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1.0 Introduction

Purpose of the Management Plan

- 1.1 This Management Plan has been produced by The Environment Partnership (TEP) Limited on behalf of Hillingdon Borough Council to provide a framework for long term landscape management and maintenance of the amenity public open space associated with the redevelopment of the Avondale Drive Estate (hereby referred to as the 'Site').

Scope of the Management Plan

- 1.2 This Management Plan covers all areas of open space within the Site, specifically public and community green space. It excludes the private residential external areas such as gardens, terraces and balconies which are to be maintained by the property occupiers.
- 1.3 The Management Plan has been prepared to support the delivery of Biodiversity Units/Biodiversity Net Gain (BNG) across the proposed development and retained habitats on the Site. Providing landscape management recommendations for the duration of 30 years.
- 1.4 The Management Plan should be read in conjunction with Site Wide Landscape Strategy Plan (Ref AVD-TEP-ZZ-ZZ-DR-L-00101), the Phase 1a hard and soft landscape plans (Ref: AVD-TEP-P1-00-DR-L-90110 and AVD-TEP-P1-00-L-90120), the Landscape Statement (Ref AVD-TEP-ZZ-XX-RP-00002), the Arboricultural Impact Assessment (Middlemarch ref: RT-MME-154569-02) and the Preliminary Ecological Appraisal (Greengage Environmental Ltd ref: 551711sb22jul21FV02) and the Biodiversity Impact Assessment (Greengage Environmental Ltd).

Structure of the Management Plan

- 1.5 Chapter 2.0 provides a summary of the factors influencing management and a site analysis. Chapter 3.0 outlines the long-term aims and objectives for management and Chapter 4.0 sets out how the success of the plan will be monitored, reviewed and updated over time.
- 1.6 Appendix A is the Site Wide Landscape Strategy Plan (Ref AVD-TEP-ZZ-ZZ-DR-L-00101), Appendix B provides a table of maintenance operations, Appendix C summarises relevant legislation.

Site Location

- 1.7 The Site lies approximately 800m to the north east of Hayes town centre. The Site is bounded by a Minet school playing fields and Hitherbroom Park to the north, Abbotswood Way and the A312 to the east with Minet Country Park situated in the wider landscape in the east. Avondale Drive bounds the site to the south, and Minet Infant School to the west.

Planning and Development Context

- 1.8 This Management Plan has been written to support a Hybrid Planning Application for the Avondale Drive Estate. The application is for development in outline (with all matters reserved) for residential floorspace (Class C3) to comprise: demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and detailed planning consent for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure.”
- 1.9 Detailed management and maintenance prescriptions are provided within this report for Phase 1a, together with high-level management intentions for the remainder of the site .

Biodiversity Net Gain (BNG)

- 1.10 Greengage Environment Ltd has prepared a Biodiversity Metric Calculation (DEFRA 3.0) for the Phase 1a of the Site to support the planning application. Further calculations will be developed to support future phases once detailed designs are developed.
- 1.11 The aims of the Biodiversity Metric Calculation are to:
- Quantify and score the baseline habitat and linear (hedgerows) biodiversity units on the Site;
 - Identify and score the biodiversity units to be lost due to the proposed development; and
 - Identify and score the biodiversity units to be retained, enhanced and created through site landscaping.

2.0 Site Management Considerations

Responsibility for Site Management

- 2.1 During the defects liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who has implemented the scheme.
- 2.2 Following the defects liability period the Hillingdon Borough Council's Green Spaces Team will be responsible for operational management and maintenance of the landscape within the Site.
- 2.3 Operatives undertaking maintenance will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, contractors with experience in biodiversity management will be sought. Hillingdon Borough Council's Green Spaces Team will ensure that management complies with the guidelines set out in this Plan.

Health and Safety

- 2.4 Hillingdon Borough Council will retain ultimate responsibility for the health and safety of the Site until such time as the open space and landscaping associated is transferred to a managing organisation(s). The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon.
- 2.5 Hillingdon Borough Council's Green Spaces Team is responsible for complying with the provisions of the Health and Safety at Work Act 1974. All machinery and apparatus brought onto the Site shall be safe and maintained to a standard that will not breach provisions within the Health and Safety at Work Act 1974 or any other statutory obligations.
- 2.6 Maintenance operatives shall be adequately trained and sufficiently competent to carry out maintenance operations without causing a Health and Safety risk to themselves or other uses of the site.
- 2.7 All works shall be undertaken in accordance to the relevant codes of practice. Appropriate machinery shall be used inclusive of adequate personal protective equipment to avoid harm to themselves or any other persons.

Biosecurity

- 2.8 Maintenance operatives should have a sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread should be undertaken on sites where they are known or suspected.
- 2.9 New findings of suspected non-indigenous plant pests and diseases should be reported to the Plant Health and Seeds Inspectorate or Forestry Commission - Forest Research Tree Health Diagnostic and Advisory Service or both.

