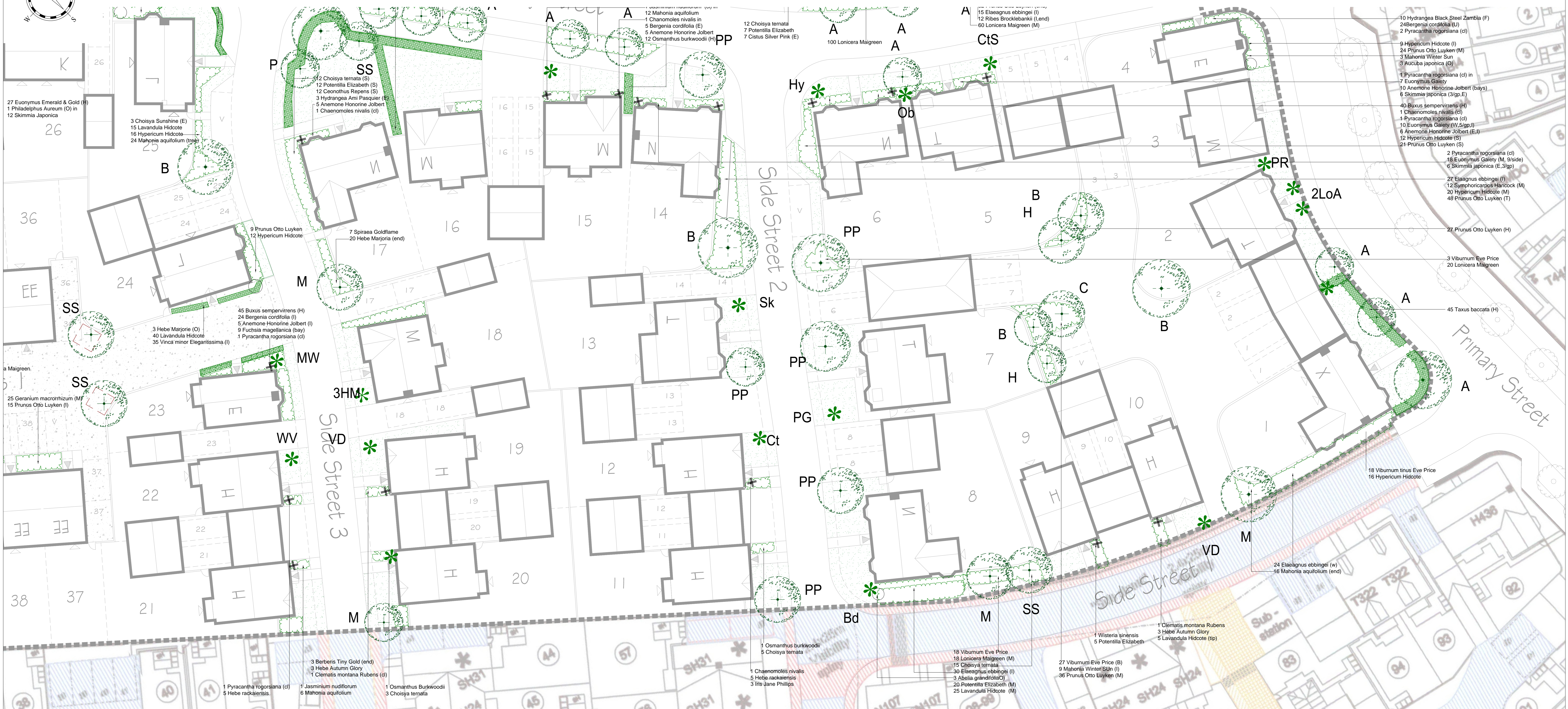


PARCELS KMA & KMB, KINGSMERE, BICESTER



- KEY**
- PROPOSED TREE PLANTING
 - EXISTING TREES
 - PROPOSED SHRUB PLANTING
 - PROPOSED SPECIMEN SHRUB PLANTING
 - PROPOSED HEDGE
 - TURF - FRONT GARDENS, CLOSE MOWN.
 - GRASS WILDFLOWER SEED MIX - REAR GARDENS AND COMMUNAL AREAS, CLOSE MOWN.
 - TREE ROOT SOIL CELLS 2M X 2M

OUTLINE PLANTING SPECIFICATION

GENERAL: All work to be undertaken in accordance with BS4428:1989 and BS7370:1993.

