

Former MSD Facility, Breakspear Road South, Ickenham

Landscape Management and Maintenance Plan

211723_OP_Ick-R001

Rev: 01

September 2022



Breakspear Road South, Ickenham London Borough of Hillingdon Landscape Management and Maintenance Plan 221723_OP_Ick-R001 Rev:01

Client: Keltbray Developments Ltd

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REVISION CONTROL

Revision and Approvals					
Rev	Date	Reason for Issue	Originated by	Checked by	Approved by
-	12.08.22	DRAFT	MS	CS	JD
01	27.09.22	PLANNING	MS	CS	JD

1 Introduction

The proposed Former MSD Facility, Breakspear Road South, Ickenham development is made up of a series of key landscape elements that include amenity spaces, structural landscape elements and landscape habitats. These spaces include but are not limited to woodland planting, specimen tree planting, wildflower and wetland meadows, footways, and seating nodes. The landscape strategy provides areas of screen tree planting; tree avenues and specimen planting; grassland; wildflower meadow; shrubs; and groundcover. The landscape framework consists of an existing woodland, wetland landscape, structural tree planting, and amenity and rough grassland.

The overarching management and maintenance objectives are:

- To ensure the area should be kept neat and tidy with an attractive appearance appropriate to the landscape setting;
- To ensure vegetation is kept healthy and vigorous, promoting good form, stem colour, flowering and structure of vegetation as appropriate;
- To ensure appropriate maintenance operations are undertaken as necessary to ensure the safety of the users of the site;
- To promote the creation of rich and ecologically diverse interconnected habitats where appropriate;
- To ensure pathways are kept free and clear of overhanging or nuisance vegetation;

During management and maintenance due regard will be paid to relevant legislation regarding protected species. Regular checks for Schedule 9 invasive species will also be undertaken and if identified on site appropriate steps will be taken to eradicate these.

The following section outlines the aims of this maintenance strategy and includes a description of typical tasks this may entail.

1.1 General Notes

- All landscape maintenance tasks to be undertaken by a competent contractor with the relevant horticultural skills;
- All trimming and pruning of plants to be carried out once plants have flowered, seeded and shown fruit;
- No substances which may be harmful to people or wildlife to be used;
- Any replacements for those plants that have not established successfully to be replaced with species, size shape and form to match those of the existing planting scheme unless otherwise specified.
- All areas to be kept tidy in appearance;
- All arisings to be removed from site when specified;
- Watering to be carried out as required to ensure the successful establishment of the soft landscape proposals;
- Weed control generally throughout all areas of the site to ensure the removal of the following:
 - all broad-leaved weeds;
 - docks (*Rumex* spp);
 - injurious weed species listed in the Weeds Act 1959 and Wildlife and Countryside Act 1981; ragworts (*Senecio* spp), thistles (*Cirsium* spp), docks (*Rumex* spp)

- Japanese knotweed (*Fallopia* spp);
- nettles (*Urtica* spp);
- willowherb (*Epilobium* spp)

2 Soft Landscape Maintenance

2.1 Trees

Management aims:

Specimen tree planting has been specified to provide planting impact across the site and to establish character areas such as primary routes, car parking, boundary landscapes etc. These trees are predominantly sited as part of larger landscape compositions, either in groups or avenues. The management aim for these features is to maintain their landscape value, so for example if a tree within an avenue requires replacement this should be done with the same species tree of a corresponding size to adjacent trees. These trees should also be managed to ensure good form and safety.

Typical maintenance tasks

Staking and underground guying: Ties and stakes: Check ties and staking regularly for rubbing or constriction and adjust or remove as necessary. The ties will need to be loosened once a year as the tree grows; by the third year of successful establishment the stakes should be able to be removed.

Underground guying: After heavy winds, ensure that the trees with underground guying systems have not moved. Tightening of underground guying systems may be required.

