

Landscape Management Plan

Site address: White House, Northwood Road,
Harefield, Hillingdon,
Greater London, UB9 6PT

Client: Trimlock Services Ltd

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1.0 Objectives

1.1. The overall aim of this management plan is to ensure the successful establishment of the planting proposals. The proposals seek to utilise existing site assets, improve biodiversity and tree canopy cover, create a safe and practical environment for the users of the site.

1.2. The plan will also ensure all operations for planting, establishment and maintenance are successfully carried out to achieve an attractive and sustainable landscape.

1.2 To ensure and sustain continued healthy growth for all plants for a period of 5 years

1.3. To achieve a clean, tidy condition and appearance of landscaped areas.

2.0 Background Information

2.1. Clive Warwick Landscape Design (CWLD) have been commissioned in 2022 to prepare the following documentation:

2.2. The controlling authority is London Borough of Hillingdon, who should be consulted on any matters relating to existing trees. CWLD has provided the detailed landscape proposals for the project, including drawings:

- Proposed Landscaping Arrangements 01-03
- Proposed Landscaping Key
- Planning Notes

2.3. This management plan will be made available to the new owners to help outline the maintenance requirements on a yearly basis.

3.0 Preliminaries

3.1. On pre-practical Completion the contractor shall entirely at his/her own cost replace any trees, shrubs or other plants that fail or die other than those found to be missing or maliciously damaged.

3.2. All maliciously damaged trees and shrubs or those lost to theft prior to Practical Completion shall be made good by the contractor to agreed cost.

3.3. As agreed the Contractor will carry out the maintenance of trees, shrubs and lawns after the date of practical completion and until the responsibility is transferred to the new owners.

3.4. The planting of replacement trees and shrubs will take place as many times as is necessary in order to maintain a complete coverage of plants to maintain the scheme

as designed by CWLD. All planting will be within the correct season for the type of plant, tree, shrub, including lawns repairs.

4.0 General Maintenance

4.1. Following installation and after transfer of ownership of the new development, the landscaped front and rear gardens will be the responsibility of and maintained in perpetuity by the new owners in accordance with this Landscape Management Plan.

4.2. Prior to transfer of ownership the Developer shall ensure that any landscape contractor employed by themselves shall carry out the periodic maintenance of all planted areas and lawns by agreement.

4.3. Prior to transfer of ownership the Developer shall ensure that the landscape contractor employed shall carry out all tree and shrub replacements, including lawn repairs, that may be necessary until transfer of responsibility to the new owners is completed.

4.4. The new owners shall be responsible for all periodic maintenance and replacement planting thereafter and for all planted areas to which its management agreement or ownership relates in accordance with this Landscape Management Plan, and shall ensure that any landscape contractor employed by them carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below.

4.5. No existing trees shall be removed or cut without specific permissions or instructions from the Contract Administrator and written consent of the Local Planning Authority Tree Officer. All existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Existing Trees and Vegetation

5.1. All works should be undertaken in accordance with British Standard BS3998:2010 Tree Work Recommendations by recognised tree contractors from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required.

5.2. All work shall be undertaken at the appropriate time and with the consent of the new owners and Local Planning Authority if required.

5.3. All operations should be carried out in a sensitive manner, taking care not to unnecessarily damage the trees that are being worked on, including any other neighbouring vegetation. The practice of natural target pruning should be used to ensure that branches are not cut "flush" with the stem, and conversely, a "stub" is not left proud, as in both scenarios it is not possible for the tree to adequately react to the wounding and may lead to an area of decay developing.

5.4. All trees on site should be visually checked annually. These checks should be staggered so that the trees are inspected at different times in 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.

5.5. All arisings from any work carried out, including leaf material, branches, wood chip and timber should be removed from site, unless otherwise specified. The work site should be left clean and tidy as instructed.

5.6. If large branches or entire trees need to be dismantled it is recommended that a rigging system be used where possible in order to reduce the risk of damage to surrounding structures and also to reduce ground compaction and deterioration during works. It is preferable if contractors are certificated with NPTC Unit CS41 Dismantling and Rigging.

5.7 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 during the maintenance period.

6.0 New Trees and shrubs

6.1. The new owners will maintain all trees, shrubs and lawns within the boundaries of ownership in perpetuity.

6.2. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold of branches typical of the species and appropriate to the site circumstances has developed.

6.3. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.

6.4. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliage appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.

