

Outline Landscape Maintenance and Management Plan

HDP Masterplan
Colt Data Centre Services
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Hayes Digital Park
Outline Landscape Maintenance and Management Plan
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- LONUX-MWL-SW-DR-LD-10200 Illustrative Site Wide Landscape Principles Plan
- LON6-MWL-DC-00-DR-LD-10009 LON6 Landscape Masterplan

1. Introduction

The following management objectives, prescriptions and schedule have been prepared in relation to proposed landscape elements within the proposed Hayes Digital Park as part of the Landscape Management and Maintenance Statement required as part of the hybrid planning application.

The objectives and prescriptions relate to all hard and soft landscape elements associated with the amenity landscape, including the public realm and streetscape, roof terraces, green and brown roofs, and the section of the Yeading Brook corridor within the application site boundary.

The Statement also includes a typical annual maintenance schedule for each landscape element of the scheme and requirements for monitoring and review.

The prescriptions will be applicable to the site for up to 10 years and include both annual and cyclical or periodic operations, and suggested frequencies for inspections, monitoring and repeat surveys. Establishment management prescriptions and recommended timeframes are also included for recently created landscape features.

The prescriptions also include recommendations for surveys and monitoring to inform future decisions on management and maintenance.

Management objectives and prescriptions for the Yeading Brook have been informed by guidance from Aspect Ecology.¹

¹ Email from Laura Pratt, Aspect Ecology to Alex Soto (StudioNWA) and Tom Baigent (Murdoch Wickham) 16/10/2024

2. The Proposed Development and Green Infrastructure

The landscape proposals are shown on the drawings attached within Appendix A.

Elements of the proposed development include:

- Retained trees on the boundary with Uxbridge Road and including trees associated with the Yeading Brook along the eastern boundary of the site
- New public realm tree and shrub planting appropriate to location and function, using native trees species and pollinator friendly shrub species to provide the setting to the proposed access road and built form; roof terraces feature shrubs and perennials in raised beds
- New native hedgerow to provide boundary structure and soften security fencing following the western edge of the area of the Yeading Brook
- Amenity lawns to provide open space and areas of wildflower grassland with mown margins to enhance seasonal visual interest and biodiversity; reinforced grass surfacing to soften the appearance of car parking areas
- New pond with marginal planting within the amenity area
- Yeading Brook, including existing trees and understorey, channel and marginal vegetation will be positively managed and enhanced through additional planting for ecological and biodiversity benefits.
- Employees roof terraces.
- Brown roofs (and photovoltaic panels) in areas of the roofs of the proposed buildings.

Management prescriptions are also included below for routine cleansing and maintenance of hard surfaces, structures and furniture.

3. Management Aims

In summary, the key landscape principles seek to:

- Create and maintain a strong, attractive landscape infrastructure to the proposed development;
- Create new elements of Green Infrastructure (GI) which link with the Yeading Brook landscape and enhance biodiversity;
- Enhance the ecological and biodiversity benefits of the existing Yeading Brook landscape;
- Encourage enjoyment of the outdoor spaces.

3.1 Management Aims

Green Infrastructure

- Create elements of new Green Infrastructure which flow through the Site to provide a strong sense of place and a high quality, attractive setting to the development for users and visitors, and which provide associated benefits linked to adaptability to climate change, health and wellbeing.

Biodiversity

- Protect, maintain and enhance retained and newly created habitats to optimise benefits for wildlife and biodiversity.

General

- Maintain and enhance landscape quality;
- Ensure sustainability and effective resource management;
- Ensure all maintenance operations comply with current UK and European legislation in relation to protected species and habitats, including seasonal requirements relating to nesting birds;
- Compliance with all health and safety and security commitments and duties under current legislation;
- Ensure all maintenance operations comply with current UK and European legislation in relation to management, use and application of pesticides and herbicides;
- Where feasible, restrict use of chemical controls (herbicides, pesticides, fertilisers) unless other management methods are inappropriate or ineffective (apply in accordance with all relevant legislation, manufacturer's instructions and recommended good practice guidance);
- All landscape maintenance operations to be in accordance with sound ecological principles;
- Continually monitor and review landscape provision and landscape management.