Management Objectives

- 2.10 The long term management objectives of this plan are:
- To ensure the scheme is successfully maintained;
 - To safeguard and enhance the biological and physical integrity of the Site;
 - To ensure new planting establishes to create a high quality landscaping scheme to provide an attractive and desirable setting to the development; and
 - To comply with legal obligations and constraints.

Ecological Factors

Designations

- 2.11 The Site does not fall within any statutory or non-statutory designated wildlife sites of international, national or local recognition.

Habitats and Species of Principal Importance in England

- 2.12 Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) requires a list of habitats and species of principal importance in England to be drawn up.
- 2.13 Local Biodiversity Action Plans (BAP) provide an indication of the relative value given to existing habitats and species. The London BAP has been used when assessing the value of the habitats and species present within the Site.
- 2.14 The following priority species and habitats listed in the London BAP will be sustained around or within the Site:
- Parks & urban green spaces; and
 - Private gardens.

Ecological Surveys

- 2.15 Below is a list of the ecological surveys carried out at the Site:
- Preliminary ecological appraisal; and
 - Bat survey.

Chemical Use

- 2.16 The use of herbicide will be minimised wherever possible. Hand weeding will be utilised when feasible and the use of locally sourced mulch around new planting will assist with suppressing weeds.

Habitats

- 2.17 The following habitats will be created within the Site:
- Trees;
 - Hedgerows;
 - Planting;
 - Greenroofs;

- SuDS; and
- Grassland.

Trees

- 2.18 A number of trees on the Site boundary are proposed for retention to provide a mature setting to the development. An Arboricultural Impact Assessment (Middlemarch Environmental ref: RT-MME-154569-02) has been prepared for the Site and provides details of trees to be removed or retained as part of the scheme.
- 2.19 A search on the Hillingdon Council interactive mapping in November 2021 did not identify any Tree Preservation Orders or Conservation Areas on, or in close proximity to the Site .

Species

Birds

- 2.20 Existing trees provide nesting opportunities on site. Bird boxes are proposed on buildings to provide additional nesting habitat.
- 2.21 All UK wild birds are protected while at the nest under the Wildlife and Countryside Act (1981). Effectively, this means that if removal of habitats (which can include buildings, trees, hedges, scrub and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present works will need to avoid the area of the nest until the young have fledged.

Bats

- 2.22 A number of bat boxes are proposed across the site to provide roosting opportunities for bats as well as planting which favours pollinator rich species to benefit foraging and commuting bats.
- 2.23 Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).

Hedgehogs

- 2.24 Existing shrub and grassland around the Site provide suitable habitat for nesting and foraging hedgehog. Proposed shrub planting will provide foraging and shelter opportunities for hedgehog.
- 2.25 Hedgehog are S41 species of principal importance under the NERC Act (2006).

Social Factors

Accessibility

- 2.26 The Site is accessed from Abbotswood Way to the east and Avondale Drive to the south.

- 2.27 Open space areas will be managed to provide areas for recreation and to deliver sustainable functions, public amenity management is crucial to prevent any conflict between functions.
- 2.28 A podium garden is proposed at the first floor level and will be accessible to residents of the proposed development.

Legal Factors

- 2.29 Management of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is at Appendix C.

3.0 Management Intentions and Operations

Landscape Elements

3.1 The landscape design proposals for the Site will comprise the following landscape elements as shown on the Site Wide Landscape Strategy Plan (Ref: AVD-TEP-ZZ-ZZ-DR-L-00101) and on the Phase 1a hard and soft landscape plans submitted with the application:

- Existing trees;
- Proposed trees;
- Hedge planting;
- Shrub and herbaceous planting;
- Ornamental Grasses;
- Climbers;
- Amenity Grass;
- Wildflower Meadow (Wet);
- Marginal Planting;
- Sustainable Drainage System(s);
- Green roofs;
- Bat and bird boxes;
- Play area;
- Footpaths;
- Fencing and railings; and
- Seating.

Site Wide

Management Intention

3.2 The Site will be kept free from litter through regular cleansing. Regular inspections will ensure any health and safety hazards are identified and made safe.

Chemical Use

3.3 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates.

3.4 Weed control where feasible should be undertaken by hand pulling. However in certain instances, herbicide may be the most effective measure to remove unwanted species during the planting establishment period. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

3.5 Consideration would need to be given to the fact that chemicals can prevent growth of grasses and woody species in landscape schemes.

Maintenance Operations

Site Cleansing

- 3.6 A litter pick of the Site will be carried out fortnightly. All litter will be removed and disposed of in an authorised manner.

Site Inspections

- 3.7 Site inspections will be undertaken fortnightly to identify any health and safety hazards and arrange for them to be made safe as far as is practicable.
- 3.8 Results from the monthly site inspections will be compiled and presented within the annual report which will be used in the review of the Plan as detailed in Chapter 4.0.

Existing Trees

Management Intentions

- 3.9 Retained trees act as valuable habitat, a visual screen and provide a mature setting to the development.
- 3.10 An Arboriculturist must be consulted prior to undertaking any major tree works.

Maintenance Operations

Tree Survey

- 3.11 A trained arboriculturist will carry out an inspection of mature trees within or adjacent to areas of public access to check for damage and disease and to maintain appropriate height clearances for safe pedestrian access. The survey will be carried out every three years or following a storm.