6.5. All weeding is to be carried out by hand, using the appropriate tools. All resultant material should be removed from site.

6.6. All plants shall be inspected quarterly for wind firmness and firmed as necessary at the same time. Stakes shall be checked for firmness and all tree and plant ties inspected and made good if required.

6.7 All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

6.8. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.

6.9. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.

6.10. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

6.11. All plants are to be well watered immediately after planting operations. To be wet to full depth of topsoil or wet to field capacity using either potable mains water, recycled or treated grey water. If there is any surface compaction the soil is to be loosened to direct water to the rootzone, taking care not to damage or loosen plants. Watering operations are to be undertaken as many time as necessary in order to ensure the continued thriving of all planting materials. Any failures due to drought shall be replaced by the new owners at their own cost.

6.12. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

6.13. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.

6.14. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

6.15. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

7.0 Ornamental Hedgerows

7.1. Hedge maintenance operations are to be carried out in line with general principles, including clauses detailing litter removal, weeding, trimming, removal of dead plants.

7.2. Hedges are to be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less than that at the base. Current growth is to be removed rather than old wood.

7.3. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height as shown on original landscape proposals.

8.0 Native Hedgerows

8.1. Hedge maintenance operations are to be carried out in line with general principles, including litter removal, weeding, trimming, removal of dead plants

8.2. Trim hedges in January only to avoid the destruction of bird's nests (present from February to August) and also to allow any berry crop to be used by wintering birds (September to December) Trim on a two or three year rotation, rather than annually. This ensures that thick nesting cover is available and increases the berry crop and populations of over wintering insects. Trim to "A" shaped or "topped A shaped" This is best for hedge viability and for wildlife. Maintain to a height of 1.5m to 2m high.

8.3. The planted hedgerow should be protected from rodent damage with spiral tree guards or the use of rabbit netting which can be removed once the plants are well established (approx 3-5 years).

8.4. Weed control is essential if newly planted trees are to be able to establish, and should be undertaken for at least the first three years after planting. To prevent weed competition an area 1 metre across should be cleared of vegetation in line with the new hedge. Use mulch mats or spread mulch applied to a minimum depth of 100mm to suppress weeds

9.0 Mown Lawns

9.1. Lawns will be cut during the growing season (generally April-October) using a sharp cutter to leave approximately 35-50mm of growth and remove arisings from site.

9.2. Lawns will be cut every two weeks depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

9.3. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.

9.4. Lawn edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

9.5. Should bare patches of grass develop in the lawn, the area is to be cultivated to 150mm then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, half the seed being used in each direction at the rate of 25 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'Emorsgate EG22 Strong lawn grass mixture' or similar approved by Local Planning Authority. www.wildfseed.co.uk

10.0. Wildflower Meadow

Wildflower Meadow – EM2 First Year

10.1. Growth and establishment of wild grasses may be slow initially, especially at low sowing rates (2-5g/m²). There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing but resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost.

10.2. From early August mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Mowing at this time will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

10.3. In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland.

10.4. On poor shallow soils one or two cuts at the end of the summer, or occasional light grazing, may be all that is required to maintain diversity and interest.

10.5. On deeper soils best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and

possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

10.6. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.

10.7. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

11.0 Amendments

11.1. If any amendments to the landscape management plan are required to enhance the scheme then revisions should be submitted to the LPA for approval. The LPA may draw the owners attention to defects in the maintenance or failure to comply with the landscape management plan and require that the owners to rectify these defects or apply for a variation to the landscape management plan.

12.0 Maintenance Schedules – Tables 1 to 6

12.1. A suitably qualified person employed by the owner(s) is to undertake a review of the condition, success and long-term maintenance of the planting.

12.2. The following schedules are for trees, shrubs, hedges and lawns with timings guidance indicated:

12.3. Schedules to be adapted and revised when required.

Table 1-Trees

Tree Maintenance:		
Objective	To ensure that trees remain in a healthy, attractive and in a safe condition.	
Task	Time of year	Frequency
Inspection of trees	Mar - Sept	Annually (for 5 years)
Ensure mulched area around base is kept weed free	Mar - Sept	As required
Prunning and repair of wounds	Oct - Feb	As required
Removal and adjustment of tree stakes and ties - remove within 18-24 months	As necessary following inspection	As required
Watering	As necessary depending on weather conditions	Watering of trees will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Oct - Mar	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Mulching - Apply 75-100mm of mulch to base of trees after danger of frost has passed and soil has begun to warm	May onwards	Annually
Other works - removal of debris trapped in branches etc	Mar - Sept	As required