4. Management Objectives and Management Prescriptions

This section is set out by Landscape Components or Types. It also sets out objectives and prescriptions for the routine management of hard landscape elements, furniture and general cleansing and litter duties.

Each section is set out as follows:

- Brief description of the landscape typology or feature
- Management Objective
- Management Prescription

Where new landscapes are created, recommended timeframes for establishment maintenance post-construction are given in each prescription, although these should be subject to review by the Site landscape manager. For each new soft landscape element or habitat an establishment maintenance prescription is included.

Prescriptions for ecological enhancements should be read in conjunction with any recommendations set out in relevant ecological surveys or plans and any management recommendations made by the scheme ecologist.

4.1 Retained trees

The scheme retains existing trees on the northern boundary of the LON6 and Innovation Hub application site.

The LON6 application site includes existing trees which form part of the treescape along the route of the Yeading Brook (see Section 4.8).

Management Objective

- To maintain all trees in a safe and healthy condition which enhances the landscape setting to the development, contributes to the green infrastructure network and provides shelter for birds and other wildlife.

Management Prescription

- Monitor for evidence of signs of pests and diseases, especially ash dieback. Treat affected specimens in accordance with current DEFRA regulations and guidelines;
- Safety inspections by the Site Manager/Arboricultural Contractor of all trees in or adjacent to public access areas including paths and highways should be carried out annually and additionally after severe weather events, and any works carried out accordingly. It is recommended that full tree condition surveys for all trees in or adjacent to areas of public access including paths and highways are carried out not less frequently than every three years; all other established trees not less frequently than every five years, to be determined by the Site Manager and Arboriculturalist.

4.2 New tree planting

New tree planting will use native species set within areas of new shrub planting to provide the landscape setting to the built form, to soften the route of the access road and enhance habitat linkages with the woodland around the Yeading Brook.

Management Objectives

- To maintain all trees in a safe, healthy and attractive condition, which optimises their features and seasonal interest.

Management Prescription

Establishment Maintenance (Years 1 to 5)

- Maintenance of any guying/staking systems as required; check and repair or replace tree guards, stakes and ties as required to ensure healthy growth; refirm trees loosened by wind or frost (once trees are established, remove tree guards or stakes);
- Irrigation as required to ensure successful establishment; from April/May:
 - Years 1-3: water every other day, up to 50 litres of water each week (consistent with Arboricultural Association recommendations) as advised by Site manager;
 - Years 4-5: water every ten days;
 - Site manager to monitor tree condition and water requirements and advise if additional/less frequent watering is necessary;
- Formative pruning as required in accordance with species requirements to ensure a balanced structure or in accordance with natural habit (multi-stem);
- Maintain 700mm mulched circle in grassed areas at 50mm depth;
- Weed control (hand weed or spot application of appropriate herbicide) to maintain a 1m weed free diameter around the tree base;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post establishment maintenance

- Irrigation as appropriate during extended periods of drought (to be advised by Site Manager);
- Top up mulch to 50mm as required;
- Trimming as required to maintain pedestrian and vehicle height clearances;
- Tree canopies to be maintained as not to overhang line of security fences;
- Where trees are adjacent to security fencing tree canopy should be maintain at a minimum 2.2m raised crown (2m elsewhere on site);
- Remove sucker growth;
- As newly planted trees mature, implement tree condition survey (see Section 4.1) and annual safety checks and canopy management as required to maintain trees in a safe condition and pedestrian and vehicle clearances, where necessary. Where possible, carry out any routine works in the winter months (Jan/Feb) to enable birds to feed on winter berries.

4.3 Shrub and perennial planting

Shrub planting will be used as underplanting for new trees to provide an attractive setting to the development and soften sections of security fencing. The scheme also features shrub and perennial planting in raised beds on roof terraces.