Pruning and trimming: Formative pruning may be required after the trees have been planted to ensure a balanced, healthy habit. Annual pruning may be required to remove dead, dying or diseased growth or branches that are crossing over.

Watering: During first growing season to ensure healthy establishment, as required during dry spells.

Weed control: Weed as necessary to keep a neat tidy appearance and to suppress weed growth from out competing the trees for water and nutrients. An environmentally sustainable approach to managing weeds should be adopted wherever possible. Weeds can be controlled by applying a mulch to suppress weed growth or by hoeing around the tree. Just cutting weeds is ineffectual. If a herbicide is used, use a proprietary herbicide but take great care to avoid any of the herbicide getting on to the tree and ensure any COSHH risk assessments have been carried out and operators are fully trained and certified. A good, safe, environmentally friendly alternative to herbicide is to use mulch in combination with hoeing. Re-mulch annually as required so that there is a depth of 6-10cm of mulch. Control weeds to a distance of 1–1.5 m.

Failures: Replace any failures with matching species and size of tree.

2.2 Existing woodland

Management aims:

The management recommendations for the existing woodland have been set out in the document 'BG22.113.8 Former MSD Facility Biodiversity Net Gain Assessment' prepared by Brindle & Green. This document should be referred to for all ongoing management recommendations relating to the existing woodland on site.

2.3 Woodland planting mix

Management aims:

Management of 'Woodland planting mix' will promote healthy growth of the woodland, ultimately providing well-structured trees and a balanced woodland environment allowing light, air and moisture to the understorey promoting ecological diversity. Active management should be undertaken as trees mature, thinning out the woodland as necessary. All tree work will be undertaken to standards defined in BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance.

Typical maintenance tasks

Watering: As required during dry spells to ensure woodland flourishes.

Weed control: Weed around base of tree to minimise competition for first 3 years. Re-mulch as required.

Failures: To be replaced by species within woodland mix which have had successful growth.

Formative pruning: In third year following planting correct co-dominant leaders.

Considered thinning: Depending on rate of development carry out considered thinning after at least 3 years full growing seasons. Thinning should be biased to remove fast growing nurse species as preference and maintain approximate species composition.

2.4 Shrub and Herbaceous Mix

Management aims:

To create a healthy and full planting area with a mix of shrub/herbaceous planting, with definitive character in accordance with the soft landscaping plans

Typical maintenance tasks

Watering: During first growing season to ensure healthy establishment, as required during dry spells.

Weed control: Weed as necessary to keep a neat tidy appearance and to suppress weed growth from out-competing the planting. An environmentally sustainable approach to managing weeds should be adopted wherever possible. Weeds can be controlled by applying a mulch to suppress weed growth or by manual removal. If a herbicide is used, use a proprietary herbicide and ensure any COSHH risk assessments have been carried out and operators are fully trained and certified.

Failures: Towards end of first growing season survey successful uptake of planting and make recommendations for replacements.

Pruning and trimming: Annual pruning may be required to remove dead, dying or diseased growth.

Failures: Replace any failures with matching species and size of plant.

2.5 Lawns and verges

Management aims:

To create a healthy and full lawn that is suitable for amenity use.

Typical maintenance tasks

Watering: As required during dry spells to ensure grass flourishes

Cutting: As required during the summer months, with rough areas having a twice yearly cut and manicured areas twice monthly. Cuttings should be removed.

2.6 Wildflower Grasslands and Wetlands

Construction phase:

The application of topsoil at installation will need to be **avoided** in these areas for the grasslands to be at all effective wildflower meadows/wetlands. The easiest way of approaching this is to leave subsoils exposed from the SUDS excavations with no topsoil capping or application of fertiliser. Soil should then be prepared to a fine tilth with the wildflower seed mix sown in autumn directly onto the exposed substrate. The seed will be lightly rolled and watered as appropriate. Initial management will be subject to early growth, but hand weeding may be required. A second sowing of the proposed seed may be required where germination is unsuccessful. Where good germination is achieved, more intensive management of early growth will be undertaken, with all arisings removed after cutting.

