

PROPOSED WAITROSE CONVENIENCE STORE,  
LAND AT MONDELEZ INTERNATIONAL,  
SOUTHAM ROAD,  
BANBURY

**Landscape Implementation &  
Maintenance Plan**

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## **1. INTRODUCTION**

- 1.1. The following document has been produced in support of the proposed Waitrose convenience store at land at Mondelez International, Southam Road Banbury. As part of the development a comprehensive scheme of landscaping is proposed to create a high quality setting for the proposed built form and to contribute positively to the receiving townscape context. The landscape proposals are illustrated on the proposed planting plans within Appendix 1.
- 1.2. The purpose of this document is to set out how the landscape proposals can be implemented and managed in the long term to ensure the establishment and success of the proposed landscape scheme which forms a key part of the development as a whole.
- 1.3. The Waitrose approved Landscape Contractor will be responsible for the implementation and management of the soft landscape scheme as proposed within Appendix 1 and as specified in this document.

## **2. SPECIFICATION - SITE PREPARATION**

### **2.1. Site Clearance**

- 2.1.1. Collect and remove to an approved tip off site all rubbish, debris, surface stones etc, exceeding 75mm in any dimension from planting plots or beds and areas indicated in the Contract.

### **2.2. Subsoiling**

- 2.2.1. Mark out the extent of the Works prior to the subsoiling operation.
- 2.2.2. Unless otherwise stated, the minimum treatment depth shall be 450mm or less. The cultivation shall be close enough to cause the uplifting and fracturing of the soil throughout the profile of the minimum treated depth.
- 2.2.3. Reinstate areas of heave by hand or mechanical means, and remove to the approved tip off site all stones and the like over 75mm in any dimension and all other deleterious matter brought to the surface.

### **2.3. Topsoiling**

- 2.3.1. No topsoil shall be used which is derived from sites contaminated with pernicious weeds.
- 2.3.2. Imported topsoil shall be in accordance with BS 3882:2007 for amenity use. Topsoil to be improved by incorporating 50mm depth compost prior to planting.
- 2.3.3. Topsoil depths shall be: Shrubs – 300 mm; Trees – 1000mm
- 2.3.4. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next soil levels shall be 30mm higher than adjacent kerbs and paving after settlement.

## 2.4. Planting Pit and Trench Preparation

- 2.4.1. Prepare planting pits, bed or trenches in compliance with BS 4043, BS 4428 and BS 5837.
- 2.4.2. Do not excavate planting pits, beds or trenches when the ground is frozen or waterlogged.
- 2.4.3. Excavate planting pits or trenches to the following dimensions:  
Trees – 1m x 1m x 1m deep  
Tree pits in hard landscape areas to be 2m x 2m x 1m deep, backfilled with compacted Urban Tree Soil  
Shrubs – 300mm x 300mm x 300mm  
Hedge – 600mm x 300mm x length
- 2.4.4. Break up and cultivate at the base of the trenches or planting pits, and loosen sides with a fork or similar.
- 2.4.5. Remove to the approved tip off site all stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation.
- 2.4.6. Imported topsoil to be general purpose grade and comply with BS 3882:2007.
- 2.4.7. Beds shall be thoroughly cultivated to a minimum tilth and the surface shall be left even, without localised humps or depressions. The edges shall be straight or to soft curves, clean with no debris spilt on the surrounding ground.

### **3. PLANTING SPECIFICATION**

#### **3.1. General**

- 3.1.1. Planting and associated operations shall comply with this Clause and with BS 4043, BS4428, and BS 5837.
- 3.1.2. Plant trees and shrubs during the period 1 November to 31 March, and when the ground is not frozen or waterlogged.
- 3.1.3. Remove all arisings from the planting, including containers, wrapping, paddings, ties, fastenings and bags to the approved tip off site.
- 3.1.4. Unless otherwise described, the planting depths shall be to the original nursery mark shown on the plant.
- 3.1.5. Unless otherwise described, the size of plant groups, mixtures, planting distances and layout shall be as stated on the Drawings.

#### **3.2. Soil Improvers: Mycorrhiza Root Dip**

- 3.2.1. Mycor root dip shall be incorporated onto the root systems of bare root materials by dipping the roots immediately prior to planting. Product shall be applied in compliance with the manufacturer's instructions.

