



JUNE 2024

1058-R1: LANDSCAPE MANAGEMENT & MAINTENANCE PLAN

Application Ref: 77460/APP2023/2671
Discharge of Condition 6

Site: Northwood Commercial Sales/Autocentre Northwood Ltd, Pinner Road, Northwood

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1.0 PREAMBLE

- 1.1 The planting specified in the Hard and Soft Landscape Plans (1058-101; 1058-102 and 1058-103) takes account of the site constraints and any proposed variation to this specification will need to be agreed with the Local Planning Authority.
- 1.2 The planting selection has been chosen to attract wildlife and increase biodiversity within the site and wider area. The selection includes species known to provide habitat for wildlife whilst providing year-round interest for the residents.
- 1.3 The planting selection also includes evergreen plants which will provide shelter for overwintering butterflies and insects, and also for birds in bad weather. Some plants are long flowering species and will provide food for pollinators from spring to winter.

2.0 GENERAL

PLANTING

- 2.1 All plants and planting are to comply with the requirements of current and relevant British Standard Specifications including BS 3936: Part I 1992, Part VII 1989 and Part III 1990, and where applicable BS 4428: 1989. All plant material is to accord with the Planting Schedule. Any specified bare-root plant material that falls outside the recognised planting season (November to February) shall be replaced with containerised stock and supplied at the sizes specified.
- 2.2 Plants will be planted at close centres in order to provide mutual shelter and to achieve cover of the ground within 2 years.
- 2.3 Time of year for planting are as follows:
 - Deciduous tree: Late October to late March.
 - Evergreens: September - October or April - May.
 - Herbaceous plants: September - October or March - April.
 - Container grown plants: At any time if ground and weather conditions are favourable.
- 2.4 No trees are to be planted within 5m of buildings or within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g. ReRoot 600/1000 Root Barrier (or equivalent) placed between the trees and services (as recommended by a Structural Engineer).
- 2.5 The Site Contractor is to ascertain the location of all sewers and services prior to tree and shrub planting. All dimensions and levels should be checked and adjusted on site.

INVASIVE / NOTIFIABLE WEEDS

- 2.6 The Contractor shall familiarise him / herself with existing site vegetation and conditions and in particular all such matters relating to current environmental legislation including the Wildlife and Countryside Act 1981. In particular the presence and location of invasive / notifiable weed infestation shall be recorded. The Contractor shall allow in his/her costing for any necessary procedures / measures for the removal of such vegetation and any backfilling resulting from such actions.

3.0 IMPLEMENTATION

- 3.1 The implementation programme will be carried out in the first planting season following construction and prior to occupation of the properties. All plant material is to conform to the National Plant Specification. All plant stock, where applicable, shall be of local provenance or, if unavailable, national provenance. Plant handling and plant operations are to be in accordance with Horticultural Trades Association's current guidance and the JCLI Practice Note No.11: Contract Growing Guidance.

- 3.2 Work is to be carried out while soil and weather conditions are suitable. No planting shall occur during periods of frost, extreme drought or strong winds.

TOPSOIL REQUIREMENTS

- 3.3 Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH levels between 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Existing soil to be ameliorated and/or screened, if necessary, to achieve this specification. All stones and other objects larger than 50mm shall be removed from the prepared surface.
- 3.4 Imported topsoil to be to BS 3882:2015: Multi-Purpose Grade, from an approved source, and to accord with the above specification.
- 3.5 The depth of topsoil spread shall be 400mm to all planting areas.
- 3.6 Full analysis of existing and imported topsoil is required prior to use. Provide Declaration of Analysis of Topsoil.

TOPSOIL IMPROVEMENTS

- 3.7 Applied to all newly planted areas to manufacturers' recommendations where appropriate:
 - Incorporate 75mm depth of soil conditioner into topsoil during cultivation;
 - Incorporate Alginure (Seanure Soilbuilder) Soil Improver approximately 1.5kg/m3 to tree pit backfill and 100g/m2 to shrub beds;



- Incorporate Enmag (6:20:10) granular fertiliser approx. 400g/m³ to tree pit backfill and 100g/m² to structural/ornamental beds;
- Watering - supply minimum 50 litres per tree and 4.5 litres per shrub at planting;
- Mulch - lightly fork over planted areas before applying a 75mm depth 50-100mm grade bark mulch.