Management aims:

To create a diverse and ecologically rich wildflower meadow which is colourful and provides visual interest.

Typical maintenance tasks

Establishment management: Avoid cutting in the first spring and summer if sown in autumn and allow annuals to flower before first cut.

Ongoing management: A yearly low cut should be carried out in October, cut no shorter than 50cm. Material cuts to be removed after being left in situ for 1-7 days. This cut should occur once the plants have stopped flowering. Secondary cut in early April if required

If grasses begin to dominate the wildflowers, sowing the annual, root hemiparasite, *Rhinanthus minor* 'Yellow Rattle' should be considered, sown in late autumn (October/November).

Watering: Water as required during dry spells for establishment only to maintain a healthy growth. The overall intention is to create a sustainable wildflower not reliant on irrigation.

2.7 Hedging

Management aims:

To create a healthy and full hedge with no gaps. Hedge to be of a constant height and width and be neat in appearance.

Typical maintenance tasks

Watering: Water as required during establishment to ensure hedges thrive. Additional watering as necessary during dry periods to maintain healthy growth.

Weed control: Weed around base of hedge to minimise competition for first 3 years.

Failures: Towards end of first growing season survey successful uptake of planting and make recommendations for replacements.

Maintenance trimming: Between spring and summer 1 cut per year or as required to maintain appropriate neat appearance.

2.8 SUDs Attenuation Ponds

Management aims:

To ensure effective operation of SuDS and to maintain an attractive appearance and to maintain biodiversity and ecological benefit.

Typical maintenance tasks

- Grass mowing
- Tidy and remove all dead growth before start of growing season (annually).
- Remove dead blown leaves (as required) Note: Cutting regime dependent on type of seed mix specified
- Inspect vegetation at edges and remove nuisance/invasive plants (as required).
- Inspect inlet/outlet structures removing obstructions and silt as necessary. Check there is no physical damage.

For soft landscape plans refer to drawings:

221723_OP_ICK_L_SE01
221723_OP_ICK_L_SE02
221723_OP_ICK_L_SE03
221723_OP_ICK_L_SE04
221723_OP_ICK_L_SE05

3 Hard Landscape Maintenance

3.1 Public spaces

Management aims:

To keep public spaces clean, tidy, safe and maintained to a high standard with an emphasis on proactive measures to prevent more onerous maintenance issues developing.

Typical maintenance tasks

- General cleaning and sweeping to ensure areas are clear of litter, graffiti and any other debris
- Inspections of materials and street furniture to identify areas which require replacement or rectification.
- Carrying out of general maintenance tasks

For hard landscape plans refer to drawings:

221723_OP_ICK_L_SE01
221723_OP_ICK_L_SE02
221723_OP_ICK_L_SE03
221723_OP_ICK_L_SE04
221723_OP_ICK_L_SE05

Specimen Trees			
Pruning and arboricultural works			
Year	Frequency	Month	Items / Actions
1 - 15	1 x year	Nov - Feb	<ul style="list-style-type: none"> • Works to be carried out outside of nesting season with bird/bat survey observations made in advance of any work to avoid disturbance of any species afforded legal protection. • Canopies should be pruned to avoid encroachment, lighting, signage and allow clearance height above pedestrian routes • Small prunings to be removed from site or chipped and used for mulch. Large prunings to be used to create invertebrate log piles in areas of planting with limited visual and physical access.
Weed Control			
1 - 15	2 x year	May – Sept	<ul style="list-style-type: none"> • All planting areas will be kept clear of weed growth • Keep areas weed-free. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant, carry out operations close to stems using hand tools. Maintain a grass & weed-free area around the base of each tree, min 1m diameter 1000mm. Re-mulch as required. • Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.
Watering			
1 -2	As required to ensure establishment and healthy growth	April – Aug or when required during dry periods	<p>Watering is required at planting, apply a heavy watering to the full rooting depth. If the addition of bark mulch is delayed, then apply mulch only after rain or watering.</p> <p>Plants to be watered to ensure plants thrive during establishment period.</p> <p>Additional watering may be required during periods of drought in establishment phase. Take into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought during April, May & June. Therefore, if required, undertake a heavy watering to full rooting depth.</p>