#### **3.3. Plant Material**

- 3.3.1. Plant material shall comply with BS 3936: Part 1, Part 4, Part 5 and with any other special requirements stated.
- 3.3.2. All standard and feathered trees shall be supplied bare root, unless otherwise stated. Bare root trees shall be well grown, healthy and with a compact, fibrous root system. They shall be nursery grown and have been regularly watered.

### 3.4. **Plant Handling**

- 3.4.1. Guidance on the lifting, packing and handling of all plants shall be taken from BS 3936: Part 1, Part 4, Part 5, BS 4043, the recommendations in "Plant handling" 1985 published by CPSE.

### 3.5. **Staking**

- 3.5.1. Use softwood stakes, treated using copper/chromium/arsenic (CCA), complying with BS 4072. Use round stakes with a diameter of 114mm, and length of 1.22m.
- 3.5.2. Drive vertical stakes before planting to penetrate below the base of the planting pit until firm, and leave extending above ground level to a maximum of one third the total tree height.
- 3.5.3. Hold tree firm by tying the stem to one stake using adjustable tree ties, strapping or spacers, so that stake shall not rub or press against the stem of the tree. It shall be fixed within 50mm of the top of the stake and secured to the stake with a 25mm long galvanised nail.
- 3.5.4. The top of the stake shall be no more than 40mm away from the stem of the planted tree.
- 3.5.5. Spread the roots out evenly in the planting hole. Spread backfill material around the roots and ensure all gaps are filled with soil, consolidated by heeling. The tree shall be firm in the ground and in an upright vertical position.

### 3.6. **Shrub Planting**

- 3.6.1. Make an "L" or "T" notch in the ground, to a minimum 300mm depth, insert the bare root stock and spread out the roots without cutting or bending.
- 3.6.2. Firm the soil by treading with the heel. When hard material is encountered, move the position of the notch to avoid the hard

material where the movement can reasonably be accommodated within the planting grid. Where the movement cannot reasonably be accommodated within the planting grid, the hard material shall be excavated.

- 3.6.3. Mulch all planted areas to a 75mm depth of 1" ornamental bark mulch.
- 3.6.4. All crown wrappings and fastenings used to tie in the branches for transport shall be removed immediately after planting.
- 3.6.5. The Contractor shall water in all plants at his own discretion and shall maintain the healthy growth of all plant material throughout the maintenance period. Watering shall be sufficient to return the planting pit, trench or bed to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased".
- 3.6.6. Shrubs shall be pruned as required to provide a vigorous plant specimen.



#### **4. IMPLEMENTATION PROGRAMME**

- 4.1. In order that the landscape scheme is complete for the opening day of the food retail store, the implementation of the landscape scheme will commence 5 weeks before the intended date of store opening. This will allow for 1 week of ground preparation, excavating for tree pits and topsoiling. 2 weeks will be allowed for planting of trees, shrubs, hedgerows and seeded areas, and 1 week for mulching, making good and final completion. Therefore the landscape scheme will be completed 1 week prior to the completion of the development.

## **5. MAINTENANCE OBJECTIVES**

- 5.1. The primary management aim for the proposed planting is the establishment and future sustained growth of, individual trees, shrubs and seeded areas. This document is produced to cover the first 5 years in detail, however, the clients Maintenance Contractors will continually be responsible for the ongoing maintenance on the site.
- 5.2. From commencement to completion of all works on site, any existing trees shown as retained on the landscape plans shall be protected by fencing as recommended in British Standard 'Trees in relation to construction – Recommendations', BS 5837: 2012.
- 5.3. The proposed landscape scheme shall be implemented to the approved plans, using the relevant standards as noted on Planting Plan ASP7. All plants are to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees are to be planted in accordance with BS 3936. Delivery and handling of all plant material to be in accordance with CPSE 'Handling and Establishment of Landscape Plants 1996'.
- 5.4. All planting works included seeding are to be carried out within the first planting season following completion of the site.