Management Objectives

- To maintain all shrub planting in a healthy and attractive condition which optimises the ornamental features and qualities of individual species and enhances the overall asset value of the area;
- To maintain species diversity of trees and shrubs ensuring constant supply of food for wildlife;
- To provide a range of microhabitats providing cover and foraging for a range of wildlife.

Management Prescription

Establishment Maintenance

- Check any shrub guards at each maintenance visit and replace as necessary; remove guards once plants established;
- Maintain in a weed free condition and top up mulch as required to 50mm depth;
- Irrigation/watering as required to ensure establishment;
- Maintain mulch as required to 50 mm depth;
- Formative pruning appropriate to individual species to promote healthy growth, good cover and desirable ornamental features;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post Establishment Maintenance

- Weed control as during establishment phase;
- Top up mulch annually to 50 mm depth;
- Pruning appropriate to individual shrub species to promote healthy growth, good cover and desirable ornamental features and seasonal interest including flowering, fruiting to provide foraging for wildlife, autumn colour and stem colour (avoid siding up with hedge trimmers); manage multi-stem specimens in accordance with species requirements to maintain good structure; all works to observe regulations with reference to nesting birds; where appropriate, allow birds to feed on any seeds before pruning/dead-heading;
- Irrigation/watering as required from April/May to ensure continued healthy growth;
- Light trimming back as necessary of excess growth overhanging footways or encroaching into seating areas where this impedes access;
- Perennials: divide in spring when necessary (as advised by Site manager);
- Gap up as necessary.

4.4 Native hedge

The scheme includes native hedgerow planting to provide boundary structure, soften security fencing following the western edge of the area of the Yeading Brook and enhance biodiversity and habitat connectivity.

Management Objective

- Maintain in a safe and healthy condition to ensure hedge continues to fulfil design function to soften fencing along the edge of the woodland area and provide habitat linkages and foraging and shelter for wildlife and nesting habitat for birds.

Management Prescription

Establishment Maintenance

- Check guards at each maintenance visit and replace damaged or missing guards as necessary. Remove guards once plants established;
- Replacement of losses during Years 1 to 5;
- Maintain hedge line in a weed free condition and top up mulch required;
- Irrigation as required to ensure establishment;
- Annual pruning as required to encourage healthy plant growth.

Annual post Establishment Maintenance

- Annual trimming in late winter (Jan/Feb, thereby retaining winter food supply for birds and other wildlife and outside bird nesting season) to maintain at height to be advised by Site manager (suggested height 1.5m-2m). If necessary to maintain access and sight lines, consider additional trim in late summer (as directed by Site manager, minor trim only in order to safeguard nesting birds). Where practicable, retain arisings on site either as low brash or as chippings to act as a mulch, otherwise remove (as directed by Site manager);
- Gap up as necessary.

4.5 Grassland

Within the LON6 application site boundary the scheme features an area of amenity lawn and a pond west of the access road and adjacent to proposed development and a car parking area. Areas of wildflower meadow will be sown at intervals along the edge of the existing trees associated with the Yeading Brook to enhance habitat diversity and a graduated edge to the trees and provides seasonal interest.

Within the LON7 application site boundary the scheme features amenity lawn along the length of Bullsbrook Road, inset with areas of wildflower meadow.

Parking areas will be surfaced with a reinforced turf.

Prescriptions below include recommended annual mowing regimes, but these may be modified as advised by the Site manager as appropriate to location.

4.5.1 Amenity grass mix (EL1 Emorsgate Flowering Lawn mix)

EL1 contains slow growing grasses with a selection of wild flowers that respond well to regular short mowing.

Management Objective

- To maintain the amenity grassland as an attractive, accessible area with good cover.

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to germinate and may not flower in the first season. Control annual weeds by topping or mowing. Mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock;

Annual maintenance (post-establishment)

- Mow regularly as a lawn to a height of (25-50mm); (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings;
- As appropriate to location and as directed by Site manager, to permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

4.5.2 Wildflower meadow (EM2 Standard General Purpose mix)

It is anticipated that these areas will be sown with an appropriate wildflower grass mix eg Emorsgate EM2 Standard General Purpose Meadow Mixture.