3-15	As required to ensure healthy growth	April – Aug or when required during dry periods	Watering may be required during periods of drought to ensure continued healthy growth. Ensure irrigation and aeration pipes are functioning correctly
Re-firming			
1 -5	2 x year	March and Oct	Street Trees will be maintained in a firm position in the ground using underground guying systems Check underground guying during establishment. Inspections should also occur: After strong winds, frost heave and other disturbances. If stakes and ties are also used for street trees: check stakes and loosen ties yearly to avoid tight tree ties damaging the stems and to replace any ties that have frayed or broken.
5	1 x year		By the fifth year of successful establishment the stakes should be able to be removed. Or once the tree can stand unsupported without bending or shifting in the ground.
5-15	As required	N/A	If necessary after strong winds, frost heave and other disturbances check underground guying until trees stand unsupported
Failures			
1	N/A		Towards the end of the first growing season a survey will be undertaken to assess successful uptake of planting and make recommendations for replacements.
1 - 15	1 x year	Jan - May	Any tree that, within a period of 15 years after planting, is removed, dies or becomes, in the opinion of the relevant planning authority, seriously damaged or diseased must be replaced in the first available planting season with a specimen of the same species and size as that originally planted.

Hedgerows			
Pruning, Trimming and Thinning			
Year	Frequency	Month	Items / Actions
1 - 15	1 x year	Beech – August Native mix - July	<ul style="list-style-type: none"> Trim the sides of the hedge, aiming for a flat-topped and slight A-shape (in cross section) to ensure that sunlight reaches the top and bottom equally. Aim for a width of about .8m at the base, tapering upwards to the desired height (refer to specification for height). Ideally, not all of the hedge should be pruned in the same year, treat either in alternate sections or alternate sides of the hedge. All arisings to be removed. Remove excess leaf mould, deadwood and other material from base of hedges. Replant gaps with species indicated in schedule.
Weed Control			
1 - 3	3 x year	May – Sept	<ul style="list-style-type: none"> Hedgerows will be kept clear of weed growth for the first 3 growing seasons Keep areas weed-free. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any hedge plant, carry out operations close to stems using hand tools. Maintain a minimum of 500 mm either side of the hedge grass & weed-free area around the base of the hedge. Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.
1-15	1 x year	May – Sept	<ul style="list-style-type: none"> In areas of lawn: Continue to weed regularly through the summer months as required to remove weeds listed in 1.1 General Notes and injurious

			weed species should be continually removed and regular checks made for schedule 9 species.
Watering			
1 - 2	As required to ensure establishment and healthy growth	April – Sept or when required during dry periods	Watering is required at planting, apply a heavy watering to the full rooting depth. If the addition of bark mulch is delayed, then apply mulch only after rain or watering. Water as necessary to ensure the hedges thrive during the 2-year establishment period. Additional watering may be required during periods of drought in establishment phase. Take into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought during April, May & June. Therefore, if required, undertake a heavy watering to full rooting depth.
2 - 15	As required to ensure healthy growth	April – Sept or when required during dry periods	Watering may be required during periods of drought to ensure continued healthy growth. Ensure irrigation and aeration pipes are functioning correctly.
Failures			
1	1 x year		Towards end of first growing season a survey will be undertaken to assess successful uptake of planting and make recommendations for replacements
1 - 15	1 x year	Jan - May	Any hedgerows planted that, within a period of 15 years after planting, is removed, dies or becomes, in the opinion of the relevant planning authority, seriously damaged or diseased must be replaced in the first available planting season with a specimen of the same species and size as that originally planted.

