the earliest opportunity;
 - Carry out appropriate hand/mechanical/spot weed killing methods to prevent more than 10% of the grass sward comprising coarse ruderal or pernicious weeds; and
 - Maintain grass free areas around newly planted trees (as stated in new tree maintenance operations) until established.

TYPE 5: AMENITY GROUND COVER AND CLIMBER PLANTING

3.16 Management Aim: To create attractive visual buffer for maintenance compound and bin store.

3.17 Management Objectives: The overall management aim can be broken down into the following objectives:

- Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear all times;
- Insecure growth: attach to supporting railing structure using horticultural ties;
- Check and repair supportive structure as necessary, report any evidence of vandalism;
- Establish a maintenance regime to monitor and tie in new growth the rectification period.

TYPE 6: HARD SURFACING

3.18 Management Aim: To provide clean, safe, attractive and functional areas for pedestrian, cycle and vehicle movement as appropriate.

3.19 Management Objectives: The overall management aim can be broken down into the following objectives:

- Ensure hard surfaces remain clear, well defined, safe and suitable for public access; and
- Maintain a high visual amenity of surfacing.

-
- Maintenance Operations
 - Ongoing Maintenance
 - Carry out 2 No. routine maintenance visits per year, with additional visits if required, comprising the following operations:
 - Keep surfaces weed and moss free by hoeing, pulling or (only where necessary) approved herbicide application;
 - Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches to maintain an unobstructed route for pedestrians, cyclists and vehicles as appropriate;
 - Control moss and algae as necessary to maintain a clear route across all areas to avoid the risk of slipping in wet conditions;
 - Sweep hard surfaced at regular interval (at least 4 times per annum) to avoid build-up of grit and other debris;
 - Keep hard surfaces free from significant build-up of fallen leaves throughout the autumn and winter period.
 - Undertake inspections of the hard landscape areas on a smonthly basis and repair any damaged areas. If any areas are reported as dangerous to users, repair immediately;
 - Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary; and
 - Removal all litter at each visit.

TYPE 7: BOUNDARY TREATMENTS AND STREET FURNITURE

3.20 Management Aim: To maintain fencing and street furniture suitable for its intended purpose, in good working condition, good appearance and free from hazards to public use, and not to detract from the adjacent landscape areas.

3.21 Management Objectives: The overall management aim can be broken down into the following objectives:

- To maintain fencing, barriers and any associated gates, site furniture and signage in good condition and free from excessive dirt/graffiti; and
- To maintain their intended function.

Maintenance Operations

3.22 Ongoing Maintenance: Carry out 6 No. routine maintenance visits per year, with additional visits if required, comprising the following operations:

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- Inspect fencing for damage/dirt/graffiti. Repair/replace/repaint/re-stain/clean as necessary.
 - Inspect site furniture for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary;
 - Remove any excess dirt or graffiti;
 - Removal all litter at each visit.

TYPE 8: LITTER REMOVAL

3.23 Performance requirement: Keep the site reasonably free from litter.

3.24 Ongoing Maintenance:

- Scavenge for and removal litter from all hard and soft areas at regular intervals. Remove from site to an approved tip;
- After each litter control visit all hard and soft landscape areas will be completely litter free;
- Ensure all bins are emptied regularly to ensure litter does not overflow bin (frequency can be adjusted depending on actual use of bin, but likely to be twice weekly in key activity areas, with increased frequency in holiday periods);
- Remove any litter/deposits in the vicinity of the bins to keep area in a clean and tidy condition Repair/replace/repaint/re-stain/clean as necessary;
- Frequency of litter control works to be programmed fortnightly and adjusted as required subject to litter levels occurring on site, with the scope to increase regularity in high litter areas and decrease in low litter areas.

TYPE 9: RAIN GARDEN

3.25 Performance requirement: Establish, stabilise and maintain the rain garden features to provide efficient drainage attenuation and ensure public safety is maintained whilst providing visual amenity and ecological interest in so far as can be achieved. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

3.26 Ongoing Maintenance:

Regular maintenance

- Manage vegetation generally as set out within this document with specific adjustments were identified to ensure appropriate functioning of the of the drainage features.
- Undertake routine inspection, monitoring, and clearance to ensure free flow of water.
- Remove litter and debris.
- Manage other vegetation and remove weeds.
- Inspect inlets, outlets, and overflows for blockage, and clear if required.
- Inspect infiltration surface for ponding, compaction, silt accumulation, record areas where water is ponding for >48 hours.
- Inspect vegetation coverage.

Remedial action

- Relevel uneven surface and reinstate design levels when required.
- Scarify and spike topsoil layer to improve infiltration performance and prevent compaction of the soil surface.

TYPE 10: NATIVE SHRUB PLANTING

3.27 Management Aim: To establish attractive planting features that add year round visual interest and have ecological value in the form of flowers, berries and shelter.

3.28 Management Objectives: The overall management aim can be broken down into the following objectives:

- vi) Establish native planting as structural landscape features;
- vii) Promote rapid, healthy growth.

Maintenance Operations

Establishment Period - Approximately Years 1 to 5 Following Planting

3.29 Carry out 4No. routine maintenance visits per year, with additional visits if required, comprising the following operations:

- Re-firming plants after high winds and frosts;

-
- Maintain mulched surrounds/mulch-mats and carry out weeding by hand as required to maintain plant surrounds (including within tree/shrub guards) for a diameter of 500mm, in a weed free condition;
 - Water to field capacity after prolonged periods of dry weather (approximately 2-3 weeks);
 - Prune to remove dead, dying or diseased wood and to promote bushy growth, according to the requirements of each species;
 - Replace any plants which have been removed, uprooted, destroyed or dies with plants of the same species and size as the originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation;
 - Remove stakes and planting accessories if used at Year 5, or when no longer required
 - Remove litter at each visit.

