Landscape Maintenance and Management Plan and Schedule for Implementation

LONDON BOROUGH OF HILLINGDON

PLANNING APPEAL REF: APP/R5510/W/24/3351583 (LBH APPLICATION REF: 78423/APP/2023/3486)

LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN AND SCHEDULE FOR IMPLEMENTATION – Condition 8 (Soft Landscaping)

Land to the side of 218 Nestles Avenue, Hayes, UB3 4QG

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On behalf of: Ruri Properties Ltd

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1. Document Purpose and Condition Background

This Landscape Maintenance and Management Plan (LIMMP) has been prepared by V-Design CAD Services Ltd on behalf of Ruri Properties Ltd to address the landscape maintenance, replacement and implementation requirements of Condition 8 (Soft Landscaping) of the planning permission granted by the Planning Inspectorate on appeal on 31 January 2025, against the refusal by the London Borough of Hillingdon of the following development:

Item	Detail
Development	A new dwellinghouse
Location	Land to the side of 218 Nestles Avenue, Hayes, UB3 4QG
LPA	London Borough of Hillingdon
Application	78423/APP/2023/3486
Appeal	APP/R5510/W/24/3351583 (Inspector: Hannah Guest BSc (Hons) MA MRTPI; site visit 4 December 2024)
Decision	31 January 2025 – Appeal allowed; planning permission granted subject to the conditions in the schedule

Condition 8 of the Schedule of Conditions requires the following to be submitted to and approved in writing by the Local Planning Authority before development proceeds above slab level.

Condition 8 – Full Wording

> *"8) No development above slab level shall take place until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The details shall include:*
>
> *• a planting plan at not less than a scale of 1:100;*
>
> *• written specifications of planting and cultivation works;*
>
> *• a schedule of plants including species, plant sizes and proposed numbers/densities; and*
>
> *• an implementation programme.*
>
> *The scheme of soft landscaping shall be carried out in accordance with the approved details and agreed implementation programme. Thereafter the completed scheme shall be maintained in accordance with the approved details.*
>
> *If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant."*

The Inspector's reasons (paragraphs 12, 14 and 37 of the decision) link this condition to the character and appearance of the area, stating that the proposal is acceptable "subject to a soft and hard landscaping condition". The scheme is expected to accord with Policy BE1 of the Hillingdon Local Plan Part 1, Policies DMHB 11 and DMHB 14 of Local Plan Part 2 and Policy D3 of the London Plan (2021).

How this plan answers Condition 8

Condition 8 requirement	Where addressed
A planting plan at not less than a scale of 1:100	ACD Environmental Ltd Drawing PRI25304-11, Soft Landscape Proposals, 1:100@A1 (October 2026)
Written specifications of planting and cultivation works	ACD Environmental Ltd Soft Landscape Specification PRI25304 (October 2026); key requirements summarised in Sections 5.3 and 7
A schedule of plants (species, sizes, numbers/densities)	Section 3 of this plan, transcribed from the Planting Schedule on Drawing PRI25304-11
An implementation programme	Section 7: Schedule for Implementation
Scheme carried out in accordance with approved details and the agreed implementation programme	Section 7

Condition 8 requirement	Where addressed
Completed scheme thereafter maintained in accordance with the approved details	Section 5: Five-Year Landscape Maintenance Schedule; Section 8: Monitoring, Records and Reporting
Replacement of any tree or plant removed, uprooted, destroyed, dead, seriously damaged or defective within 5 years from planting, with a similar size and species, at the same place, within the first planting season	Section 6: Replacement Planting Proposals

This document does not address Condition 9 (hard landscaping: boundary treatments, hard surfacing materials, external lighting), which is submitted separately. It should be read alongside the ACD Drawing PRI25304-11 and Soft Landscape Specification PRI25304.