Lawn Maintenance			
Cutting			
Year	Frequency	Month	Items / Actions
1 – 15	2 x year	May - Sept	<ul style="list-style-type: none">Rough / long grass: A low-frequency rural grass mowing regime will be adopted, with some grassed areas allowed to grow longer, with two cuts undertaken between May and September. The benefits of cutting less frequently include lower maintenance costs and improved opportunities for bio-diversity. Particularly during prolonged periods of dry weather, leaving the grass longer will shade and protect the root zones of the grasses.Lawns: managed and maintained lawns, with two cuts per month between March and October. Grass cuttings will be removed.NOTE: During dry spells do not cut grass.
	2 x month	March - Oct	
Weed Control			
1 – 15	As necessary – depending on mowing regime	May - Sept	<p>Regular grass cutting will generally suppress broadleaf weeds therefore weed as necessary using an environmentally sustainable approach where possible and manual removal of the following:</p> <p>all broad leaved weeds;</p> <ul style="list-style-type: none">docks (Rumex spp);injurious weed species listed in the Weeds Act 1959 and Wildlife and Countryside Act 1981;Japanese knotweed (Fallopia spp);nettles (Urtica spp);ragworts (Senecio spp);thistles (Cirsium spp); andwillowherb (Epilobium spp)

Watering			
1 – 15	As necessary – depending on dry spells	May – Sept or when required during dry periods	As required during dry spells for establishment only the intention is to create a sustainable grass sward not reliant on irrigation systems. Watering may be required due to unseasonably dry weather during the establishment period.

Wildflower Seed			
Note for wetland areas: Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary and localized differences may require a targeted approach specific to the area in question			
Cutting			
Year	Frequency	Month	Items / Actions
1	1 x year	NOTE: timing depends on time of year seeds are sown There must also be sufficient material i.e.. Sward above 100mm for the initial cut	<ul style="list-style-type: none"> Most of the sown species are perennial and will be slow to germinate. Avoid cutting in the spring and early summer if the mixture is autumn sown. Allow any annuals to flower, then in mid-summer cut. All cuttings will be removed.
2 – 15	1 x year	October and or early April if needed	<ul style="list-style-type: none"> Meadow-like habitats are characteristically variable in composition, reflecting local drainage and management. Cutting will generally be carried out once a year at the end of the growing season in Autumn. All cuttings will be removed. <p>NOTE: Within woodland areas, grass cutting machinery will need to take into account the proximity of trees. DO NOT CUT BETWEEN APRIL AND AUGUST – allow to flower</p>

Weeding			
1 - 15	As necessary		Weed control must take into account the proximity of trees. Regular grass cutting will generally suppress broadleaf weeds therefore weed as necessary using an environmentally sustainable approach or manual removal of the following: all broad leaved weeds; <ul style="list-style-type: none"> Docks (Rumex spp); Injurious weed species listed in the Weeds Act 1959 and Wildlife and Countryside Act 1981; Japanese Knotweed (Fallopia spp); Nettles (Urtica spp); Ragworts (Senecio spp); Thistles (Cirsium spp); and Willowherb (Epilobium spp)