Cyclical Maintenance

- 3.12 Maintenance to mature trees will be informed by the tree survey.
- 3.13 Wood under 250mm diameter collected from thinning, pruning, brashing and vegetation clearance will, wherever possible, be chipped and used sustainably on site for mulching.
- 3.14 Maintenance will be undertaken on an annual cyclical programme (5 - 10 year cycle) and will be carried outside of bird nesting season (March to August inclusive), usually between December - February. If works are required to any trees with bat roosting potential, advice must be sought from a licensed bat ecologist prior to any works commencing.

Proposed Trees

Management Intentions

- 3.15 Tree planting is proposed to provide connectivity to the wider environment, foraging and nesting opportunities and screening for the development.

Maintenance Operation

Weed Control

- 3.16 To reduce excessive competition, a weed free area will be retained around any trees less than 3m in height and will be maintained to a diameter of 0.5m around the base of the trees. Mulch will be replenished annually to a depth of 50mm and will be locally sourced.
- 3.17 Once trees attain a height of 3m, the maintenance of a weed free base can be discontinued.

Re-firming

- 3.18 Newly planted trees will require re-firming as required.

Stakes and Ties

- 3.19 Where trees are staked, the stakes and ties will be checked quarterly and it is anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 3.20 Remove stakes as necessary, when the tree is suitably established, approximately in Year 5.

Formative Pruning

- 3.21 Young trees will require formative pruning until a height of 3m is attained to maintain a desirable shape as well as to maintain health and vigour. Pruning and thinning of trees will be in accordance with BS 7370-4:1993 Recommendations for Maintenance of Soft Landscape (Other Than Amenity Turf). Pruning will be undertaken outside of the bird nesting season (March to August inclusive).
- 3.22 Once a height of 3m is attained, crown pruning is desirable and any dead or severely damaged trees will be felled and replaced accordingly.

Replacement of Failed Planting

- 3.23 Failed planting will be removed and replaced with the same species between November and March for deciduous species and between September and April for evergreen species.
- 3.24 If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Watering

- 3.25 Young single stem trees (whips) planted during the dormant season will need little or no watering. This will allow the tree to naturally acclimatise to the location and will encourage roots to spread down in search of water

- 3.26 Watering may be required during periods of drought in the first couple of years following planting. Water should be applied to the base of the tree and should not be in excess of 20 litres every other day, as required, between April and September.

Fertiliser

- 3.27 Apply slow release multi-purpose plant food and soil improver in Autumn during the first 5 years after planting.
- 3.28 Any bark or other weed suppressant should be carefully removed/lifted and fertilizer applied direct to the top layer of soil at the manufactures recommended rate.

Post Establishment Maintenance

- 3.29 See Existing Trees.

Hedgerow Planting

Management Intentions

- 3.30 Hedgerow planting is proposed to site entrances and front gardens. Hedgerow planting will be maintained by the Council's Green Spaces Team to ensure a coordinated approach to maintenance.
- 3.31 Hedgerow planting will be maintained for its aesthetic value, providing definition between public and private spaces. Hedgerows will be maintained to near adjacent railing height providing visibility and reducing opportunities for anti-social behaviour.

Maintenance Operations

Weed Control

- 3.32 To reduce excessive competition, a weed free area will be retained around hedgerow plants to a diameter of 0.5m around the base. Mulch will be replenished annually to a depth of 50mm.

Formative Pruning

- 3.33 Formative 'facing up' the hedgerow will establish dense branch growth annually in September.

Guards

- 3.34 Where planting is protected by protective spiral guards these will be checked quarterly. Any broken or damaged spiral guards will be replaced.
- 3.35 Remove guards as necessary, when the planting is suitably established, approximately in Year 5.

Re-firming

- 3.36 Newly planted hedgerow plants will require re-firming as required.

Replacement of Failed Planting

- 3.37 Failed planting will be removed and replaced with the same species between November and March for deciduous species and between September and April for evergreen species.
- 3.38 If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Hedgerow Cutting

- 3.39 The first cut to newly planted hedgerows is recommended within year 3 (dependant on growth), and will consist of 'facing up' either side of the hedge, and cutting to the desired height. All hedge cuts must be undertaken using appropriate hand or power tools. Mechanical methods of management, where appropriate, will be used in favour of machinery.
- 3.40 Hedgerows on the western Site boundary will be maintained to a height of approximately 1.8m to provide screening from the adjacent Minet Junior School.
- 3.41 Hedge cutting operations will be undertaken throughout the winter months to avoid nesting birds.

Shrub and herbaceous planting

Management Intentions

- 3.42 Shrub and herbaceous planting is proposed within amenity open space areas including podium gardens to provide an attractive setting, valuable habitat and to add to the amenity value of the Site.

Maintenance Operations

Mulching

- 3.43 A mulch composted wood chip or bark mulch will be maintained around the base of all young plants to suppress weed growth and will be maintained to a depth of 50mm.