## 6. AFTERCARE PERIOD

- 6.1. The programme of general operations shall be as described below. Refer also to the Landscape Maintenance Schedule at the end of this report. Visits are made to site on a 17-day cycle between March and October and monthly for the rest of the year.
- 6.2. Upon practical completion the aftercare period shall be for 12 months, covering the defects liability period for which the Landscape Contractor is liable for any failures and necessary replanting.
- 6.3. The Managing Agent shall maintain all areas free from all kinds of litter which shall be removed off site.
- 6.4. The Managing Agent shall be responsible for the upkeep of any completed planting work as required by the contract documents, and during the following maintenance/defects liability period.
- 6.5. The Managing Agent shall ensure all weed growth of planted and seeded areas is removed effectively either by manual, mechanical or chemical means.
- 6.6. All relevant Acts of Parliament and the Manufacturer's instructions must be followed and containers and other contaminated equipment must be cleared from the site after each day's work.
- 6.7. The Managing Agent shall:
  - a) Refirm the ground around all plants
  - b) Spread topsoil, obtained from the surrounding ground, as necessary to protect the plants. Plants shall be refirmed and straightened to an upright position.
  - c) Refix displaced, ease where necessary, or replace where damaged, tree ties and tree and shrub shelters.

- d) Any surplus discarded materials from the above shall be removed off site.
- 6.8. When considered necessary by the Managing Agent he shall, during his routine maintenance visits, water trees, shrubs and other planted areas in order that the entire tree pit or planted area is watered to field capacity to ensure the establishment and growth of plants. The Managing Agent is to allow for the provision of water, water carts or hoses with a fine rose attachment or sprinklers at normal mains pressure, allowed to run until the full depth of topsoil specified has reached a point where full absorption is achieved over the areas of all trees and shrubs.
- 6.9. At the end of each growing season the Managing Agent shall remove from the planting pits, cultivated beds and/or trenches all plants which have died or are failing to thrive or are likely to die or fail to thrive. The Managing Agent shall remove such plants off site.
- 6.10. Prior to the growing season (March - November), the managing Agent shall assess the planted stock and submit a schedule of replacements necessary to maintain 100% stocking in accordance with the Drawings and any subsequent instructions.
- 6.11. The Landscape Contractor shall remain liable and shall replace all plants which have failed to survive and removed in accordance with clauses in this specification with identical plant material or as otherwise agreed during the defects liability period. After this period expires, replacements shall be the responsibility of the Managing Agents. Replacement plant material shall be of the same size and species as specified in the Contract. Replacement planting shall be carried out by Landscape Contractor in the planting season, following the discovery of the defect.
- 6.12. During the defects liability period after having removed any mulching materials, the Landscape Contractor shall dig or fork over the existing planting pit, cultivated bed and/or trench to its original dimensions to relieve compaction prior to any replacement stock being planted. For isolated plants in cultivated beds or trenches a volume of 200mm x

200mm x 200mm shall be relieved. Upon completion of replacement planting, the Landscape Contractor will replace the mulching.

- 6.13. Following completion of any replacement planting stock by the Landscape Contractor, and after the 12 month liability period, the Managing Agent will become liable for any future replacement planting.
- 6.14. The Managing Agent shall remove all diseased tissue, suckers and epicormic growth, from all planted material at the end of each growing season. The Managing Agent shall also be responsible for the training of new leading shoots, should the original become diseased or damaged. Dead wood will be retained, where practicable, and any dead wood that is removed will be used to create wood piles within the tree / shrub planted areas.
- 6.15. Check and re-apply spiral guards during each maintenance visit.
- 6.16. Fertiliser shall be applied to the surface of each planting pit, cultivated or hedge trench. The type of fertiliser and rate of application shall be agreed with the client prior to use.
- 6.17. Fertiliser shall be applied to planting pits and to plants not requiring pit preparation. Fertiliser shall not be applied to grass areas.