Management Objectives

- To maintain the wildflower grassland areas in an attractive condition which optimises species diversity and opportunities for wildlife;
- To create an attractive and biodiverse edge to the existing trees along the route of the Yeadings Brook.

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to germinate and may not flower in the first season. Control annual weeds by topping or mowing. Mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock;
- If appropriate, sowing of yellow rattle (*Rhinanthus minor*) will help to reduce the dominance of grasses and encourage a more diverse sward (to be advised by Site Manager);
- Scarify and re-seed any areas where cover is poor (less than 75% cover).

Annual maintenance (post-establishment)

- In subsequent years, the mix can be managed as meadow based around a summer hay cut combined with mowing through to autumn. The meadow is not mown until late summer to allow the different species to flower;
- Cut back to a height of 50mm in late summer when flowers have set seed and invertebrates have completed life cycles (July/August - timings to be advised by Site Manager). Cuttings to be left for up to 7 days to dry and drop seed prior to removal (subject to risk assessment of vandalism/fire); any areas designated for pedestrian access may be mown more frequently to maintain path definition;
- Cut re-growth back to 50mm into late autumn/winter and again in spring if required;
- Clip round all posts or structures etc. which are surrounded by grass;
- Monitor appearance and species composition of grassland and hand weed to remove any invasive species which may dominate as advised by the Site Manager/scheme ecologist. Spot treatment with an appropriate herbicide may be used to treat persistent species;
- Review cutting regime annually in order to ensure ongoing fulfilment of management objectives.

4.5.3 Reinforced grass surfacing

Reinforced turf will be used to surface the car parking areas.

Management Objective

- To maintain the surface in a safe and attractive condition with good cover.

Management Prescription

- Maintain at a height of 20-50 mm (cut roughly fortnightly throughout the growing season (mid-March to mid-October); remove arisings);
- Monitor condition and cover to maintain a predominantly grass sward with 90% cover;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Overseed bare patches, as required;
- Inspect structure regularly for debris, damage or signs of wear, repair or replace damaged/worn areas as necessary in accordance with manufacturer's recommendations in order to maintain a safe surface.

4.6 Brown roofs

Brown roofs will feature on sections of the proposed built form as the base for areas of photovoltaic units.

Brown roofs require minimal maintenance but will require regular inspection and weed control.

Management Prescription

- Quarterly inspections; remove woody plants, self sown tree saplings, invasive shrubs such as *Buddleia*; weed control by mechanical means or appropriate spot treatment; check irrigation systems, gutters and drains and remove debris or obstructions.

4.7 Pond

A new pond forms a central feature of the amenity lawn. It is anticipated that the pond will be planted with marginal and aquatic plants. Management should be carried out in accordance with ecological principles.

Management Objectives

- To provide an attractive feature as part of the open space network and green infrastructure offering habitat connectivity and access to nature;
- To provide open water breeding habitat for amphibians and wetland birds and foraging habitat for a range of species including bats, birds, reptiles and amphibians;
- To maintain features and plant cover in attractive condition.

Management Prescription

- Inspect quarterly and after major rainfall events for evidence of damage and to remove litter and debris;
- Regular litter picking and clearance of debris from waterbody edges;

- Once established, as advised by Site manager lift and divide marginal planting annually according to species to maintain vigour; replace losses; cut marginal vegetation annually on rotation or as advised by Site Manager to ensure year round supply of food and shelter for wildlife; if required, plants can be cut back after flowering, as appropriate to species;
- Hand weeding to remove invasive species from marginal planting following annual inspections to review individual species cover;
- Monitor for present of algal bloom or other invasive floating species such as New Zealand Pigmyweed or Floating pennywort and removal by raking during summer months;
- If pond becomes choked by vegetation, clear a proportion every 5-7 years on a rotational basis to maintain sufficient areas of open water; remove encroaching scrub annually in autumn;
- Pond water levels: regular monitoring of water levels and water quality; top up levels with rainwater during periods of low rainfall; de-silting (maximum 20% every 5 years) may be appropriate if depths fall below 0.5 metres but should be advised by Site Manager; retain arisings on banks for 24 hours prior to removal;
- Management operations should be carried out in autumn or winter to minimise disturbance to wildlife.