Watering			
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1 - 15	As necessary As necessary – depending dry spells	May – Sept	As required during dry spells for establishment only, the intention is to create a sustainable wildflower sward not reliant on irrigation systems. Occasional soaking in long periods of dry weather.
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Herbaceous and Shrub Planting Mix			
Pruning and trimming			
<p>During pruning and trimming, the operator will ensure adjacent structures, plants or trees are not damaged. Prune and trim planting to maintain a well-balanced natural appearance. Prune and remove any deadheads between fall and mid-winter although deadheading and trimming may also be required throughout summer seasons to maintain plant appearance and encourage plant growth.</p> <p>Refer to RHS guidelines where applicable.</p>			
Year	Frequency	Month	Items / Actions
2-15	1 x year	–As recommended by the RHS for each species	<ul style="list-style-type: none"> Pruning and trimming seasonally and where necessary to be carried out by a suitably qualified person. Maintain natural shape, keep planting from encroaching on to paths and obscuring, windows, signs, lights (as far as is reasonably possible). Apply fertiliser post pruning in October if deemed to be required
Weed Control			
–1-15	3 x year	April – Sept	<ul style="list-style-type: none"> All planting areas will be kept clear of weed growth. Keep areas weed-free. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Re-mulch as required. Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition. Weeds listed in 1.1 General Notes and injurious weed species should be continually removed and regular checks for schedule 9 species. Topsoil replacement to be carried out yearly in October if deemed to be required Mulch to be topped up yearly in October between depths of 50-75mm.
Watering			
1	Weekly or as required to ensure establishment and healthy growth	1 st 2 months following planting and then April – October or when required during dry periods	Plants to be watered to ensure plants thrive during establishment. Additional watering may be required during establishment and long dry spells. Requirement and method to be kept under review in order to maintain healthy growth.
2-15	Monthly or as required to ensure establishment and healthy growth	April – October or when required during dry periods	Watering required during periods of drought to ensure continued healthy growth.
Aeration			
1-15	1 x year	March and October	Aerate and break up any compacted topsoil ensuring no damage is made to the plants or roots
Failures			
1	2 x monthly	August to December	Towards the end of the first growing season a survey will be undertaken to assess successful uptake of planting and make recommendations for replacements if necessary

2 - 15	1 x year	October	Replacement of dead and or damaged shrub and herbaceous plants should be carried. Replacement with same species unless species has been unsuccessful due to location / environment.
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Street Furniture			
Inspection			
Year	Frequency	Month	Items / Actions
1 – 15	Quarterly	January to December	<ul style="list-style-type: none"> Ensure all street furniture is clean, free from Graffiti, bird droppings, chewing gum, litter and any other foreign matter. Take records of any replacements or repairs which need to be carried out and ensure timescales are advised
Maintenance			
2 - 15	Yearly	October	Carry out any paint touch ups required, If necessary contact supplier / manufacturer for guidance on painting of specific elements
	As necessary	January to December	<ul style="list-style-type: none"> If necessary a new coat of paint should be carried out in year 5 onwards Lubricate any joints or moving parts Lighting fixtures visually inspected and replacement of bulbs or any necessary repairs to be carried out by a qualified professional and in accordance with the Health and Safety Plan.

Paving			
Maintenance			
NOTE: Cleaning of paving in accordance with suppliers recommendations			
Year	Frequency	Month	Items / Actions
1-15	Fortnightly	January to December	<ul style="list-style-type: none"> Sweep and clear away any litter or debris. Where suitable / mortar joints a pressure washer can be used (not to be used in areas of sand jointing)
2 – 15	Monthly	April to October	<ul style="list-style-type: none"> Weeding between joints to be carried out. Hand weed should be undertaken in the first instance. Application of a herbicide should be used as a last resort and carried out by suitably qualified person. Herbicides are not to be used where block paving has been designed to be permeable
1-15	Quarterly or as necessary if posing a health and safety risk	March or September or as necessary if posing a health and safety risk	<ul style="list-style-type: none"> Rectification or replacement of damaged or sunken paving should be carried and replaced with same paving specification If deemed hazardous replacement should be carried out instantly.

Kerbs and Edging			
Maintenance			
Year	Frequency	Month	Items / Actions
1 – 15	Quarterly or as necessary if posing a health and safety risk	October	<ul style="list-style-type: none"> Inspection of kerbs and edges should be carried out and any repairs or placements recorded Rectification or replacement of damaged kerbs or edging should be carried and replaced with same kerb / edging specification If deemed hazardous replacement should be carried out instantly.