## **7. MAINTENANCE PROGRAMME**

### **7.1. GENERAL MANAGEMENT YEARS 1-5**

- 7.1.1. The Managing Agent will be responsible for the general management following 12 months Defects Liability Period, to maintain all landscape areas. Visits are made to site on a regular basis throughout the year, particularly during the growing season (March-October).
- 7.1.2. The Managing Agent shall keep all planted areas free from weeds by either hoeing over and hand weeding, or by chemical means during the growing season.
- 7.1.3. The Managing Agent shall suppress weed growth to planted and seeded areas at all times either by mechanical or chemical means. Shrub beds shall be kept clear of weed growth at all times.
- 7.1.4. The Managing Agent must not carry out spraying operations during unsuitable conditions which may cause spray to drift on the adjoining land. The Managing Agent will be held legally responsible for any damage or injury to persons, animals or property resulting from his spraying operations.
- 7.1.5. During maintenance visits the Managing Agent shall check all trees for security, firmness, fixing and support. Any trees suffering from wind rocking shall be replanted in an upright position and refirmed.
- 7.1.6. Tree stakes, tree ties and restraints shall be regularly inspected to avoid any risk of chafing or rubbing of the tree against the stake. Tree ties must be correctly fitted so that they provide the necessary support to the tree but must not be so tight that they constrict and inhibit the natural growth of the tree.
- 7.1.7. Where spiral tree / shrub guards are fitted these shall be checked for correct position (i.e. correctly fitted from base of tree trunk upwards) to afford some protection against accidental damage by trimmers or other machinery.

- 7.1.8. Any trees damaged by chemicals or machinery must be replaced at the Managing Agents expense.
- 7.1.9. Any stakes, ties or spiral guards that become broken or damaged during the maintenance period shall be replaced by the Managing Agent at his own expense.
- 7.1.10. When considered necessary by the Managing Agent he shall, during his routine maintenance visits, water trees, shrubs and other planted areas in order that the entire tree pit or planted area is watered to field capacity.
- 7.1.11. All areas and planting shall be kept free from weed growth at all times. The Managing Agent shall hoe over all cultivated areas and remove all weeds to tip.
- 7.1.12. Any dead twigs or water shoots occurring on the clear stem of trees and dead shoots on shrubs shall be removed, and disposed of by the Managing Agent.
- 7.1.13. All plants shall be re-firmed after frost to ensure that they are not leaning and that the soil level around the plants remains at the level the plants grew in the nursery.
- 7.1.14. All rubbish, cuttings, surplus excavated material etc. shall be removed off site. Dead plants shall only be removed after a record of their number and location has been made.
- 7.1.15. The Managing Agent shall allow in his rates for the routine removal of any litter found over the site, including all grassed areas, planted areas and areas around trees which are included within his maintenance responsibilities.
- 7.1.16. The Managing Agent shall include in his prices for any spraying or dusting required against pests and diseases throughout the maintenance period.

- 7.1.17. Plants shall be checked regularly for rodent damage.
- 7.1.18. Any gullies, indentations or pockets caused by running water shall be made good and brought to the correct level.
- 7.1.19. Any shrinkage/ponding to the specified levels shall be rectified at the Managing Agent expense.
- 7.1.20. The Managing Agent shall reinstate mulch where disturbed due to the maintenance or other causes and allow for returning mulch material to planting areas from adjacent grass and hard surfaces.
- 7.1.21. The Managing Agent shall make himself aware of the requirements of Statutory Undertakers with respect to the planting of shrubs and trees and shall ensure that these requirements are complied with.

## 7.2. SPECIFIC MANAGEMENT YEARS 1-5

- 7.2.1. The Managing Agent shall remain responsible for the general management of all landscape areas. The Managing Agent shall maintain a bi-annual shrub trimming regime to promote bushy regrowth.
- 7.2.2. The Managing Agent shall carry out works outside the general bird nesting season of March of August inclusive.

### **Existing Trees**

- 7.2.3. All tree works are to be carried out by a competent operative in accordance with the British Standard Recommendations for Tree Work, BS 3998: 2010.
- 7.2.4. Care must be taken that the ground next to retained trees and adjacent offsite trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained in the belt, as this could cause soil compaction and consequently root death.



- 7.2.5. No works shall be carried out during the general bird nesting season of March to August inclusive.