4.8 Yeading Brook

Management of the retained trees associated with the route of the Yeading Brook will prioritise ecological and biodiversity benefits. A new native hedgerow will provide boundary structure and soften security fencing following the western edge of the area of the Yeading Brook.

There will be more positive management of the Brook and banks to enhance its ecological value, including planting to enhance the diversity of vegetation to the banks and within the channel.

It is anticipated that there will be no public access to the woodland areas or Brook.

Management Objectives

- To manage the trees primarily to conserve and enhance ecological habitat;
- To create and maintain a woodland structure to enhance woodland understorey;
- To maintain all trees in a safe and healthy condition which enhances the landscape setting to the development, contributes to the green infrastructure network and provides shelter for birds and other wildlife;
- To enhance and maintain the watercourse and banks to optimise biodiversity and opportunities for wildlife;
- Management of the woodland and Brook to be informed by on-going ecological monitoring of protected species with prescriptions adapted to provide improved habitat protection and enhancement.

Management Prescription

Trees and vegetation

- Regular removal of litter and debris from the wooded areas;
- Manage tree canopies to ensure these are maintained to line of security fencing;
- Occasional light coppicing of woodland understorey in compartments with only 5 to 10% of the woodland area managed each year. Cuttings and brash can be used to create refugia and hibernation piles and, where appropriate, deadwood retained to benefit invertebrates;
- Where appropriate, create and maintain small glades within the woodland areas, as advised by Site manager;
- Monitor levels of invasive species such as sycamore and remove;
- Monitor for evidence of signs of pests and diseases, especially ash dieback. Treat affected specimens in accordance with current DEFRA regulations and guidelines;
- Safety inspections by the Site Manager/Arboricultural Contractor of all trees in or adjacent to public access areas including paths and highways should be

carried out annually and additionally after severe weather events, and any works carried out accordingly. It is recommended that full tree condition surveys for all trees in or adjacent to areas of public access including paths and highways are carried out not less frequently than every three years; all other established trees not less frequently than every five years, to be determined by the Site Manager and Arboriculturalist.

Watercourse and banks

- Regular removal of litter and debris from the banks and channel;
- Periodic vegetation management, possibly rotational cutting back of marginal vegetation to maintain open water (as advised by scheme ecologist);
- Remove invasive species eg Giant Hogweed and Himalayan Balsam;
- Bank face and bank top: monitor for non-native invasive plants and remove using appropriate non-chemical controls (unless otherwise instructed by Site manager and scheme ecologist); occasional,
- All works to be carried out seasonally as advised by scheme ecologist to avoid sensitive eg wildlife breeding periods;
- Monitoring of biodiversity interest by the ecologist and review of management based on recommendations.
- Water quality monitoring as advised by scheme ecologist;
- Trees: scheme ecologist to advise on canopy management of trees overhanging the watercourse to manage light levels and enhance habitat quality.

4.9 Hard surfaces

The Site includes tarmac surfaces to the main access road, vehicular access areas including Metrobank car park and selected footpaths, and permeable paving to car parks and footways.

- To maintain a high quality, safe and accessible pedestrian and vehicular network for all users.