Asphalt			
Maintenance			
Year	Frequency	Month	Items / Actions
1 – 15	Fortnightly	January to December	<ul style="list-style-type: none">Sweep and clear away any litter or debris.Inspection and necessary repairs to asphalt to be carried out
	Yearly or as necessary if posing a health and safety risk	October	

Ickenham - Establishment / Maintenance for Plants, Year 1 & 2 unless stated otherwise:													
	Months												
Operations:	J	F	M	A	M	J	J	A	S	O	N	D	No. of operations per year:
Specimen Trees:													
Pruning and arboricultural works: canopies should be pruned to avoid encroachment, lighting, signage and allow clearance height above pedestrian routes.	X	X									X	X	1
Weed control: All planting areas will be kept clear of weed growth					X	X	X	X	X				2
Watering: Watering may be required during periods of drought to ensure continued healthy growth.				X	X	X	X	X					As required
Re-affirming: Check underground guying during establishment. Inspections should also occur: After strong winds, frost heave and other disturbances. loosen ties yearly to avoid tight tree ties damaging the stems and to replace any ties that have frayed or broken.			X							X			2
Failures: Any tree that, within a period of 15 years after planting, is removed, dies or becomes, in the opinion of the relevant planning authority, seriously damaged or diseased must be replaced in the first available planting season with a specimen of the same species and size as that originally planted.	X	X	X	X	X								1
Hedgerows:													
Pruning, Trimming and Thinning: Trim the sides of the hedge, to ensure that sunlight reaches the top and bottom equally. Remove excess leaf mould, deadwood and other material from base of hedges.							X	X					1
Weeding: Hedgerows will be kept clear of weed growth for the first 3 growing seasons					X	X	X	X	X				3
Watering: Watering may be required due to unseasonably dry weather during the establishment period.				X	X	X	X	X	X				As required
Any hedgerows planted that becomes seriously damaged or diseased must be replaced in the first available planting season with a specimen of the same species and size as what was originally planted.	X	X	X	X	X								1

Ickenham - Establishment / Maintenance for Plants, Year 1 & 2 unless stated otherwise:													
	Months												
Operations:	J	F	M	A	M	J	J	A	S	O	N	D	No. of operations per year:
Lawn Maintenance:													
Cutting: managed and maintained lawns, with two cuts per month between March and October. Grass cuttings will be removed.					X	X	X	X	X	X			2 per month
Cutting: Rough / long grass: A low-frequency rural grass mowing regime will be adopted, with some grassed areas allowed to grow longer.					X	X	X	X	X				2 per year
Weed control: Regular grass cutting will generally suppress broadleaf weeds					X	X	X	X	X				As required
Watering: Watering may be required during periods of drought to ensure continued healthy growth.					X	X	X	X	X				As required
Wildflower:													
Cutting: Most of the sown species are perennial and will be slow to germinate. Avoid cutting in the spring and early summer if the mixture is autumn sown. Allow any annuals to flower.				X						X			1
Weeding: ensure that the methods used will cause a minimum of damage to adjacent planted areas. Re-mulch as required.				X	X	X	X	X	X				3
Watering: Watering may be required during periods of drought to ensure continued healthy growth.				X	X	X	X	X	X				As required
Herbaceous and Shrub Planting Mix:													
Pruning: carried out seasonally by a suitably qualified person. Recommended to follow the RHS guidelines per species.													1
Weed control: Keep areas weed-free. Ensure that the methods used will cause a minimum of damage to adjacent planted areas. Re-mulch as required.				X	X	X	X	X	X				3
Watering: Watering may be required due to unseasonably dry weather during the establishment period.					X	X	X	X	X				As required
Aeration: Aerate and break up any compacted topsoil ensuring no damage is made to the plants or roots			X							X			1
Failures: Replacement of dead and or damaged shrub and herbaceous plants should be carried. Replacement with same species unless species has been unsuccessful due to location / environment.										X			1

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