Pruning

- 3.44 Pruning will be undertaken in order to clear deadwood, promote healthy growth and Pruning of shrub planting will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Dead, broken, damaged, diseased branches will be removed. Pruning will also include for clearing out crossing branches and branches growing toward the middle of the plant. Pruning will be carried out between December and February.

Weed Control

- 3.45 Weed control will be undertake annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.

- 3.46 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Replacement of Failed Planting

- 3.47 Any damaged, failing or dead shrubs and herbaceous plants will be replaced within the first five years. Deciduous species will be replaced when dormant in early November to late March. Conifers, evergreen and herbaceous species will be replaced in September/ October or April/ May. Replacement plants should be the same species and planting size as originally specified Herbaceous Planting

Ornamental Grasses

Management Intentions

- 3.48 Ornamental grasses are proposed to provide variety and texture to the planting palette.
- 3.49 Maintenance of ornamental grasses will depend on the type and species of grass.

Maintenance Operations

Mulching

- 3.50 A mulch composted wood chip or bark mulch will be maintained around the base of all young plants to suppress weed growth and will be maintained to a depth of 50mm.

Pruning

- 3.51 Deciduous grasses will be cut back to ground level with arisings removed and disposed of appropriately. This will be done annually in February.
- 3.52 Leaf blades can be thick so goggles and thick gloves will be worn during pruning.
- 3.53 On small evergreen species the brown tips and dead leaves around the base will be removed. Larger evergreen species will be given a hard annual prune without damaging new growth. Pruning will be undertaken annually between March and April.
- 3.54 Leaf blades can be thick so goggles and thick gloves will be worn during pruning

Replacement of Failed Planting

- 3.55 Any damaged, failing or dead shrubs and herbaceous plants will be replaced within the first five years. Deciduous species will be replaced when dormant in early November to late March. Conifers, evergreen and herbaceous species will be replaced in September/ October or April/ May. Replacement plants should be the same species and planting size as originally specified.

Climbers

Management Intentions

- 3.56 Climbers will be managed to create a visually attractive element to fencing and walls.

Maintenance Operations

Check and Adjusting Ties

- 3.57 To ensure maximum coverage, ties will be used to train the stems. Ties will be checked annually to ensure they are not damaging the stems.

Pruning

- 3.58 Light pruning of the stems using appropriate horticultural techniques will encourage growth and help maximise coverage of the screen.

Replacement of Failed Planting

- 3.59 Failed planting will be removed and replaced with the same species in the first five years following establishment. If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Amenity Grass

Management Intentions

- 3.60 Open areas of grassland will be managed as required to maintain a tidy appearance as well as facilitating safe public usage.

Maintenance Operations

Grass Cutting

- 3.61 The grass will be kept as medium 'walk on' length of 35-50 mm. Arisings will be removed and disposed of appropriately.

Cultivating and Re-seeding

- 3.62 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out twice annually between August and October.

Weed Control

- 3.63 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 3.64 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Wildflower Meadow (wet)

Management Intentions

- 3.65 Wet grassland will be present in the swales and bioretention areas on Site. The principal management requirement of these areas is to ensure ruderal species and succession of shrubs and tree saplings are not permitted to compromise the integrity of the grassland composition or habitat value.

Management Operations

- 3.66 In the first growing season the grass will be cut every 6-8 weeks (3 times) to 60mm with arisings raked off. During the first five years some areas of meadow may require cultivating and re-seeding.
- 3.67 Routine management will include cutting the sward to a height of 150mm (approx.) in late September.
- 3.68 The cutting of wet meadow areas is to be carried out using manual methods with particular care, using trimmers fitted with guards so as to protect obstacles from damage. All cuttings must be removed from these areas in order to prevent nutrient enrichment and retain the desired species composition. Arisings will be lightly raked off, with great care being taken to avoid disturbance to wildlife.
- 3.69 Noxious weeds such as docks, thistles, nettles, ragwort and willowherb will be controlled by hand pulling.

Constraints

- 3.70 Cutting of wet meadow areas will be avoided between mid-March and August to prevent risk of disturbance to nesting birds. Should any works be required within the bird nesting season an assessment will be undertaken by a suitably qualified ecologist before any works commence.

Marginal Planting

Management Intentions

- 3.71 Marginal planting is proposed in the Sustainable Drainage System, with the aim of creating an attractive and functional landscape feature.

Management Operations

- 3.72 The management of marginal vegetation should ensure that these areas retain their aesthetic function within the landscape, whilst also enhancing species diversity and valuable wildlife habitats. Maintenance of marginal vegetation will therefore include cutting back species that become overly dominant and cause a loss of diversity.
- 3.73 Vegetation (excluding trees and shrubs) will be trimmed back to 150mm. Approximately 25-30% of marginal vegetation will be removed each year with arisings removed from the Site. Any scrub species which emerge will be removed annually with arisings removed.

- 3.74 It is important that cutting does not take place over the entire area at once; it should be cut in alternate sections on annual rotation leaving uncut areas as refuge for wildlife.