2. Site and Project Information

Item	Detail
Site Address	Land to the side of 218 Nestles Avenue, Hayes, UB3 4QG
Local Planning Authority	London Borough of Hillingdon
Appeal Reference	APP/R5510/W/24/3351583
Application Reference	78423/APP/2023/3486
Decision Date	31 January 2025
Client	Ruri Properties Ltd
Planning Agent	V-Design CAD Services Ltd
Landscape Consultant	ACD Environmental Ltd (Tel 01666 825646; mail@acdenv.co.uk)
Landscape Drawing	PRI25304-11, Soft Landscape Proposals, 1:100@A1, October 2026 (drawn JH, checked DKM; purpose Planning; status For Information)
Soft Landscape Specification	PRI25304, October 2026 (written JH, checked DKM)
Issue Date	October 2026
Status	For Council Submission – Condition Discharge

Site context. The site is garden space serving 218 Nestles Avenue, at the eastern end of Nestles Avenue on the corner with North Hyde Gardens. The approved dwelling is attached to 218, extending the semi-detached pair into a short terrace of three. The ACD drawing annotates 216 and 218 Nestles Avenue, Nestles Avenue itself, a drop kerb, overhead cables, manholes, a relocated lamp post and cycle storage.

Planting comprises shrub beds, a Viburnum opulus hedge in two runs, and amenity turf. **No trees are scheduled.**

3. Approved Planting Schedule

The following planting schedule is transcribed from ACD Environmental Ltd Drawing PRI25304-11 (October 2026) and forms the basis for the implementation, maintenance and replacement obligations within this plan. Substitutions shall not be made without prior agreement of the appointed Contract Administrator and, where relevant, the written approval of the Local Planning Authority.

Species	Common Name	No.	Size	Spec	Management Role
Viburnum opulus	Guelder rose	47 (30 + 17)	40–60cm; 3L	Branched; 4 brks; container; 0.3m centres, single row	Deciduous hedge / boundary screen
Sarcococca hookerana var. digyna 'Purple Stem'	Christmas box	8 (4 + 2 + 2)	30–40cm; 10L	Bushy; 7/10 brks; container; 4/m²	Evergreen, shade-tolerant, winter-fragrant shrub
Mahonia aquifolium	Oregon grape	11 (5 + 2 + 4)	30–40cm; 5L	Branched; 5 brks; container; 4/m²	Evergreen spring-flowering structural shrub
Hebe 'Great Orme'	Hebe	9 (3 + 3 + 3)	30–40cm; 5L	Bushy; 7 brks; container; 4/m²	Low evergreen flowering shrub
Euonymus fortunei 'Emerald 'n' Gold'	Variegated spindle	19 (5 + 4 + 4 + 3 + 3)	30–40cm; 5L	Bushy; 9 brks; container; 4/m²	Evergreen variegated groundcover shrub
Amenity Grass Turf	–	Lawn areas as drawn	–	Good quality amenity turves laid in line with good horticultural practices; general-purpose utility perennial ryegrass to BS 3969	Soft landscape lawn areas

Total: 94 container-grown plants (47 hedge + 47 shrubs) plus turf. Group counts are as labelled on the drawing and reconcile to the schedule totals. At 4/m² the shrub beds equate to roughly 12m² (indicative only; confirm on site).

All shrub planting beds are to receive 75mm depth bark mulch after planting operations (Melcourt Amenity Bark Mulch or equivalent; Spec 6.1), including the base of the hedge, with no mulch left on adjacent hard surfaces.

4. Landscape Management Objectives

The primary objective is to ensure that the approved soft landscape planting is successfully implemented, established and maintained in accordance with Condition 8, for a minimum period of five years from the date of planting, so that the scheme delivers the character and appearance outcomes relied on by the Inspector. The following objectives guide all operations:

- Implement the approved planting in full accordance with ACD Drawing PRI25304-11, Specification PRI25304 and the agreed implementation programme.
- Establish the Viburnum opulus hedge (47 No.) as a continuous, dense, gap-free planting at 0.3m centres that helps the corner plot address Nestles Avenue and North Hyde Gardens positively and adds to the verdant street scene.
- Establish all evergreen shrubs (Sarcococca, Mahonia, Hebe, Euonymus), with particular attention to Hebe 'Great Orme' (frost and wet-soil sensitivity) and Sarcococca (drought sensitivity).
- Maintain all beds weed-free by hand weeding, with 75mm bark mulch depth throughout and none on hard surfaces.
- Establish amenity turf as a uniform, closely knit, healthy sward.
- Keep soft landscape growth clear of the drop kerb and vehicle crossover, any visibility splays on the approved plans, public footways, manhole covers, the relocated lamp post, the cycle storage (Condition 10), the bin storage (Condition 11), the parking space (Condition 12) and step-free access (Condition 13).
- Keep all growth clear of overhead cables.
- Keep planting clear of boundary treatments approved under Condition 9, and prevent overhang onto neighbouring land and the highway.
- Maintain written maintenance records and dated photographs for the full five-year period, available to the Council on request.
- Replace any tree or plant that is removed, uprooted, destroyed, dies or becomes seriously damaged or defective within five years of planting with another of a similar size and species, at the same place, within the first planting season following the loss.