SOIL BASED COMPOST FOR CONTAINER PLANTING

3.8 Use John Innes Compost No. 3 or an equivalent which is suitable for permanent container planting. Soil based compost should meet PAS 100:2018.

MULCHING

3.9 Mulch using ornamental bark consisting of predominantly mature British pine bark with an even nominal particle size distribution of 5-35mm with 0% dust and fines and less than 5% wood content. The product shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. NB - Watering to be carried out prior to application of bark mulch.

PLANT MATERIAL TREATMENT

3.10 Root Dip: Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting.

3.11 Anti-Desiccant: Proprietary anti-desiccant to be applied to foliage of all containerised / rootballed material in leaf and evergreens etc. (1) prior to transportation and (2) during any delay in planting.

TREE PLANTING

3.12 Standard trees are to be planted in pits 750 x 750 x 600mm depth. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened. Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the root ball. Backfill with excavated topsoil mixed with peat free organic tree planting compost and slow-release fertiliser.

3.13 To ensure new trees receive the best start, an irrigation system should be in place for each tree (e.g. Mona Relief with Aria Inlet (or equivalent) and should be installed in accordance with Manufacturer's specification.

3.14 Water immediately after planting, thoroughly and without damaging or displacing plants or soil.

3.15 Trees will be mulched to a depth of 75mm with ornamental bark that consists of predominantly mature British pine bark (refer above under 'Topsoil Improvements'). All bark mulch to be free of pests, disease, fungus and weeds and with no fines or dust particles

3.16 Allow for the use of container grown stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March.

TREE STAKES AND TIES

3.17 All standard trees to be single staked with rubber ties to the main stem at a third of the total height of the tree to allow for stem to flex and adaptive growth

3.18 Stakes are to be pressure treated, round, smooth and straight, of peeled chestnut, larch or oak, and not less than 100mm in diameter. Stakes should be free of projections and pointed at one end.

3.19 To secure trees, use buckle and strap tree ties with buffer to prevent tree from rubbing.

SHRUB, PERENNIALS AND GRASS PLANTING

3.20 Shrubs, perennials and grasses are to be planted in pits 150mm wider and 300mm deeper than the root spread. Planting beds are to have a minimum depth of 450mm topsoil. Break up pit bottom to a depth of 150mm, incorporate 25g of approved slow release fertiliser per planting pit. Backfill with excavated topsoil.

3.21 Water immediately after planting, thoroughly and without damaging or displacing plants or soil.

3.22 Plants are to be mulched with ornamental bark that consists of predominantly mature British pine bark. All bark mulch to be free of pests, disease, fungus and weeds and with no fines or dust particles.

PLANTERS

3.23 When planting shrubs, perennials and ornamental grasses in containers, ensure that the containers have good drainage holes. Place a few stones or broken terracotta (corks) over large drainage holes to stop the compost from washing out.

3.24 Fill the container with compost and incorporate approved slow release fertiliser. Carefully remove the plant from the pot and tease out the roots gently. Place the plant in the container and place more compost around the rootball. Ensure that the top of the rootball is level with the surface of the compost. Firm the compost around the plant/s whilst ensuring to leave a gap of about 2.5cm between compost level and the top of the container.

3.25 Planters are to be mulched with ornamental bark that consists of predominantly mature British pine bark (refer above under 'MULCHING'). All bark mulch to be free of pests, disease, fungus and weeds and with no fines or dust particles.



3.26 Water immediately after planting, thoroughly and without damaging or displacing plants or soil.

4.0 MANAGEMENT & MAINTENANCE

4.1 Gada Property Investments Ltd (the Developer) shall be responsible for any contractual maintenance periods associated with the hard and soft landscape works and shall maintain the new planting for a period of five years.

REPLACEMENTS

4.2 The Landscape Contractor, appointed by the Developer, shall replace any stock that is deemed to be dead, or dying, any stock that has been vandalised or removed or become seriously diseased or damaged during the next planting season (November to March). Replacements shall be of similar size and species to the original and planted in the equivalent location to the satisfaction of London Borough of Hillingdon.