Replacement of Failed Planting

- 3.75 Failed planting will be removed and replaced with the same species in the first five years following establishment. If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Constraints

- 3.76 Cutting of marginal planting will be avoided between mid-March and August to prevent risk of disturbance to nesting birds. Should any works be required within the bird nesting season an assessment will be undertaken by a suitably qualified ecologist before any works commence.

Sustainable Drainage System(s)

Management Intention

- 3.77 SuDS areas will temporarily fill during times of high rainfall or flooding but have the added benefit of providing habitats for amphibians and other invertebrates as well as being a source for education.
- 3.78 Rain gardens are proposed to attenuate run-off from roofs and hard surfaces.

Maintenance Operations

Management Operations

- 3.79 Wildflower meadow within these areas will be managed as detailed in the Wildflower Meadow (wet) section above.
- 3.80 Marginal vegetation within these areas will be managed as detailed in the Marginal Vegetation section above.
- 3.81 The removal of litter from the SuDS features should be undertaken alongside the fortnightly cleanse.
- 3.82 Leaves which have accumulated at the bottom of the SuDS features will be removed each autumn usually throughout October and November.
- 3.83 Inlets and outflows which form part of the SuDS features will be cleared of any debris or blockages. Inspections should be monthly for the first year, and then as and when required.
- 3.84 Repair and rehabilitation of any erosion or other damage to banks, inlets, outlets and overflows to be undertaken as and when required.

- 3.85 Sediment should be removed from inlets and outlets, as required to avoid blockages and to ensure the functioning of the system. Within the first five years of management, clearance of silt from other surfaces is unlikely to be required. However, this should be kept under regular review and appropriate silt removal frequencies determined to ensure the functioning of the system and health of the vegetation.
- 3.86 Any material that is removed from SuDS features will be left on the bank for approximately 24 hours (away from inlets and outlets), to allow for any invertebrates or amphibians which may be in the silt or vegetation to crawl back to their habitat before the material is disposed of or used sustainably elsewhere on site.

Constraints

- 3.87 In the event invasive or harmful species are identified, a treatment plan will be drawn up, with specific and appropriate measures detailed for each species. Pulling by hand or spot treatment or will be the preferred management approach, where appropriate.

Inspection

- 3.88 A monthly inspection will be undertaken of inlets, outlets and control structures.
- 3.89 An annual inspection of the raingarden will be undertaken to assess bank stability, water quality, coverage of vegetation and drainage function.

Green Roofs

Management Intentions

- 3.90 Biodiverse wildflower green roofs have been incorporated into the design of the new buildings with flat roofs. These roofs will deliver ecological enhancements and reduce flood risk through the surface water storage and attenuation they provide.

3.91 Inspection and Remedial Measures

- 3.92 Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at height.
- 3.93 Routine inspections will be carried out twice annually by an operative with the necessary experience and knowledge of managing biodiverse green roofs. These inspections will be carried out ideally in spring and autumn to review the condition of the green roof, with remedial works carried out as and when required.

- 3.94 A trained specialist will inspect all inspection chambers, rainwater outlets, downpipes, metal flashings, and termination bars annually. Maintain, repair and replace as per the manufacturers guidelines.

3.95 Plant Maintenance

- 3.96 Any vegetation which has encroached into drainage outlets, walkways and the vegetation barriers should be removed. The vegetation removed may be set aside and used to repair any bare patches if required.

- 3.97 Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear. Where the species mix incorporates wild flowers and grasses, ensure that maintenance is in line with the manufacturer's species mix directions.

- 3.98 Roofs in the vicinity of taller trees will need more frequent maintenance. Remove dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.

Roof Maintenance

- 3.99 Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away. Ensure that any protective metal flashings and termination bars remain securely fixed in place. Examine all mastic sealant and mortar pointing for signs of degradation. Check that all promenade tiles and paving slabs are securely fixed to the roof surface and in good condition. Always follow the manufacturer's latest guidelines.

- 3.100 Keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to the waterproofing should be reported, in order that arrangements can be made for remedial work to be carried out if necessary. Damage to the landscaping should be reported.

Weeding

- 3.101 If considered excessive, weeds can be removed by hand. Arising's will be disposed of at an appropriately licenced facility.

Repairing Bare Patches

- 3.102 Bare patches can be repaired during March/April or from late August until the end of September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches. Sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings.

Watering

- 3.103 Watering may be required during periods of drought in the first couple of years following planting. Water should be applied to the base of the plants as required between April and September.

Ecological Features

- 3.104 Habitat features will be maintained in a viable condition so as to function to provide shelter and refuge for wildlife.
- 3.105 Log piles, sandy piles and rope coils will be inspected twice annually and replenished annually in August or September, ensuring enough cover for the hibernation period. Where possible arisings from maintenance works will be used to replenish ecological features.

Bat Boxes

Management Intention

- 3.106 Bat boxes will be maintained in a viable condition to provide roost habitat throughout the year. Bat boxes will be integrated into brick courses and will be of types that are generally maintenance free.

Maintenance Operations

Inspections and Remedial Measures

- 3.107 Bat boxes will be inspected from the ground to ensure they remain in viable condition. This will be undertaken annually and will be completed during the routine monthly site inspection in November.