5. Condition 8: Five-Year Landscape Maintenance Schedule

The following schedule sets out the minimum maintenance requirements for the five-year establishment period, so that the completed scheme is maintained in accordance with the approved details. The appointed landscape contractor shall increase visit frequency during prolonged drought, extreme heat, high weed pressure or where plant stress is observed; the frequency of visits is to be agreed with the Contract Administrator (Spec 8.1). The schedule runs from the date of completion of planting. Each plant's five years under Condition 8 run from its own date of planting; any replacement plant starts a further five-year period from its date of planting. No trees are proposed, so tree watering, staking and tree pruning tasks do not apply; if any tree is added by approved amendment, Spec 8.2 and 8.4 apply to it.

Maintenance Task	Year 1	Year 2	Year 3	Year 4	Year 5
General	Monthly Apr–	Monthly Apr–	Quarterly and	Quarterly and	Quarterly; full

Maintenance Task	Year 1	Year 2	Year 3	Year 4	Year 5
Inspections	Oct; bi-monthly Nov–Mar; after any extreme weather event	Oct; quarterly Nov–Mar	following any extreme weather	following any extreme weather	condition review at Year 5 close
Watering – Hedge (Viburnum opulus)	Water to full topsoil depth immediately after planting; then weekly Apr–Sep in dry periods; increase during heatwaves	Fortnightly in dry periods	During prolonged dry spells only	Observed stress or drought only	Observed stress or drought only
Watering – Shrubs	Water at planting and regularly during dry periods. Priority: Sarcococca, Hebe, new replacements	Water during dry spells; monitor Sarcococca and replacements closely	Drought or observed stress	Drought or observed stress	Drought or observed stress
Weeding	Hand weed all beds and the hedge base monthly through the growing season; keep a weed-free area around each plant	Hand weed monthly during growing season	As required; minimum 4 visits Apr–Oct	As required; minimum 3 visits Apr–Oct	As required; minimum 3 visits Apr–Oct
Mulch Maintenance	Check 75mm depth at completion; reinstate mulch disturbed during planting; keep off stems and hard	Top up to 75mm across all beds in early spring after weeding	Top up where depth is below 75mm	Top up where depleted	Top up before final Year 5 inspection and handover (final re-mulch per Spec 8.6)

Maintenance Task	Year 1	Year 2	Year 3	Year 4	Year 5
	surfaces				
Soil Care	Fork over beds only as needed to keep soil loose without reducing mulch depth; no fertiliser unless soil testing shows deficiency (Spec 3.10)	As Year 1	As Year 1	As Year 1	As Year 1
Pruning – Hedge	Formative tip-pruning in first winter to encourage branching; no cutting March–August	Formative trim to build density to agreed height and width	Annual trim (late summer or winter) to agreed profile	Annual trim	Annual trim; confirm final profile
Pruning – Shrubs	Remove dead, diseased, damaged wood and suckers; light shaping only	Prune to shape per species guidance (5.2)	Maintain shape; keep access, paths and footways clear	Maintain shape; prevent encroachment onto hard landscape or sightlines	Maintain mature form; prevent obstruction of access, boundaries or cables
Grass Areas (Amenity Turf)	First cut at 40–75mm height, cut to 40mm; then maximum 75mm, cut to 35mm; keep off until established (4–6 weeks); edges neat	Regular mowing; edge maintenance; overseed bare patches	Continue mowing and edging; overseed as required	Continue mowing and edging	Continue; assess turf quality before final handover
Pest & Disease Checks	Inspect at every visit; IPM principles;	Growing-season inspections;	Quarterly and on any	Quarterly and on any	Quarterly; include in final