### **Proposed Trees**

- 7.2.6. Any tree which dies up to 5 years after completion of the site, or is removed/damaged, shall be replaced within the next planting season, with similar size and species as originally specified.
- 7.2.7. Weed growth within a 1200mm diameter of the tree shall be removed by spraying or by mechanical means to achieve a weed free area. Within visibility splays maintain to a height of 600mm.
- 7.2.8. Remove suckering growth annually.
- 7.2.9. Apply slow acting fertilizer every Spring to all trees and rake into top 50mm of surrounding soil:
- Trees      400 grams/ tree
- 7.2.10. During Spring and Summer remove all litter and related detritus over 50mm in diameter off site.
- 7.2.11. Check tree stakes/guying are in a vertical and secure position. Tree ties are positioned correctly and are not chaffing the bark.
- 7.2.12. Check all rodent protection sleeves are positioned correctly and that no chaffing occurs and that the sleeve is positioned at the base of the tree.
- 7.2.13. All damaged branches from frost or other damage shall be removed with a clean cut.
- 7.2.14. During the latter years of the maintenance period, the above management regime shall continue with removal of suckering shoots, the checking of rodent damage and tree protection on a bi-annual basis. Spraying shall continue so that a 1200mm diameter around the trees is kept weed free.
- 7.2.15. The Managing Agent shall during each planting season replace all dead or dying trees and replace with similar size and species.

### Tree Pruning

- 7.2.16. All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), *Recommendations for tree work*, and should be undertaken by appropriate persons as necessary.
- 7.2.17. Inspections should be carried out in the early autumn when the trees are in leaf, and any fungal activity is more likely to be evident. Any dead or diseased wood should be removed appropriately.
- 7.2.18. All damaged branches from frost or other damage shall be removed with a clean cut.
- 7.2.19. No tree works are to be carried out during the general bird nesting season of March to August inclusive.

### **Proposed Hedges**

- 7.2.20. Monitor the hedge regularly following planting and make good gaps as they occur with replacement plants. The hedge shall be maintained at a height of 1.2-1.5m.

### Hedge Pruning

- 7.2.21. Prune in early spring (prior to the start of the bird nesting season on 1<sup>st</sup> March) to remove any frost damage or diseased shoots. Cut to within 15cm of the base of the young leading shoots to encourage vigorous side branching.
- 7.2.22. Remove suckering growth annually.

### **Proposed Shrubs**

- 7.2.23. The main objective of the management of shrub beds, including the raised planters and individual specimens is the establishment and future sustained growth of plants to create an attractive feature. Pruning should keep the plant healthy and vigorous, and prevent shrubs becoming leggy.

- 7.2.24. Delivery and handling of all plant material should be in accordance with CPSE 'Handling and Establishment of Landscape Plants 1996'.
- 7.2.25. Keep all areas of planting free from weed growth at all times. After planting, hoe over all cultivated areas and remove all weeds to tip.
- 7.2.26. Remove any litter or debris found over the site in planted areas that are included within the maintenance responsibilities.
- 7.2.27. At the end of each growing season, remove from the planting areas all plants which have died or are failing to thrive or are likely to die or fail to thrive. These should be removed off site.
- 7.2.28. All plants shall be re-firmed after frost to ensure that they are not leaning, and that the soil level around the plants remains at the level the plants grew in the nursery.

#### Shrub Pruning

- 7.2.29. All pruning and management should be carried out by competent persons who are fully acquainted with the correct techniques to apply to the plants specified.
- 7.2.30. Remove all dead wood, diseased tissue, suckers and epicormic growth from all planted material at the end of each growing season. Shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
- 7.2.31. When pruning stems, use clean sharp secateurs, and cut immediately above a bud and as close to it as possible without damaging the bud or the portion of twig which is feeding it, therefore leaving the smallest possible wound.
- 7.2.32. Where shrubs are becoming leggy, coppice and thin out shrubs to encourage regeneration and healthy, bushy growth. These operations shall not compromise the visual screening of the planting.

7.2.33. No works to shrubs are to be carried out during the general bird breeding season of March and August inclusive.

7.2.34. Pruning Flowering Species as follows:

- Winter flowering shrubs in spring.
- Shrubs flowering between March and July immediately after the bird nesting season (1<sup>st</sup> September onwards).
- Shrubs flowering between July and October back to old wood in winter.
- Rose bushes in early spring (prior to the start of the bird nesting season on 1<sup>st</sup> March) to encourage basal growths and a balanced, compact habit.