SERVICES: No trees to be planted within 3 meters of existing or proposed foul, surface water drain or soakaway. Planting adjacent to other services shall be in accordance with the guidelines laid down by the relevant service authority.

SUBSOIL: 90 to 500mm depth using the teeth of a JCB back bucket to break up compaction and allow free drainage.

TOPSOIL: Existing topsoil to be stripped and stored in stockpiles for re-use. Stockpiles to be 20m max. Location to be agreed. Keep free of perennial weeds by appropriate means. All imported topsoil to comply with BS 3882:1994. pH 6-8. Free of stones greater than 50mm in any dimension, perennial weed seeds, builders rubble/waste, toxic materials and contamination. Analysis certificate of N-P-K-Mg, conductivity and contamination to be provided. Sample load corresponding to the respective load to be left on site for comparison with subsequent deliveries. Supply and spread by loose tipping to the following depths:

- Tree pits 1.0 - 1.1M x 750mm depth
- Ornamental shrub/hedge row - 400mm depth.
- Grass (Turf) - 100mm depth.
- Wildflower seed - Low fertility topsoil or subsoil with N-P-K-Mg and conductivity index of <2.

FRONT GARDENS - TURF: Ref Rowlan 'Mediation or similar. Cultivate to a fine 80% grade, many in with adjacent areas and remove all stones and rubble over 25mm dia.

WILDFLOWER SEED for rear gardens, communal areas and pond. Eradicate weeds by repeat cultivation or herbicide. Include for ploughing, harrow and rake of large areas to produce a medium till and till to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish agreed seed mix to suppliers recommendations. Maintain as long grass with no cuts from June to September to facilitate natural seeding in combination with spring mowing. Timing subject to conditions and sward development.

Seed Mixes: Rear gardens - EG21 Fine Amenity Turfgrass or similar approved. Communal areas, short grass - EL1 Flowering Lawn or similar approved. For open areas allow 16 cuts/year. Spring and September. Grass foot paths cut 4-6 times/year.

REAR GARDENS - EG21 Fine Amenity Turfgrass or similar approved. Communal areas, short grass - EL1 Flowering Lawn or similar approved. For open areas allow 16 cuts/year. Spring and September. Grass foot paths cut 4-6 times/year.

WILDFLOWER SEED for rear gardens, communal areas and pond. Eradicate weeds by repeat cultivation or herbicide. Include for ploughing, harrow and rake of large areas to produce a medium till and till to produce a firm surface. Remove all stones and builders rubble over 25mm that come to the surface. Supply, sow and establish agreed seed mix to suppliers recommendations. Maintain as long grass with no cuts from June to September to facilitate natural seeding in combination with spring mowing. Timing subject to conditions and sward development.

Supplier: Emorsgate Seeds or similar approved.

Seed Mixes: Rear gardens - EG21 Fine Amenity Turfgrass or similar approved. Communal areas, short grass - EL1 Flowering Lawn or similar approved. For open areas allow 16 cuts/year. Spring and September. Grass foot paths cut 4-6 times/year.

METAL GUARD for utilitywater 1.8M ht with spherical fins. Supplier: Greenleaf Urban Tree and Landscape products, tel: 01424 717797

WATER All plants in rear planning and before mulching. Watering is essential if planted between April and October soaking thoroughly after planting and then for dry spells of 7 days duration for the first growing season. Allow for provision of water from a bowser during periods of hosepipe ban to maintain uniform healthy growth.

BARK MULCH - Whitelands. 75mm depth over shrub beds, material to contain minimum of 70% wood content of particle size 35-45mm to be free of peats, disease and weed contamination. 2% sample to be submitted for approval.