Maintenance Task	Year 1	Year 2	Year 3	Year 4	Year 5
	report any DEFRA high-profile pest	check Viburnum for viburnum beetle and Euonymus for scale	symptom	symptom	Year 5 record
Replacement Planting	Record all failures; remove dead plants promptly; replant in first planting season following loss	Replace all failures and any replacements that fail to thrive	Replace failures in first planting season	Replace failures in first planting season	Final replacement review; all gaps addressed before the end of the maintenance period
Litter & Hard Surfaces	Remove litter and arisings each visit; sweep soil and mulch off hard surfaces	As Year 1	As Year 1	As Year 1	As Year 1
Records & Photographs	Baseline photo record and maintenance log at completion of planting	Update log and photographs twice yearly (spring and autumn)	Update log and photographs annually	Update log and photographs annually	Final five-year review record including photographic comparison

5.1 Seasonal Maintenance Calendar

Period	Key Actions
January – February	Inspect for storm damage; remove litter and wind-blown debris; check mulch depth. Check Hebe for frost damage. Plan replacement plant orders for the forthcoming season.
March – April	Weed all beds; top up bark mulch to 75mm. Prune Sarcococca and Mahonia after flowering if required. Remove all-green reverted shoots from Euonymus. Commission the watering regime. Overseed bare grass (Mar–May). Nesting bird season begins (March–August): avoid vegetation clearance and hedge

Period	Key Actions
	cutting.
May – June	Increase watering in dry periods; hand weed regularly. Check Hebe and Sarcococca for drought stress. Look for viburnum beetle larvae on Viburnum opulus. If clearance cannot be avoided, a nesting bird check by a suitably experienced ecologist is required no more than 24 hours beforehand.
July – August	Continue drought watering, prioritising new plantings and Sarcococca. Mow grass to height; keep edges neat. Monitor for aphid, mildew, scale and vine weevil. Remove weeds before seed set. Hedge trimming only once fledging is confirmed, from late August.
September – October	Evergreen planting and replacement window. Reinstate mulch depth. Overseed bare grass (Aug–Sep). Main annual hedge trim. Light trim of Hebe after flowering. Edge beds.
November – December	Deciduous (Viburnum opulus) planting and replacement window (late October to late March). Turf laying (autumn and early winter). Clear fallen leaves from beds and hard surfaces.

5.2 Species-Specific Maintenance Guidance

Species / Planting Area	Maintenance Guidance
Viburnum opulus (47 No. – hedge planting at 0.3m centres)	Deciduous hedge. Tip-prune in the first winter, then clip annually to the agreed profile; avoid hard renovation in the first three years. Do not cut March–August. Water regularly in Years 1 and 2. Monitor closely for viburnum beetle (leaf skeletonisation, May–July), black bean aphid and powdery mildew; treat promptly using IPM. Investigate any run of three or more failures before replanting. Keep hedge clear of overhead cables, the footway and neighbouring property.
Sarcococca hookerana var. digyna 'Purple Stem' (8 No.)	Slow-growing and shade-tolerant; needs even moisture without waterlogging. Prune lightly after flowering only to remove dead or crossing stems. Monitor for scale insects and box-blight-type leaf spotting; remove and dispose of affected material. Avoid drought stress during establishment.
Mahonia aquifolium (11 No.)	Spiny: keep clear of cycle storage, paths and kerbs. Prune after flowering (April–May); cut leggy stems

Species / Planting Area	Maintenance Guidance
	back to keep the shrub dense. Check for mahonia rust (orange-brown leaf spotting) and mildew. Tolerates shade and, once established, dry conditions.
Hebe 'Great Orme' (9 No.)	Trim lightly after flowering to maintain a compact mound; do not cut into old bare wood. Susceptible to severe frost and wet soils (phytophthora, leaf spot, downy mildew). Replace promptly after the last spring frost if lost.
Euonymus fortunei 'Emerald 'n' Gold' (19 No.)	Trim lightly in spring to keep tidy and control spread. Remove all-green reverted shoots. Inspect for euonymus scale, powdery mildew and vine weevil. Tolerates clipping.
Amenity Grass Turf	Cut when reasonably dry; remove debris, litter, stones and clods over 25mm first. Maximum height at any time 75mm; cut to 35mm, never below 25mm. Remove arisings. Trim edges to straight lines or smooth curves as drawn. Apply a selective herbicide only where broad-leaved weeds become significant. Correct level changes with fine soil. Water to maintain a healthy sward. Relieve compaction by spiking and a 2–3mm sand top dressing in line with BS 7370-2 (Spec 1.11).