Bird Boxes

Management Intention

- 3.108 Bird boxes will be maintained in a viable condition to provide nesting habitat throughout the year. Bird boxes will be of types that are generally maintenance free.

Maintenance Operations

Inspections and Remedial Measures

- 3.109 Bird boxes will be inspected from the ground to ensure they remain in viable condition. This will be undertaken annually and will be completed during the routine monthly site inspection in November.

Play Area

Management Intention

- 3.110 The Site incorporates play equipment in a number of areas. It is essential that play areas are kept clean and safe for their intended use.

Maintenance Operations

Routine Play Area Inspection and Remedial Measures

- 3.111 A routine inspection and cleanse of the play area equipment and the surrounding railings and gate will be carried out twice weekly to identify any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 3.112 The use of materials for repairs and replacements will conform to the original design specification for external works.

Detailed Operational Inspection

- 3.113 A detailed operational inspection will be undertaken every two months to check the operation and stability of the equipment, and any signs of wear.

- 3.114 The use of materials for repairs and replacements will conform to the original design specification for external works.

Health and Safety Inspection

- 3.115 Prior to the play area opened to use a post installation safety inspection completed by a suitably qualified inspector approved by the register of play inspectors international (RPII), this inspection will set the frequency of health and safety inspections required.

- 3.116 Natural play i.e. play logs and boulders, do not require formal RPII inspections and the natural play areas will be inspected along with other open space.

Play Area Surfacing

- 3.117 The play areas' surfacing will be repaired as required and replaced at a frequency recommended by the manufacturer's guidelines. The use of materials for repairs and replacements will conform to the original design specification for external works.

Re-painting Railings and Gates

- 3.118 Railings will be re-painted to retain a tidy appearance as required, approximately every five years.

Footpaths

Management Intention

- 3.119 Footpaths will be safe and useable. Maintenance will focus on clearing any obstacles to the use of footpaths and ensure they are free of slip and trip hazards.

Maintenance Operations

Inspections and Remedial Measures

- 3.120 Footpaths will be inspected during the fortnightly site inspection and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.

- 3.121 Repairs will be carried out as required, the surfacing will be replaced in line with the manufacturer's recommendations. The use of materials for repairs and replacements will conform to the original design specification for external works.

Encroaching Vegetation

- 3.122 Encroaching vegetation will be managed manually using an appropriate edging tool.
- 3.123 Footpaths will be cleaned using soapy water (acid free) and a stiff brush to remove detritus and prevent moss build-up.

Fencing and Railings

Management Intention

- 3.124 Fencing and railings will be maintained for their functionality and aesthetic value. Routine inspections will ensure that any damaged fencing or railings is repaired or replaced as quickly as possible to prevent a risk to health and safety.

Maintenance Operations

Inspections and Remedial Measures

- 3.125 Fencing and railings will be inspected during the fortnightly site inspection.
- 3.126 Any fencing and railings considered unsafe will be removed, or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 3.127 Graffiti removal will be carried out as required.

Re-painting

- 3.128 Railings will be re-painted to retain a tidy appearance approximately every five years, dependent on condition.

Seating

Management Intention

- 3.129 Seating on the Site will be maintained to a safe, clean and functional condition.

Maintenance Operations

Inspections and Remedial Measures

- 3.130 Seating will be inspected during the fortnightly site inspection. Any seat considered unsafe will be removed, or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 3.131 Graffiti removal will be carried out as required.

4.0 Monitoring and Review

Site Monitoring

- 4.1 The key measures described in the table below will enable the landowner and/or the managing organisation to measure the appropriateness of landscape maintenance operations and whether management of the Site is meeting the long term management objectives.

Table 1: Key Measures for Monitoring

Feature	Key Measures
Site wide	Is the landscape establishing well and attractive to residents and wildlife overall? Is the Site in a clean and tidy condition? Is public access to the Site maintained? Are there any health and safety hazards / deficiencies which require rectification? Does the Site comply with the relevant environmental and health and safety legislation (as set out in Appendix C of this Plan)? Are there any instances where planting is repeatedly failing? If so, has an arboricultural consultant or landscape architect been consulted with to specify an alternative species?
Existing trees	Carry out an inspection to note any deficiencies. Concerns about risks to public health and safety and tree health, should be reported and specialist input sought as necessary. Review arboriculture assessment for recommendations on thinning and tree works.
Tree planting	Stakes and ties to be inspected and newly planted trees re-firmed and kept weed free. Any dead or dying trees should be replaced as specified in the original planting plan. Review arboriculture assessment for recommendations on thinning and tree works.