Management Prescription

- Street cleansing in accordance with local authority prescribed frequencies. Jet washers should not be used on permeable paving;
- Monitoring of condition of street and footway networks and repairs as required to maintain a safe and accessible network;
- Monitoring and removal of weed growth, in particular in block paved areas (levels of weed growth will be influenced by levels of use and frequency of cleansing);
- Permeable paving: annual checks and sweeping in jointing grit to top up to original specification as necessary;
- Reinforced grass surfacing: inspect structure regularly for debris, damage or signs of wear, repair or replace damaged/worn areas as necessary in

- accordance with manufacturer's recommendations in order to maintain a safe surface;
- Leaf clearance during leaf fall period to maintain safe access in main amenity landscape areas and streetscape;
- Snow and ice clearance as required to maintain safe access.

4.10 Structures, furniture and boundary treatments

The Site includes a range of structures including seating, bins and signage. The roof terraces feature raised beds and seating and a pergola. The proposals include new areas of security fencing and gates.

Management Objective

- To maintain all structures in a safe and serviceable condition, fit for purpose.

Management Prescription

- Weekly checks of all structures; repairs as necessary;
- Replace any sections of boundary treatment which are deemed to no longer provide the appropriate secure boundary or are deemed unsafe;
- Seating, bins and signage: cleansing (anticipate twice per annum) suggest in late spring and early autumn); replacement if damaged beyond repair with identical specification, similar if no longer available or more appropriate where required.

4.11 Cleansing and litter

Litter picking within the open spaces and public realm which do not fall within the remit of the local authority shall be the responsibility of the Managing Organisation or Company. It is anticipated that street cleansing will be the responsibility of the highway authority in accordance with requirements of the Environmental Protection Act.

Management Objective

- To ensure the open spaces and public realm are managed in a safe, serviceable and attractive condition with no litter build up.

Management Prescriptions

- Litter picking on a regular basis as required to ensure the site is maintained in a safe and clean condition. Initially it is anticipated to undertake litter picking on a two weekly rotation during summer months (April to September) and every three to four weeks during winter months. Site Manager to monitor evidence of litter build up and increase or decrease frequencies as necessary;
- Any evidence of fly tipping to be removed or reported to the Local Authority for removal within 24 hours (depending on location);
- Leaf clearance from main amenity landscape areas and streetscape during October through to end November;

- Clearance of ice and snow from principal routes as required.

4.12 Inspections and surveys

Inspections and monitoring regimes as prescribed above are intended to monitor the condition and quality of the landscape, the effectiveness of on-going maintenance regimes and to ensure the site and individual elements remain in a safe and serviceable condition. The management prescription below provides an overview of the recommended Inspections and Monitoring and those responsible for each task.

Management Prescriptions

- Tree Safety Inspections – Annual – Site Manager with Arboricultural Contractor
- Tree Condition Survey – Recommended Every 3 years – Arboricultural Contractor
- Site wide review of Management Prescriptions and Maintenance Tasks Reviews – Annual – Site Manager
- Ecology - Ecology Survey every 5 years carried out by suitably qualified ecologist
- Other eg boundary treatments and structures – regular checks to ensure maintained in a safe and serviceable condition – Site Manager.

5. Typical Annual Maintenance Schedule

Landscape Type	Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Trees	<i>All established & retained trees</i>	<i>Annual inspections</i>													
		<i>Works (if required)</i>													
	<i>New trees</i>	<i>Top up bark mulch</i>													
		<i>Irrigation Years 1 to 5</i>													
Shrub and perennial planting		<i>Weed control</i>													
		<i>Remove sucker growth</i>													
		<i>Irrigation if required</i>													
		<i>Top up bark mulch</i>													
		<i>Pruning (to suit species)</i>													
		<i>Trimming back from path edges or seating</i>													
Marginal planting		<i>Divide perennials in spring</i>													
		<i>Lift & divide if required</i>													
Native hedge		<i>Trimming</i>													
Grassland	<i>Amenity lawn</i>	<i>Cutting (every 2 weeks or as advised by Site manager)</i>													
		<i>Weed control (if necessary)</i>													
		<i>Aeration and repairs</i>													
	<i>Wildflower meadow</i>	<i>Cutting</i>													
		<i>Hand weed/spot treat invasive species as required</i>													
	<i>Reinforced grass</i>	<i>Inspect structure regularly and works as required</i>													
		<i>Cutting (every 2 weeks or as advised by Site manager)</i>													
		<i>Weed control (if necessary)</i>													
Brown roofs		<i>Inspections and works as required</i>													
Pond		<i>Marginal & aquatic planting management</i>													
		<i>Weed control as necessary</i>													
		<i>Inspections and litter removal</i>													
		<i>Management of trees and understorey</i>													