5.3 Establishment Requirements from the Specification

The following are carried through from ACD Specification PRI25304, Section 8, and apply from completion of planting:

- Weed-free beds with a weed-free area around each plant, by hand or suitable herbicide (Spec 8.2). Chemicals must be non-toxic to humans, birds and animals under normal use (Spec 3.12).
- Protect plants from mowers and nylon-line trimmers; straighten any leaning plant; keep soil around plants gently firm and loose; cut back any bark damage neatly.
- Prune to promote healthy growth and natural shape; remove dead or diseased wood and suckers; remove all arisings from site (Spec 8.4).
- Water as required for healthy establishment. If water supply is restricted by emergency legislation, obtain instructions first (Spec 1.9). Use harvested rainwater where the Condition 4 drainage scheme provides it, consistent with that condition's aim of minimising potable water use.
- **Final re-mulching** at the end of the maintenance period: moisten all beds, then apply mulch to 75mm including the hedge base, with none on hard surfaces (Spec 8.6).

- **Maintenance instruction:** before the end of the maintenance period, the contractor submits recommended procedures for the Employer to maintain the planting for one further full year, including a schedule of any ongoing problems (Spec 8.7).

6. Condition 8: Replacement Planting Proposals

In accordance with the final paragraph of Condition 8, the following provisions apply to any tree or plant (or any tree or plant planted in replacement of them) that is removed, uprooted, destroyed or dies or becomes seriously damaged or defective within five years from the date of planting.

6.1 General Principles

- Record every failure promptly with date, species, location, probable cause and a dated photograph.
- Remove dead or seriously declined plants immediately to maintain a tidy appearance (Spec 1.20).
- Replace with another plant of a similar size and species as originally planted, **at the same place**, **within the first planting season following** the removal, uprooting, destruction or death. Replacement is never smaller than the original specification; where adjacent plants of the same species are larger, the replacement matches them (Spec 1.20).
- Replacement applies to loss from any cause, including theft, vandalism and storm damage, because Condition 8 is not limited by any contract exclusion.
- Each replacement plant is itself subject to a further five years of replacement liability from its date of planting.
- Where failures repeat in one location, a competent horticulturist investigates (waterlogging, compaction, services, soil depth, pH, pests, disease, vandalism, inadequate maintenance) before replanting.
- Any substitution (for example if stock is unobtainable) must be of equivalent landscape value, size, habit and maintenance need, submitted to the Contract Administrator and agreed in writing with the Council before it is made (Spec 4.8).
- Replacement stock must comply with BS 3936, come from a nursery holding Plant Healthy, UKISG and ISO 14001 accreditation, carry a plant passport, and be inspected on delivery by a suitably qualified person. Defective stock is rejected, and plants showing signs of a DEFRA high-profile pest or disease are quarantined and reported (Spec 4.3–4.6).
- Planting follows BS 4428, with holes excavated no more than 2 days before planting and 75mm deeper than the root system (Spec 4.7, 4.12).

6.2 Replacement Specification Matrix

Species	Replacement Size	Specification	Notes on Replacement
Viburnum opulus	40–60cm; 3L	Branched; 4 brks; container; 0.3m centres	Replace in the same position; fill gaps promptly to keep the hedge continuous. If three or more plants in a run fail, investigate soil before replanting. Plant late October to late March.

Species	Replacement Size	Specification	Notes on Replacement
Sarcococca hookerana var. digyna 'Purple Stem'	30–40cm; 10L	Bushy; 7/10 brks; container; 4/m²	Match exactly. If failures repeat, check moisture, drainage and pH.
Mahonia aquifolium	30–40cm; 5L	Branched; 5 brks; container; 4/m²	Match exactly. Replace in the first suitable season.
Hebe 'Great Orme'	30–40cm; 5L	Bushy; 7 brks; container; 4/m²	Match exactly. Replace after the final spring frost. If frost loss is systemic, propose a hardier cultivar of equivalent form, subject to Council agreement.
Euonymus fortunei 'Emerald 'n' Gold'	30–40cm; 5L	Bushy; 9 brks; container; 4/m²	Match exactly. If scale or vine weevil is the cause, treat before replanting.
Amenity Grass Turf	Good quality amenity turf	General-purpose utility, perennial ryegrass, BS 3969	Overseed bare patches in spring (March–May) or autumn (August–September). Re-turf large failures in autumn or early winter after correcting the cause (drainage, wear, shade).