Feature	Key Measures
Hedgerow planting	Inspection of the general establishment of the hedges until the branches of adjacent plants fully merge together to establish dense branch growth. Any dead or dying plants should be replaced as specified in the original planting plan. Inspect planting and prune as required, or prune straight away if presents a hazard.
Shrub and herbaceous planting	Condition of mulch, including coverage, depth and effectiveness as a weed suppressant to be inspected. Any dead or dying specimens should be replaced as specified in the original planting plan. Inspect planting and prune as required, or prune straight away if damaged and presents a hazard.
Ornamental grasses	Any dead or dying specimens should be replaced as specified in the original planting plan. Inspect planting and prune as required, or prune straight away if damaged.
Climbers	Any dead or dying specimens should be replaced as specified in the original planting plan. Inspect planting and prune as required, or prune straight away if damaged.
Amenity grassland	Inspection of the grass to ensure a well maintained weed free appearance. Re-seed as required.
Wildflower meadow (wet)	Inspection of the grass to ensure botanical diversity, weeds kept to a minimum, and no scrub encroachment. Re-seed as required.
Marginal planting	Inspection of planting. Any dead or dying specimens should be replaced as specified in the original planting plan.
SUDS	Inspection to the banks and ensure any tree or shrub saplings within 5m are removed. Carry out inspection of control structure and carry out minor repairs as required. Review assessments following inspections and carry out recommended works.
Bird boxes	Inspect bird boxes to ensure they are in situ and report any missing or damaged boxes to an ecologist.

Feature	Key Measures
Bat boxes	Inspect bat boxes to ensure they are in situ and report any missing or damaged boxes to an ecologist.
Play area	Carry out regular inspections to identify deficiencies such as any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
Footpath	Carry out an inspection to ensure weed free appearance and remove trip or slip hazards. Note any damage and carry out repairs as required.
Fencing and railings	Carry out an inspection to note any damage which poses a risk to public health and safety, and carry out repairs.
Seating	Carry out an inspection to note any damage and carry out repairs/ replacement.

- 4.2 With respect to monitoring habitat creation, an annual habitat walkover survey will be carried out to ensure that habitats created are still viable for their intended purpose and to inform future management policies concerning potential matters such as protected species and invasive species control.

Review

- 4.3 The Management Plan will be reviewed on an annual basis by the Hillingdon Council's Green Spaces team and other key partners to ensure that the plan is meeting the original management objectives and responding to the developing needs of the Site.
- 4.4 The annual review will identify any need for additional maintenance operations and inform future management decisions. This can be achieved by:
- Quarterly formal site inspections by the managing organisation to assess the appointed contractor's quality standards and deliverables in line with this management plan;
 - An annual site meeting with the managing organisation and stakeholders and the appointed contractor to assess quality standards and deliverables in line with this management plan; and
 - Ad hoc unannounced inspections by the managing organisation to review quality of maintenance work and any potential Health and Safety issues.

- 4.5 The managing organisation will produce an annual report, summarising the management of the Site over the last year. The report will include the key measures achieved, actions going forward and any updates to the maintenance operations if required, and how this information will be communicated to stakeholders and resident/friends groups.
- 4.6 It is also recommended the managing organisation produces a cash-flow forecast for the next 3-5 years but that can be flexible enough to respond to changing circumstances. This will ensure sufficient funds are in place to deliver long term management of the Site.
- 4.7 An appropriately qualified landscape consultant will formally re-assess the management plan and annual review information on a five yearly basis to ensure the habitats and landscaping associated with the Site are maintained in perpetuity.

APPENDIX A: Site Wide Landscape Strategy Plan (Ref AVD-TEP-ZZ- ZZ-DR-L-00101)



- Planning Application Boundary
- Phase 1 definition boundary as part of the hybrid planning application
- Existing trees
- Proposed tree
- Hedge
- Buffer planting to front gardens
- Buffer planting to private terraces
- Ornamental planting
- Rain gardens
- Species rich grass
- Amenity grass
- Playful features with safety surface
- Furniture
- Streets & Parking
- Footpath

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01	Issued for planning	Y/MB	NH	03/12/21
Rev	Description	Drawn	Approved	Date



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Project no. 9027 Project name Avondale Drive (AVD) Estate