Landscape Type	Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Yeading Brook (trees and vegetation, banks and watercourse)		<i>Annual tree safety inspections</i>												
		<i>Inspections and litter removal</i>												
		<i>Weed & invasive species control</i>												
Hard Surfaces		<i>Sweeping and cleansing</i>												
		<i>Weed control - paving</i>												
		<i>Leaf clearance (main amenity landscape & streetscape)</i>												
		<i>Snow and ice clearance (principal routes)</i>												
Structures and boundary treatments		<i>Inspections (weekly) and minor repairs</i>												
		<i>Cleansing</i>												
Litter picking & cleansing		<i>Summer – every 2 weeks</i>												
		<i>Winter – every 3 to 4 weeks</i>												
		<i>Leaf clearance (main amenity areas)</i>												
Inspections and surveys	<i>All retained & established trees</i>	<i>Annual safety inspection</i>												
		<i>3 year condition survey</i>												
	<i>Structures, furniture and boundary treatments</i>	<i>Frequent checks</i>												
	<i>Site</i>	<i>Management Reviews</i>												
	<i>Site</i>	<i>Ecology survey every 5 yrs</i>												

6. Monitoring and Review

Prescriptions will be subject to annual review. At this annual review any changes to prescriptions and frequencies should be recorded. Prescriptions should be subject to full review at Practical Completion and updated as necessary to reflect as built works. Suggested frequencies for inspections, surveys and monitoring are included in Section 4.12. It is recommended that a full update of the recommended prescriptions is prepared as part of a Landscape Management and Maintenance Plan is prepared every five years. This update should be informed by the recommended 3-year tree condition survey and ecology surveys.

Appendix A: Figures

LONUX-MWL-SW-ZZ-DR-LD-10200 Illustrative Site Wide Landscape Principles Plan

Landscape Elements

1. Boundary planting with high canopy trees to allow eye level views through whilst enhancing the Uxbridge Road Streetscape
2. Entry plaza to Innovation Hub, with opportunity for feature paving, landscaping and potential for public art
3. Metro Bank car park with enhanced new shrub planting and proposed trees. Proposed tree planting positioned to allow views from Uxbridge Road towards the Metro Bank building and signage
4. Amenity grass area with opportunity for wildflower grass planting to enhance the biodiversity of the site
5. Proposed shrub and tree planting along the security fence line to screen the security fencing, whilst following the requirements of the fencing to provide a secure site
6. Staff amenity garden with seating and landscaping to provide a tranquil relaxation space for workers and visitors to the site
7. New footpath link along the Yeading Brook established outside of existing tree RPZs connecting Uxbridge Road and Bullsbrook Road
8. Yeading Brook existing vegetation to be managed positively for ecological and biodiversity benefits
9. Section of fence realigned to allow for proposed native hedgerow planting
10. Staff amenity podium gardens including raised beds to allow sufficient planting depth for tree and shrub planting, seating and amenity lawns to provide a tranquil amenity space. Opportunity for brown roofs to enhance the biodiversity of the roofspace, subject to detail design
11. Car parks to include permeable block paving and grasscrete to respond to SuDS and provide a visual interest to the parking areas.