Table 2-Shrubs

Shrub Maintenance:		
Objective	To create healthy attractive shrub mixes. Beds should be kept weed-free and any pernicious weed such as dock and thistle removed immediately	
Task	Time of year	Frequency
Pruning to encourage best display of given species taking into account both natural habit and form		
Winter flowering shrubs	Spring pruning	Annually
Shrubs flowering March to July	Prune immediately after flowering	Annually
Shrubs flowering July to October	Prune back to old wood in winter	Annually
Chemical weed control	Spring, summer and only where other methods of control have failed	As required
Manual border weeding		Monthly
Fertilising	Throughout spring	As required
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Bare root stock - Oct to Mar Container stock year round	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Litter and debris removal	Year round	Daily
Turn over soil and breakup ground	April	Annually
Watering	As necessary depending on weather conditions	Watering of plants will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.
Re-mulching	Mulch after frosts turning over soil and when soils moist & warming	As required
Border edging	May - Sept after mowing	Weekly
Half moon edging	Mar - Apr	Annually as required
Staking of herbaceous planting	Jun - Oct	As required
Other works, removal of dead plants and thinning out		As required
Dead heading herbaceous plants	Spring	As required
Dividing herbaceous plants	Winter when conditions are suitable	Annually as required

Table 3-Ornamental Hedges

Ornamental Hedge Maintenance:		
Objective	To maintain healthy attractive manicured hedge	
Task	Time of year	Frequency
Trimming - maintain to min 1.2m high	Apr - Oct	5 times a year
Reshaping	Hard prune Oct - Feb	Annually as required
Chemical weed control along baseline	In winter, summer and only where other methods of control have failed	As required
Fertilising	Throughout spring	Annually
New planting to replace dead and dying trees - Any trees or plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Bare root stock - Oct to Mar Container stock year round	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Mulching - Apply 75-100mm of mulch	May onwards	Annually
Litter and debris removal	Year round	Daily
Watering	As necessary depending on weather conditions	Watering of plants will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.

Table 4-Native Hedges

Native Hedge Maintenance:		
Objective	To maintain healthy attractive natural hedge	
Task	Time of year	Frequency
Trimming - maintain to 1.5-2m high	January Only	2-3 yr rotation
Fertilising - if required	Throughout spring	Annually
New planting to replace dead and dying trees - Any plants which, within the period of 5 years from the date of planting, die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species	Oct - Mar	As required annually following inspection. Replacement planting should be in the planting season following or at the time of failure, whichever is soonest.
Mulching - Apply 100mm of mulch to base of trees after danger of frost has passed and soil has begun to warm	May onwards	Annually
Litter and debris removal	Year round	Daily
Watering	As necessary depending on weather conditions	Watering of plants will be once/twice weekly in the first 3 growing seasons (Apr-Oct) appropriate amount for the stock size. water weekly in dry periods. Years 4 & 5 will be as required to ensure the trees thrive.

Table 5-Lawns

Lawn Maintenance: revised 1.12.19		
Objective	To maintain a good sward of even colour and smooth gradients. Maximum height 50mm	
Task	Time of year	Frequency
Eroded areas: repair, rotovate, to 150mm, 100mm topsoil if required, seed with recommended mix	In winter, summer and only where other methods of control have failed	As required
Litter and debris removal	Year round	Daily
Grass cut, leave arisings , trim edges, collect trimmings and remove	Apr - Oct	Every 2 weeks
Spring fertilising	April	Annually
Autumn fertilising	October	Annually
Scarification	March	Annually
Spiking	Autumn	Twice annually
Reforming edges to paths and borders	Autumn	Annually

Table 6-General Wildflower Meadow

Grass Margin Maintenance: revised 1.12.19		
Objective	To maintain a good sward to establishment and naturalisation	
Task	Time of year	Frequency
Remove weeds and control invasive weeds by hand, mowing and topping	Throughout as required	First year
Following the autumn sowing, the grass margin is to be cut in March to 4-6cm if there is sufficient material. It is then to be cut to 4-6cm in early May and to 4cm in September (following flowering).	Throughout the growing season	First year
During the following years, the grass margin is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).	Throughout the growing season	Annually