Post-Establishment and Mature Phase - From Approximately Year 6

3.30 Carry out 2 No. visits per year, or as required:

- Removal of invasive weed species;
- Prune to remove dead, dying or diseased wood and to promote bushy growth and maintain dense screen, according to the requirements of each species. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats;
- Thin out selected species where appropriate e.g. where more vigorous species are taking over others;
- Remove litter at each visit.

4.0 RESPONSIBILITIES, MONITORING AND REVIEW

Implementation and Management Structure

- 4.1 This LMP incorporates objectives and prescriptions for the approach to be adopted in the maintenance and management of the landscape features which are to be incorporated into the landscape structure and public open space of the site.
- 4.2 The aim is to promote a sensitive management approach, which protects and improves the landscape and visual amenity value of the site and is compatible with the proposed development.
- 4.3 All maintenance of the public open space will be undertaken by a suitably qualified landscape management contractor on behalf of Wrenbridge or any future adopting party. Periodically maintenance works will be monitored by a suitably qualified person to ensure that the landscape management operations are being completed in accordance with this document.

Long Term Monitoring and Review

- 4.4 The LMP is a dynamic document that should be reviewed regularly by a suitably qualified person and developed or amended as circumstances change and the site evolves.
- 4.5 A LMP review should be carried out after five years of the commencement of the maintenance and aftercare scheme.

5.0 ILLUSTRATIVE MATERIAL

Figure 1: 34460 RG-LD-100 T1 Overall Landscape Masterplan



LEGEND

- Site Boundary
- Existing Trees and Hedges to be Retained and Root Protection Areas, Managed as per Arboricultural recommendations
- Proposed Trees
- Proposed Native Shrub Planting
- Proposed Ornamental Planting
- Proposed Ground Cover Planting

- Rain Garden
- Proposed Wildflower Grassland
- Proposed Wetland Grassland
- Proposed Amenity Grassland
- Proposed Grasscrete or similar approved

Hard Surface Materials

- Paving Type 0: Concrete
- Paving Type 1: Primary Roads
- Paving Type 2: Footways
- Paving Type 3: Loose Gravel, 10-14mm
- Paving Type 4: Resin Bound Gravel
- Paving Type 5: Permeable Block Paving

Boundaries and Furniture

- Timber Seating with Back and Arm Rests;
- Covered Cycle Parking with Green Roofs;
- Fencing and Gates to Architects Detail
- Retaining Wall to Architects Detail
- 6 Meter High Acoustic Screen to Architects Detail

- Armco Barrier to Architects Detail
- Bollards to Architects Detail

NOTE:
For locations and heights of retaining features, refer to engineers details.

NOTES:

- a. Drawings are issued for Tender and not for Construction.
- b. Drawings should be read in conjunction with other consultants information and cross referenced.
- c. Full fabrication drawings are required for submittal.
- d. Written approval must be received from the Contract Administrator prior to commencement.
- e. All levels must be coordinated with engineers drawings and checked on site and refer to Ordinance Datum Newlyn unless alternative Datum given.
- f. All dimensions must be checked on site. This drawing must not be scaled.
- g. Refer to 34660-RG-L-300 series for planting plan
- h. Refer to 34660-RG-L-400 series for typical details.

FOR TENDER
Project
Wrenbridge, Hayes

Drawing Title
OVERALL LANDSCAPE MASTERPLAN

Date
04.04.24
Project No
34460
Scale
1:200@A1
Drawing No
LD-100
Drawn by
ST
Check by
DS
Revision
T1

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6.0 APPENDICES

Appendix A.1: Landscape Maintenance Programme

6.1 A typical programme of landscape maintenance operations is provided below:

NO	ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
	EXISTING TREES												
2.1	Inspect annually and after storms												
2.2	Carry out works as recommended												
2.3	Carry out any works required to remove immediate hazards to public safety as soon as identified.												
2.4	Remove litter at each visit												
	NEW TREES												
3.1	Check/adjust/repair/replace tree ties/stakes/guying/fencing (during establishment period, until removed)												
3.2	Maintain 1m dia. weed free circle with neat edges												
3.3	Top up mulch												
3.4	Water during prolonged dry spells (until established)												
3.5	Inspect annually and prune to ensure appropriate habit and form and remove dead, dying or diseased wood												
3.6	Remove stakes when no longer required												
3.7	Replace dead/damaged trees (first 5 years)												
3.8	Remove litter at each visit												

	AMENITY GRASSLAND													
5.1	Cut grass and trim edges													
5.2	Relaxed mowing regime to edges/verges/trees etc													
5.3	Reinstate damaged or worn areas													
5.4	Water newly planted areas to maintain healthy growth													
5.5	Carry out operations to prevent more than 10% weed cover													
5.6	Maintain weed free area around newly planted trees													
5.7	Remove litter at each visit													
	AMENITY GROUNDCOVER/CLIMBER PLANTING													
6.1	Remove excessive growth													
6.2	Check and repair supporting structure, report vandalism													
6.3	Establish a maintenance regime to monitor and tie new growth													
	HARD SURFACING													
8.1	Keep surfaces weed and moss free													
8.2	Cut back vegetation to maintain unobstructed routes													
8.3	Inspect 6 monthly and repair damaged areas													
8.4	Undertake seasonal maintenance such as leaf/snow clearance/de-icing as necessary for public safety													
8.5	Inspect drainage systems annually and repair as necessary													
8.6	Remove litter at each visit													
	BOUNDARY TREATMENTS AND STREET FURNITURE													