7.3. ONGOING MANAGEMENT YEARS 5+

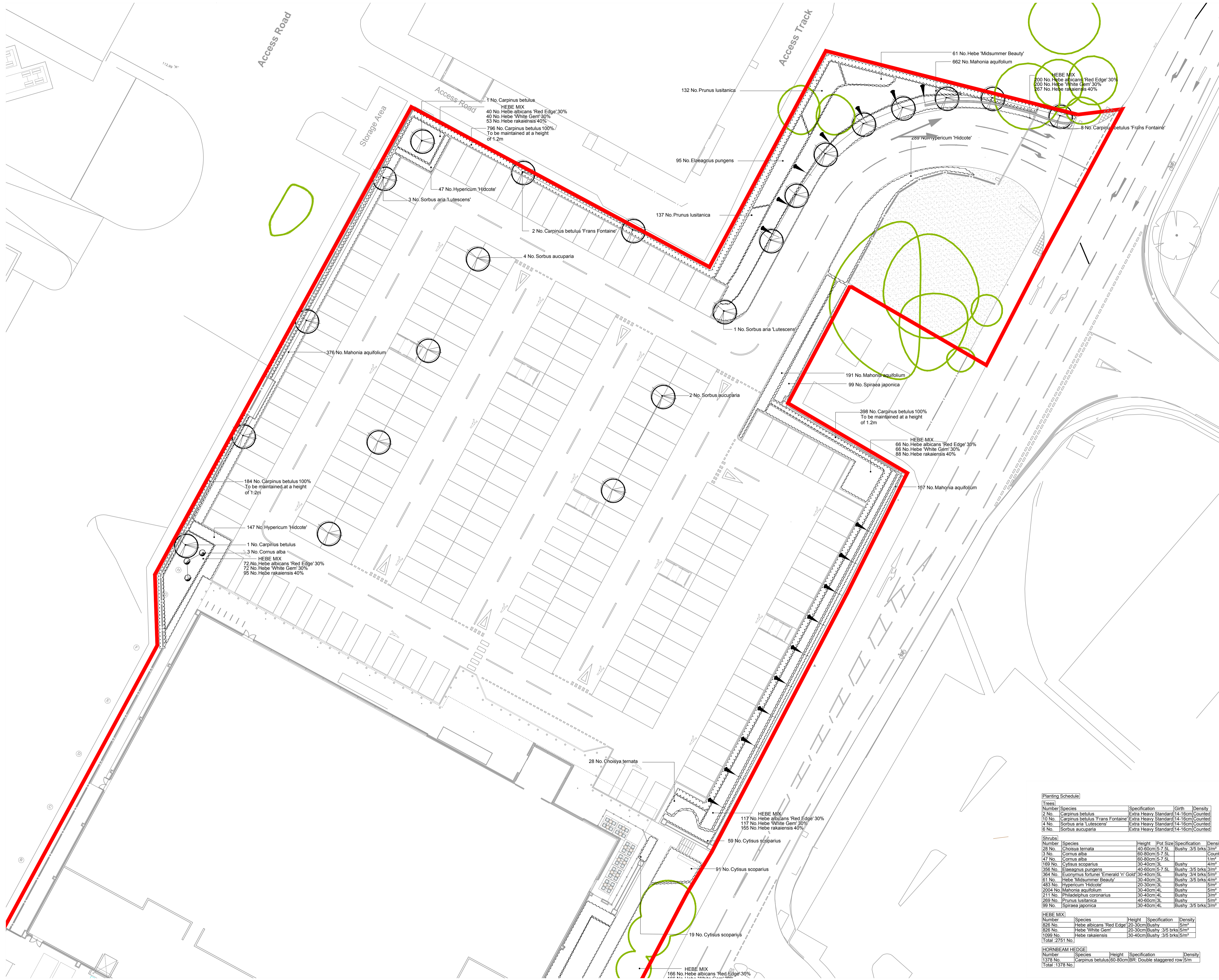
7.3.1. For the ongoing management of the landscape areas, refer to the Landscape Maintenance Schedules in Appendix 3.