Stage 3

Status FOR PLANNING

Title Site Wide Landscape Strategy Plan

Drawing no. AVD-TEP-ZZ-ZZ-DR-L-00101

Scale	Date	Rev
1:400@A1	08/12/21	
Drawn	Checked	Approved
GA	MB	NH

APPENDIX B: Landscape Maintenance Schedules

Key



Works to be carried out in these months



Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Inspections, Surveys and Cleansing														
Health and Safety														
Undertake a formal inspection to review hazards identified by original assessment.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specialist Surveys														
Instruct a trained arboriculturist to undertake a tree hazard and condition survey of mature trees.	0.3	Every 3 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Cleansing														
Cleanse the whole site fortnightly.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fly-tipping and graffiti as soon as possible.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft Landscape Elements														
Existing Trees														
Undertake a cyclical programme of selective thinning, coppicing, pruning and felling. Wood under 250 mm diameter collected from thinning, pruning, brashing and scrub/vegetation clearance will, wherever possible, be chipped and used on site for mulching.	N/A	Every 5 years	✓	✓								✓	✓	✓
Tree Planting														
Glyphosate spot spray around base of trees any vegetation within 0.5m.	2	1 to 5				✓	✓	✓	✓	✓				
Top up mulch to maintain a depth of 50mm around the base of all young plants.	1	1 to 5									✓	✓		
Re-firm newly planted trees as required.	1	1 to 5	✓	✓							✓	✓	✓	✓
Check stakes and ties quarterly, adjust twice annually.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace any damaged or missing stakes and ties.	1	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove stakes and ties.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formative prune to maintain health and vigour.	N/A	5 to 10	✓	✓							✓	✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged coniferous/evergreen species.	1	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Water new planting.	As required	1 to 5				✓	✓	✓	✓	✓	✓			
Assessment of condition and structure of new tree planting.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Apply slow release multi-purpose plant food and soil improver.	1	1 to 5									✓	✓	✓	
Hedgerow Planting														
Glyphosate spot spray around base of trees any vegetation within 0.5m.	2	1 to 5				✓	✓	✓	✓	✓				
Top up mulch to maintain a depth of 50mm around the base of all young plants.	1	1 to 5									✓	✓		
Replace any damaged or missing fencing or spiral guards.	1	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formative 'facing up' annually.	1	1 to 5									✓			
Remover spiral guards.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-firm new planting as required.	1	1 to 5	✓	✓							✓	✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged coniferous/evergreen species.	1	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Strim vegetation between trees and remove arisings from the Site until the canopy layer closes over.	1	1 to 5				✓	✓	✓	✓	✓				
Face up to both sides and top of hedge.	1	Year 2/3+	✓	✓							✓	✓	✓	✓

✓

Works to be carried out in these months

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

[illegible]

✓

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Green Roof														
A trained specialist will inspect all inspection chambers, rainwater outlets, downpipes, metal flashings, and termination bars. Maintain, repair and replace as per the manufacturers guidelines.	2	All years				✓	✓	✓				✓	✓	
Remove all dead vegetation, debris and leaf litter.	2	All years			✓	✓	✓					✓	✓	
Remove vegetation from drainage outlets, walkways, vegetation barriers. Use vegetation to patch up any bare areas.	2	All years			✓	✓	✓					✓	✓	
Repair bare patches using vegetation from areas of abundant growth. Sprinkle sand/compost over the affected area.	2	All years			✓	✓					✓	✓		
Excessive weeds will be removed by hand	4	All years			✓	✓	✓	✓	✓	✓	✓			
Water new planting.	As required	1				✓	✓	✓	✓	✓	✓			
Replenishment and repair of ecological features (rope coils, log piles and sandy piles) as required.	As required	1									✓	✓		
Ecological Feature														
Bat Boxes														
Annual visual inspection from the ground to check condition.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bird Nesting Boxes														
Annual inspection to check condition.	1	All years	✓	✓								✓	✓	✓
Hard Landscape Elements														
Play Areas														
Twice weekly inspection to identify any vandalism or signs of general damage / wear and tear. Minor repairs to be carried out promptly with any unsafe items removed and replaced as soon as possible.	104	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Twice weekly cleanse.	104	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A detailed operational inspection will be carried out every two months to check the operation and stability of the equipment, and any signs of wear.	6	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Annual RPII inspections of the play areas will be undertaken by a suitably qualified inspector.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to surfacing.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement of play equipment and surfacing as required, frequency to be provided by the provider.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-painting railings and gates	1	Every 5 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Footpaths														
Inspect footpaths fortnightly and clear overhanging vegetation, broken branches, leaf litter and trip hazards as required.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cut back vegetation with appropriate edging tool.	1	All years				✓	✓	✓	✓	✓	✓	✓		
Clean with soapy water (acid free) and stiff brush.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to footpath surfacing.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and Railings														
Fencing will be inspected during fortnightly site inspections and any repairs will be carried out as required.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repair any damaged boundary fencing.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Furniture														
Seating														
Inspect during fortnightly site inspections.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to seating as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														

Key



Works to be carried out in these months



Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Formal site inspections by Hillingdon Council Green Spaces Team	4	All years			✓			✓			✓			✓
Annual site meeting with stakeholders	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formal review of management plan and maintenance operations.	0.2	Every 5 years											✓	

NOTE Glyphosate formulations containing the surfactant Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

APPENDIX C: Legislation Context

Summary of Relevant Legislation

The following legal obligations, among others must be considered in carrying out any management operations:

Legislation	Obligations
Health and Safety Legislation	
The Health and Safety at Work Act (1974)	All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE).
Occupiers Liability Act (1984)	Management organisation must ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary: • To make sure that all footpaths and any other structures are safe; • To remove any hazardous objects; and • To conduct an annual safety audit in order to identify any further hazards.
Environmental Legislation	
Conservation of Habitats and Species Regulations 2017 (as amended)	The Habitat Regulations for England and Wales assign a greater level of protection to a variety of native species of animals and plants listed. The 2017 Regulations have been amended by the 2019 EU Exit Regulations.
Wildlife and Countryside Act (1981)	There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act.
Environmental Protection Act (1990)	There is an obligation to keep the Site free from litter and refuse.
Countryside and Rights of Way Act (2000)	Imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths.



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