6.3 Replacement Timing Windows

Timings follow Spec 1.1 and implement the “first planting season” requirement of Condition 8.

Plant Type	Preferred Replacement Planting Window
Deciduous shrubs / hedging (Viburnum opulus)	Late October to late March
Evergreen shrubs (Sarcococca, Mahonia, Hebe, Euonymus)	September/October or April/May; container-grown stock may be planted at any time if ground and weather conditions are favourable and aftercare watering is secured
Hebe 'Great Orme' (frost-sensitive)	April/May after the last frost, or September/October with winter protection
Amenity Grass Turf	Autumn or early winter (laying); overseeding March–May or August–September

Planting is carried out only when soil is moist, friable and not waterlogged or frozen, and not in strong winds (Spec 1.1–1.2).

7. Condition 8: Schedule for Implementation

The following schedule sets out the proposed programme of implementation for all soft landscape works in sequential order, as required by Condition 8 (“an implementation programme”; “carried out in accordance with the approved details and agreed implementation programme”). All works shall be carried out by a suitably qualified and experienced landscape contractor in full accordance with ACD Drawing PRI25304-11, Specification PRI25304, the British Standards cited in it (BS 3882:2015, BS 8601:2013, BS 3936, BS 4428:1989, BS 3969, BS 7370-2) and any further requirements of the London Borough of Hillingdon.

Stage	Activity	Timing	Detail
1	Discharge of Condition 8	Before any development above slab level	Submit this plan, ACD Drawing PRI25304-11 and Specification PRI25304 to the LPA and obtain written approval. No development above slab level until approved.
2	Pre-commencement verification	Prior to any soft landscape works commencing	Confirm set-out of beds, hedge runs and turf against Drawing PRI25304-11, and against the approved levels (Condition 6), drainage scheme (Condition 4) and crossover (Condition 5). Verify the programme and site conditions (Spec 1.1). Check above- and below-ground services and overhead cables; give 5 days' notice if services may be affected (Spec 2.3). Protect hard landscape, cycle storage, manholes and the drop kerb. Report any conflict between documents to ACD before works start.
3	Site clearance and weed control	After hard landscape works; before cultivation	Remove rubbish, concrete, metal, glass, contaminated soil and stones over 50mm. Hand weed or cut and remove weeds to a tip; arisings off site (Spec 1.4, 1.6, 2.4). Treat invasive weeds (e.g. Japanese knotweed) with non-residual herbicide, not flail mowers (Spec 1.7). Clear vegetation outside March–August where possible; otherwise an ecologist's nesting bird check no more than 24 hours beforehand. Check spoil heaps for mammal tunnels before moving (Spec 1.18). Move soil only if dry weather is forecast for 24 hours.
4	Subsoil and topsoil preparation	Following Stage 3	Loosen subsoil to 600mm when dry; remove stones over 50mm (Spec 1.16). Topsoil to BS 3882:2015 multipurpose (pH 5.5–7.8; organic matter 3–20%; clay 5–35%; silt up to 65%;

Stage	Activity	Timing	Detail
			sand 30–85%), supplied with declaration, analysis certificate and sampling protocol; a 5m³ sample load deposited for approval first (Spec 3.2–3.7). Spread in 150mm layers, maximum 300mm topsoil. Minimum depths: grass 150mm subsoil + 300mm topsoil; shrubs and hedge 300mm subsoil + 300mm topsoil (Spec 3.8). Store topsoil and subsoil separately in fenced heaps under 1m high (Spec 1.13).
5	Cultivation and consolidation	After Stage 4	Cultivate to full topsoil depth (rotary cultivation on small areas). Apply Green-Tech (or equivalent) soil improver and peat-free compost as required. Leave for one month to consolidate; top up levels and manage weeds in that period (Spec 3.15–3.18). Final cultivation to a loose, aerated tilth, maximum particle size 10mm; remove stones over 50mm. No fertiliser unless analysis shows need.
6	Finished levels	After consolidation	Planted areas, including mulch, 75mm below adjoining paving or kerbs; grass areas 50mm above adjoining hard surfaces so mowers pass freely; marry in at adjoining soil (Spec 3.22). Avoid compaction throughout.
7	Plant delivery and inspection	Immediately on delivery	Inspect all stock for pests, disease, defects and name accuracy by a person qualified in horticulture or landscape; reject defective stock. Check plant passports and nursery accreditation (Plant Healthy, UKISG, ISO 14001). Report any DEFRA high-profile pest. Heel in or keep watered if not planted immediately (Spec 4.1–4.6, 4.10, 4.13).
8	Planting – hedge (Viburnum opulus, 47 No.)	Late October to late March (deciduous planting season)	Excavate trenches wide enough for the full root spread no more than 2 days before planting. Plant in a single row at 300mm centres, upright and firmed, without disturbing root balls (Spec 4.12, 5.2). Water to full topsoil depth immediately.
9	Planting – shrubs (Sarcococca,	Evergreens: September/October	Plant in natural groupings, evenly distributed to avoid straight lines, at 4/m² as drawn. Pits