## **8. MAINTENANCE SCHEDULES**

- 8.1. The programme of general operations shall be as set out within Appendices 2 and 3. The maintenance period shall cover the Defects Liability Period and beyond for which the client's Maintenance Contractor is responsible.
- 8.2. Maintenance visits are made to site on a 17-day cycle during the growing season (March-October) and monthly for the remainder of the year.
- 8.3. Confirmation sheets are signed at each visit once works have been completed.
- 8.4. The Contractor shall make himself aware of the requirements of Statutory Undertakers with respect to the planting of shrubs and trees and shall ensure that these requirements are complied with.

**APPENDIX 1**

PROPOSED PLANTING PLANS



NOTES:  
 Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
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- KEY:**
- Site Boundary
  - Existing Trees
  - Proposed Trees
  - Proposed Hedge
  - Proposed Feature Shrub
  - Proposed Shrubs
  - Proposed Turf

**PLANTING NOTES**  
 All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3836 and BS8545. Delivery and handling of all plant material to be in accordance with BS428/JCL/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.  
**Planting Pit and Trench Preparation**  
 Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil. The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.  
 Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil material. Trenches and pits shall have the topsoil and any subsoil material thoroughly broken up and mixed prior to backfilling.  
 All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.  
**Planting**  
 All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.  
 Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.  
 Proposed hedgerows should be maintained at a height of 1.2m.  
**Watering**  
 All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.  
**Staking**  
 All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splay to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.  
**Root Barriers**  
 Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.  
**PROTECTION OF EXISTING VEGETATION TO BE RETAINED**  
 Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

**Planting Schedule**

Number	Species	Specification	Grith	Density
2 No.	Carpinus betulus	Extra Heavy Standard	14-16cm	Counted
10 No.	Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard	14-16cm	Counted
4 No.	Sorbus aria 'Lutescens'	Extra Heavy Standard	14-16cm	Counted
6 No.	Sorbus aucuparia	Extra Heavy Standard	14-16cm	Counted

Number	Species	Height	Pot Size	Specification	Density
28 No.	Chaenaya ternata	40-60cm	5-7 SL	Bushy	3/5 brks 3m <sup>2</sup>
3 No.	Cornus alba	60-80cm	5-7 SL	Bushy	4m <sup>2</sup>
47 No.	Cornus alba	60-80cm	5-7 SL	Bushy	4m <sup>2</sup>
159 No.	Cytisus scoparius	30-40cm	3L	Bushy	4m <sup>2</sup>
356 No.	Eleagnus pungens	40-60cm	5-7 SL	Bushy	3/5 brks 3m <sup>2</sup>
364 No.	Euonymus fortunei 'Emerald 'n' Gold'	30-40cm	3L	Bushy	3/4 brks 5m <sup>2</sup>
61 No.	Hebe 'Midsummer Beauty'	30-40cm	3L	Bushy	3/5 brks 4m <sup>2</sup>
483 No.	Hypericum 'Hidcote'	20-30cm	3L	Bushy	5m <sup>2</sup>
2004 No.	Mahonia aquifolium	30-40cm	4L	Bushy	5m <sup>2</sup>
211 No.	Philadelphus coronarius	30-40cm	4L	Bushy	3m <sup>2</sup>
269 No.	Prunus lusitanica	40-60cm	3L	Bushy	5m <sup>2</sup>
99 No.	Spiraea japonica	30-40cm	4L	Bushy	3/5 brks 3m <sup>2</sup>

Number	Species	Height	Specification	Density
826 No.	Hebe albicans 'Red Edge'	20-30cm	Bushy	5m <sup>2</sup>
826 No.	Hebe 'White Gem'	20-30cm	Bushy	3/5 brks 5m <sup>2</sup>
1092 No.	Hebe rakaiensis	30-40cm	Bushy	3/5 brks 5m <sup>2</sup>
Total	2751 No.			

Number	Species	Height	Specification	Density
1378 No.	Carpinus betulus	60-80cm	BR, Double staggered row	5m
Total	1378 No.			