Hedges: Cutting (Twice a year) when extension growth exceeds 400mm. Cut back for (every 3 years).

Furniture: Inspection off-site/secure touch up paintwork. J.F.M.M.J.A.S.O.N.D.

Mulching (Bark in communal areas): Top 100 to 500mm in March.

Brush (Twice a year): Remove all cuttings to maintain low soil fertility. Re-rotate hollows and humps that develop. Water body to be maintained as clear water taking appropriate action to remove algal blooms. Pinned areas to be kept free of weeds, litter and leaves. Much sward topped up to 50mm depth in communal areas on completion of Defects period. All plant defects including replacement trees after 5 years to be re-issued.

Landscape Management Plan. 15 year summary sheet

Operation	Time in years	1	2	3	4	5	> 15yr
Grass - Close mown. Open areas.		-	-	-	-	-	-
Grass - Wildflowering grass areas.		-	-	-	-	-	-
Establish to suppliers recommendations		-	-	-	-	-	-
2 cuts September and April/May		-	-	-	-	-	-
Fescue (March-May, Oct. Nov. 4x year)		-	-	-	-	-	-
Hedgehog margins. 1 cut per year to control scrub (September).		-	-	-	-	-	-
Trees		-	-	-	-	-	-
Replacement of Defects		-	-	-	-	-	-
Pruning (Annually)		-	-	-	-	-	-
Restoring and tying (Twice yearly check)		-	-	-	-	-	-
Restoring 2M dia bark circle in grass areas		-	-	-	-	-	-
Watering (during dry spell of 14 days)		-	-	-	-	-	-
Annual safety inspection		-	-	-	-	-	-
Structural		-	-	-	-	-	-
Replacement of defects (Communal areas)		-	-	-	-	-	-
Pruning (Annually)		-	-	-	-	-	-
Pruning (Annually)		-	-	-	-	-	-
Hollowing (14 occasions annually)		-	-	-	-	-	-
Whitewashing (11 loc's annually)		-	-	-	-	-	-
Hedges		-	-	-	-	-	-
Cutting (Twice a year) when extension growth exceeds 400mm		-	-	-	-	-	-
Cut back for (every 3 years)		-	-	-	-	-	-
Furniture		-	-	-	-	-	-
Inspection off-site/secure touch up paintwork		-	-	-	-	-	-
J.F.M.M.J.A.S.O.N.D.		-	-	-	-	-	-
Mulching (Bark in communal areas)		-	-	-	-	-	-
Top 100 to 500mm in March		-	-	-	-	-	-
Brush (Twice a year)		-	-	-	-	-	-
Remove all cuttings to maintain low soil fertility		-	-	-	-	-	-
Re-rotate hollows and humps that develop		-	-	-	-	-	-
Water body to be maintained as clear water taking appropriate action to remove algal blooms		-	-	-	-	-	-
Pinned areas to be kept free of weeds, litter and leaves. Much sward topped up to 50mm depth in communal areas on completion of Defects period. All plant defects including replacement trees after 5 years to be re-issued.		-	-	-	-	-	-

Note: * Denotes year in which tasks are undertaken. All work to be undertaken in accordance with BS4428:1989 and BS7370:1993

PLANT SCHEDULE. All to BS9396 Part 1:

STRUCTURE TREES:

- All container grown B&L. Airpot if planted outside the recognised bare root season (Nov - March). Trees within 3M of back of highway/footpath to have 2M clear stem and planted with a Root Barrier or deflector and irrigation system. Semi mature trees planted with metal grille, guard and root anchor system. EHS and HS trees with double tall stakes and cross brace.
- Trees in grass areas planted in 2M diameter circle of bark mulch 75mm depth.

Abre Species

Common name	Size	HS	HS	HS
Acer campestre	(Field maple)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Acer platanoides	(Sycamore)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Betula nigra	(River birch)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Cornus alba	(Dog rose)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Malus trilobata	(Flowering crab)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus serotina	(Black cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M
Prunus spinosa	(Bird cherry)	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M	HS 12-14cm 3-5-4M