Legend

- LON8 Application Boundary (Detail) (Refer to LON8-MWL-DC-ZZ-DR-LD-10200 LON8 Landscape Masterplan)
- Existing trees
- Proposed trees
- Mixed native hedge planting
- Amenity grass
- Wildflower meadow
- Pond with marginal planting
- Shrub planting
- Bitumen macadam
- Footway - Block paving
- Footway - Bitumen macadam
- Permeable block paving
- Grasscrete planted with species rich turf
- Security fencing & gates, refer to Architect's drawings for details
- Line of security fence
- Building entrance
- Loading bay access
- LON7, LON8 & Innovation Hub boundaries (Outline)
- Outline landscaping - Including shrub/hedge planting
- Outline landscaping - Including wildlife grassland/grass planting
- Outline landscaping - Opportunity for brown roof planting
- Outline landscaping - Opportunity for podium staff amenity garden
- Potential location for public art
- Sub Station 2 application boundary (Refer to separate application)

Scale
1:500
0 5 15 30m
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LON6-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape Masterplan

Trees Images

Acer campestre 'Elrik'
Amelanchier lamarckii (multi-stem umbrella)
Carpinus betulus
Betula pendula (multi-stem)

Tree Schedule

- Verge and Parking Court Trees**
Planted as semi-mature, multi-stems and advanced nursery stock
 - Acer campestre 'Elrik'
 - Amelanchier lamarckii (multi-stem)
 - Betula pendula (multi-stem)
 - Betula pendula 'Fastigata'
 - Carpinus betulus 'Frans Fontaine'
 - Carpinus betulus 'Fastigata'
 - Prunus avium 'Plena'
 - Sorbus aucuparia 'Simeonwater Seedling'
- Podium Trees**
Planted as advanced nursery stock & multi-stems 3-5m high
 - Acer campestre (multi-stem umbrella)
 - Amelanchier lamarckii (multi-stem umbrella)
 - Malus 'Evereste' (multi-stem umbrella)
- Woodland Edge Trees**
Planted as advanced nursery stock
 - Acer campestre
 - Carpinus betulus
- SUDS & Water Associated Trees**
Planted as multi-stems 3-6m high
 - Betula pendula (multi-stem)
 - Cornus mas (multi-stem)

Tree Location Plan (nts)

Landscape Masterplan

INNOVATION HUB
UXBRIDGE ROAD
METRO BANK
YEADING BROOK
SUB
LON 6
BULLS BROOK ROAD

LON6-MWL-DC-ZZ-DR-LD-10202 LONG6 Metro Bank Landscape Vignette
LON6-MWL-DC-ZZ-DR-LD-10204 LONG6 Staff Garden Landscape Vignette
LON6-MWL-DC-ZZ-DR-LD-10203 LONG6 Yeading Brook Landscape Vignette

Landscape Elements

- Proposed shrub and tree planting to Metro Bank boundary, softening the perimeter of the car park, whilst also offering views from Uxbridge Road towards the Metro Bank signage and building
- Staff amenity garden with natural pond, landscaping and seating. Shrub and tree planting along the roadside to provide some visual screening along the security fencing and road, whilst following the security requirements of landscaping near the fencing
- Proposed footpath link along Yeading Brook, outside of the Root Protection Zones. Proposed mixed native hedge planting and deadwood along the top of bank
- Security gate entrance into LON6 Data Centre
- Podium amenity staff garden and Opportunity for brown roofs to enhance the biodiversity of the roofspace, subject to detail design
- Additional tree planting along Yeading Brook

Legend

— LON6 Application Boundary (Detail)	Timber bench
— LON7, LON8 & Innovation Hub boundaries (Outline)	Podium staff amenity garden
— Sub Station 2 application boundary (Refer to separate application)	Bio-diverse brown roof
▲ Building entrance	Bitumen macadam
▲ Loading bay access	Footway block paving
■ Existing trees	Footway - Bitumen macadam
■ Proposed trees	Permeable block paving
■ Shrub planting	Grasscote planted with species rich turf
■ Mixed native hedge planting	Security fencing & gates, refer to Architects for details
■ Amenity grass	Realigning fencing to accommodate hedgerow planting
■ Wildflower meadow	Line of security fence
■ Pond with native marginal aquatic planting	

The planting proposals shown within the Metro Bank plot is subject to formal agreement with the tenant.



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