Stage	Activity	Timing	Detail
	Mahonia, Hebe, Euonymus; 47 No.)	or April/May; container-grown at any time in favourable conditions with aftercare watering	75mm deeper than the root system; backfill with topsoil; firm by heeling. Water to full depth immediately (Spec 1.9, 4.11–4.12).
10	Mulching	Immediately after planting and watering in	75mm Melcourt Amenity Bark Mulch (or equivalent) over the whole planting bed including the hedge base; none on hard surfaces (Spec 6.1).
11	Laying amenity grass turf	Autumn or early winter, in suitable soil and weather	Apply non-residual herbicide before turfing and allow the fallow period (Spec 7.5). Turf to BS 3969 laid within 24 hours of delivery, with broken joints, tight butted joints and whole-turf edges; lightly firmed, no rollers; planks used to avoid walking on new turf; watered thoroughly immediately and penetration checked (Spec 7.8–7.10). Keep off for 4–6 weeks.
12	Completion inspection	Immediately on completion of all soft landscape works	Joint inspection with the contractor: confirm species, quantities (94 plants), sizes, spacing, mulch depth and levels against the ACD drawing and this plan. Take dated baseline photographs. Issue written confirmation of completion and commence the five-year maintenance period. Site left clean and tidy (Spec 1.5).
13	Five-year maintenance period	From date of completion of planting	Implement Section 5; keep records under Section 8. Replace losses in the first planting season following (Section 6).
14	Year 1 update to the Council	Within 12 months of completion of planting	Brief written update to LBH confirming the state of planting, failures, replacements and photographs.
15	Year 5 final review and close-out	At the end of the five-year period	Final review including photographs comparing baseline and Year 5 condition; confirm all plants present and healthy and replacements complete. Issue to the owner and to LBH if requested.

7.1 Relationship to Other Conditions and Timing

Condition 8 is not a pre-commencement condition, but no development above slab level may take place until the scheme is approved. Other conditions in the Inspector's schedule interact with it:

- Condition 1: development must begin within 3 years of 31 January 2025 (by 31 January 2028).
- Conditions 4, 5 and 6 (sustainable water management, vehicle crossover to 218, ground and floor levels) are pre-commencement and set the levels, drainage features and access that planting must respect.
- Conditions 7 and 9 (external materials; hard landscaping including boundary treatments, hard surfacing and external lighting) are approved before development above slab level; Condition 9 works are completed before first occupation, so soft planting follows them.
- Conditions 10, 11, 12 and 13 (bicycle storage, bin storage, parking space, step-free access) require these facilities to be provided before first occupation and kept available at all times; planting must not obstruct them.
- Condition 14 (water efficiency, including 5 litres per person per day for outdoor use) supports the use of harvested rainwater for watering.

Proposed implementation timing, for the LPA to agree: planting is completed before first occupation of the dwelling where the planting season allows, and otherwise in the first planting season that follows completion of the hard landscape.

7.2 Priority Items for Implementation

- **Vehicle crossover and corner sightlines:** planting beside the drop kerb, the crossover to 218 and the junction of Nestles Avenue and North Hyde Gardens (which carries frequent HGV movements) must not obstruct any visibility splay on the approved plans; where a splay applies, keep planting below 600mm.
- **Overhead cables:** no planting or growth to reach or contact overhead cables. Do not cut near cables; contact the network operator before any work within their clearance.
- **Manholes and services:** keep manhole covers and service access points clear of planting and mulch.
- **Relocated lamp post, cycle storage, bin storage and parking space:** keep clear of growth. Mahonia (spiny) must not overhang cycle storage, footways or the parking space.
- **Boundaries:** keep planting clear of the boundary treatments approved under Condition 9 and of neighbouring land at 216 and 218 Nestles Avenue, with no overhang or encroachment without agreement; the hedge profile is to be agreed.
- **Footways and highway:** keep vegetation clear of the public footway and kerb line.
- **Drainage features:** do not plant over or block any sustainable drainage feature approved under Condition 4.