GENERALLY

- 4.3 Throughout the first year the following operations should be undertaken:
- Weeding and litter clearance: All planting areas and planters are to be maintained weed free by hand weeding. Any litter is to be removed.
 - Checking ties and fixings: All stakes and tree ties, where applied, are to be inspected and made good.
 - Formative pruning: Any damaged shoots / branches are to be pruned back to healthy wood in accordance with good horticultural practice.
 - Ensuring that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.
 - Regularly deadheading to encourage more flowers to form for the flowering species.

WATERING

4.4 In periods of dry weather apply sufficient water to maintain healthy growth. During the months of May to September inclusive (subject to weather conditions) watering is to be undertaken once a week or as required. For plants in planters, regular watering is to be undertaken every other day or as required.

FERTILISER

4.5 From April to September, use a general-purpose liquid feed, unless the compost contains a slow-release fertiliser. Top dressing in spring by applying quick-acting fertilisers to the soil surface around plants will stimulate growth. Feeding is not necessary in winter

NEW TREES

4.6 New trees should be checked annually to avoid any health and safety issues. All tree works should be undertaken in accordance with the requirements of BS 3998:2010.

4.7 Undertake corrective tree surgery operations where necessary, such as the removal of dead limbs, crown thinning or pollarding. Any pruning should not be undertaken during bird nesting season (late February to late September).

4.8 Wounds should be kept as small as possible and clean cut back to sound wood. Cuts to be made above and sloping away from an outward healthy bud, on an angle so that water cannot collect on the cut area.

4.9 Use the branch bark ridge or the branch collar as a pruning guide when cutting large branches. Do not apply growth retardant, fungicide or sealant unless instructed to do so, and remove all suckers by cutting level with the source stem or root.

4.10 Where stakes have been used for all standard trees, adjust stakes and ties where necessary in summer and winter. Remove stakes when no longer required, i.e. after 4 years.

SHRUBS, PERENNIALS AND GRASSES

4.11 Pruning shall be carried out as required to maintain form and vigour, to encourage bushiness and to remove dead, diseased or dying branches / stalks.

4.12 Shrubs and grasses need to be cut back in autumn or spring to encourage growth from the base. Ensure to retain some plants for overwintering insects.

4.13 General pruning as required in accordance with good horticultural practice. Clear litter and debris.

PLANTS IN PLANTERS

4.14 Pruning shall be carried out as required to maintain form and vigour, to encourage bushiness and to remove dead, diseased or dying branches / stalks and dead leaves.

5.0 APPENDIX

5.1 Landscape Maintenance Schedule (1058_Appendix 1) which covers weekly, monthly and annual maintenance operations to all landscape elements/components.



APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE



APPENDIX 1: LANDSCAPE MAINTENANCE SCHEDULE

Maintenance Operation	Timings					Additional Comments
	Jan to Mar	Apr to Jun	Jul to Aug	Sep to Oct	Nov to Dec	
	(13 weeks)	(13 weeks)	(9 weeks)	(9 weeks)	(8 weeks)	
GENERAL						
Collection and removal of litter and other debris	Once per month	Once per month	Once per month	Once per month	Once per month	All hard and soft areas. Remove litter and debris off site to licensed tip.
PAVING						
Inspection and sweeping	Once per month	Once per month	Once per month	Once per month	Once per month	
SOFT WORKS						
Hand weeding		Once per month	Once per month	Once per month		Take care not to disturb bark mulch. Remove arisings/litter from site.
Watering		Once a week (every other day for plants in planters or when required)	Once a week (every other day for plants in planters or when required)	Once a week (every other day for plants in planters or when required)		Water per once a week from April to September until planting is established (for plants in planters water every other day or when required). Increase watering during periods of drought.
General maintenance of planted areas		Optimum time for application of bark mulch				Apply bark mulch as and when required within the first 3 years.
Fertiliser		Once in early May		Once in mid-September		Apply fertilise to new trees and planting using a slow-release product, ideally granular.
Checking, adjusting and replacing or removing tree stakes and ties						Annually or after strong winds or other disturbances.
Replacement of tree and planting					Optimum time for most species.	As required.