

13 Oak Ave
West Drayton
UB7 9EP

LANDSCAPE
MANAGEMENT
AND
MAINTENANCE
PLAN

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1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

- 2.1. The following documentation relates to the following:

- Landscape Proposals
- Soft Landscape Specification

- 2.2. The controlling authority are London Borough of Hillingdon, who should be consulted on any matters relating to existing trees and the approved detailed landscape proposals for the project.

London Borough of Hillingdon

Civic Centre

High Street

Uxbridge

Middlesex

UB8 1UW

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1. Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity by:

- Domestic Owners,
- Commercial Owners,
- OSN Development Ltd and their appointed Management Companies (should these be contracted out),

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of London Borough of Hillingdon when the maintenance agreement is completed and is operative.

Refer to drawing Landscape Management and Maintenance Plan for an overview of the responsible parties for the landscaped areas.

4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.

- 4.4. The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.
- 4.5. No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Amenity Grass (Turf)

- 5.1. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.
- 5.2. Grass will be cut at intervals of not more than 10-14 days 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.
- 5.3. 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.
- 5.4. Grassed 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.
- 5.5. Should bare patches of grass develop, area is to be cultivated to 150mm and 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 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

General

- 5.6. Grassed areas will be maintained by the Management Company.
- 5.7. This management plan should be made available to the new owners to help outline the principles of the retained habitats and encourage the future management of these areas in perpetuity.

6.0 Shrub and Tree Planting

- 6.1. The Management Company will maintain all shrubs and trees.
- 6.2. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 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 foliar 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. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 6.6. The Management Company is responsible for litter picking in those areas that it manages.
- 6.7. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 6.8. 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.
- 6.9. All protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 6.10. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.

- 6.11. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 6.12. 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.

Watering: 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 Management Company/ies at their own cost.

- 6.13. Water restrictions: 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.
- 6.14. 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.
- 6.15. 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.

- 6.16. 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.
- 6.17. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

7.0 Maintenance Schedules

Every week

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Every two weeks

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.

Every month

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.

Every six months

- The bark mulch should be topped up bi-annually
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.

- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.