8. Monitoring, Records and Reporting

The following monitoring and record-keeping requirements shall be maintained throughout the five-year period, to evidence that the scheme is maintained in accordance with the approved details under Condition 8.

Requirement	Detail
Maintenance Log (ongoing)	A written maintenance log shall be kept by the appointed contractor for the full five-year period. As a minimum the log shall record: date of visit and contractor name; weather conditions; watering undertaken; weeding, pruning, mulching, mowing and waste removal; pests, disease, nutrient deficiency or damage observed; plants requiring replacement and date replacement was completed.
Photographic Record	Dated photographs shall be taken at: (a) completion of planting (baseline); (b) end of Year 1; (c) end of Year 3; (d) end of Year 5. Photographs to be retained by the property owner and made available to LBH on request.
Failure Record	For each failure: date, species, location, cause, photograph, replacement date and supplier delivery inspection note.
Year 1 Written Update	Within 12 months of completion of planting, a brief written update (letter or email) shall be submitted to LBH confirming the state of planting, failures and replacements, and enclosing photographic evidence.
Maintenance Instruction	Before the end of the maintenance period, the contractor issues a one-year forward maintenance recommendation (Spec 8.7).
Maintenance Log Availability	The maintenance log and photographic record shall be available to the property owner, managing agent, landscape contractor and to LBH on request at any time during the five-year period.
Year 5 Final Report	Prior to expiry of the five-year period, a final condition review document shall be prepared, confirming the landscape is established in accordance with the approved drawing and Condition 8.

8.1 Roles and Responsibilities

Role	Responsibility
Owner / managing agent (Ruri Properties Ltd or successor)	Appoints and funds the contractor; retains records; responds to LBH; passes this plan to any new owner or management company.
Landscape contractor	Implements and maintains in line with Section 5; replaces failures under Section 6; keeps the log and photographs; verifies site conditions, services and

Role	Responsibility
	health and safety.
Contract Administrator	Approves substitutions, topsoil reuse method statements, maintenance frequency and compaction-relief proposals (Spec 1.12, 3.1, 4.8, 8.1).
ACD Environmental Ltd (landscape consultant)	Resolves drawing or specification conflicts (Tel 01666 825646; mail@acdenv.co.uk).
Local Planning Authority (LBH)	Approves this plan and any departure from the approved scheme; receives the Year 1 update.

Health, safety and environment. The contractor is responsible for risk assessment, safe handling of tools and herbicides, and compliance with Arboricultural and Forestry Advisory Group safety guidance where relevant. Organic fertiliser is not to be applied within 10m of surface water or hedges, nor artificial fertiliser within 2m (Spec 3.13–3.14). Peat-free materials are used throughout.

9. Limitations and Submission Note

This Landscape Maintenance and Management Plan has been prepared by V-Design CAD Services Ltd on the basis of ACD Environmental Ltd Drawing PRI25304-11 and Soft Landscape Specification PRI25304 for Land to the side of 218 Nestles Avenue, Hayes. It is intended to address Condition 8 of the planning permission granted on appeal (APP/R5510/W/24/3351583) against the refusal of application 78423/APP/2023/3486 by the London Borough of Hillingdon.

This document does not constitute an independent arboricultural, ecological, drainage, structural engineering or ground contamination assessment. The appointed landscape contractor remains responsible for verifying site conditions, service locations, soil suitability, drainage adequacy, access constraints, weather conditions and health and safety arrangements before commencing all works.

Where any inconsistency arises between this plan and the approved ACD Environmental Ltd landscape drawing and specification, the approved drawing and specification shall take precedence unless otherwise agreed in writing with the Local Planning Authority. All works shall comply with the approved planning drawings and conditions; relevant British Standards; and any further written requirements issued by the London Borough of Hillingdon.

Prepared by: V-Design CAD Services Ltd, 62 Station Approach, Ruislip, HA4 6SA, info@vdesigncad.co.uk | Planning Agent | Architectural & Planning Consultancy | Date: October 2026