**REVISIONS**

REV	DATE	DESCRIPTION	SLB	AM
I	5.5.15	Updated layout	SLB	AM
H	20.4.15	Updated to new layout	SLB	AM
G	2.4.15	Updated to client comments	SLB	AM
F	5.3.15	Updated layout	SLB	AM
E	3.3.15	Tree retention update	SLB	AM
D	18.2.15	Updated to client comments	SLB	AM

**aspect landscape planning**

**TITLE**  
 Land at Mondelez International,  
 Southam Road, Banbury  
 Planting Plan (sheet 1 of 2)

**CLIENT**  
 Barwood Capital & Mondelez International

**SCALE**  
 1:250@A1

**DATE**  
 NOV 2014

**DRAWN**  
 SLB

**CHKD**  
 AM

**DRAWING NUMBER**  
 5419/ ASP-4

**REVISION**  
 I



147 No. Hypericum 'Hidcote'  
 1 No. Carpinus betulus  
 3 No. Cornus alba  
 HEBE MIX  
 72 No. Hebe albicans 'Red Edge' 30%  
 72 No. Hebe 'White Gem' 30%  
 95 No. Hebe rakaiensis 40%

28 No. Croisiya ternata

HEBE MIX  
 117 No. Hebe albicans 'Red Edge' 30%  
 117 No. Hebe 'White Gem' 30%  
 155 No. Hebe rakaiensis 40%  
 59 No. Cytisus scoparius

91 No. Cytisus scoparius

19 No. Cytisus scoparius

HEBE MIX  
 166 No. Hebe albicans 'Red Edge' 30%  
 166 No. Hebe 'White Gem' 30%  
 221 No. Hebe rakaiensis 40%

364 No. Eucrymyrus fortunei 'Emerald 'n' Gold'

618 No. Mahonia aquifolium

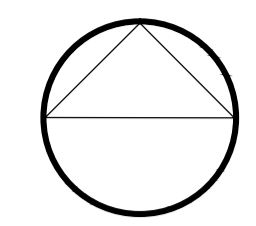
47 No. Cornus alba

HEBE MIX  
 165 No. Hebe albicans 'Red Edge' 30%  
 165 No. Hebe 'White Gem' 30%  
 220 No. Hebe rakaiensis 40%

261 No. Elaeagnus pungens

21 No. Philadelphus coronarius

NOTES:  
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- KEY:**
- Site Boundary
  - Existing Trees
  - + Proposed Trees
  - Proposed Hedge
  - + Proposed Feature Shrub
  - Proposed Shrubs
  - Proposed Turf

**PLANTING NOTES**  
 All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.  
**Planting Pit and Trench Preparation**  
 Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 500mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil.  
 The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.  
 Excavation of planting pits, bed or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil material. Trenches and pits shall have the topsoil and any subsoil material thoroughly broken up and mixed prior to backfilling.  
 All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.  
**Planting**  
 All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and relative shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS5854:2014 - Trees: from nursery to independence in the landscape, recommendations.  
 Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.  
**Watering**  
 Proposed hedgerows should be maintained at a height of 1.2m.  
 All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.  
**Staking**  
 All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.  
**Root Barriers**  
 Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.  
**PROTECTION OF EXISTING VEGETATION TO BE RETAINED**  
 Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

REV	DATE	NOTE	SLB	AM
H	05.15	Updated layout	SLB	AM
G	20.4.15	Updated to new layout	SLB	AM
F	03.15	Updated to Client Comments	SLB	AM
E	03.15	Updated layout	SLB	AM
D	03.15	Tree retention update	SLB	AM
C	18.2.15	Updated to Client comments	SLB	AM

REVISIONS

**aspect landscape planning**

**TITLE**  
 Land at Mondelez International,  
 Southam Road, Banbury  
 Planting Plan (sheet 2 of 2)

**CLIENT**  
 Barwood Capital & Mondelez International

**SCALE**  
 1:250@A1

**DATE**  
 NOV 2014

**DRAWN**  
 SLB

**CHK'D**  
 AM

**DRAWING NUMBER**  
 5419/ ASP4-2

**REVISION**  
 I



## **APPENDIX 2**

LANDSCAPE MANAGEMENT SCHEDULE: YEAR 1

**APPENDIX 2: LANDSCAPE MAINTENANCE SCHEDULE – YEAR 1** (Period between practical completion and the end of rectification period)

Notes: Unless otherwise agreed all works highlighted within this schedule as the responsibility of the landscape contractor are to be undertaken by the landscape contractor responsible for the installation of the relevant works.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Contractor
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Contractor
	Manual weed control	To ensure successful establishment of Planting.	To be undertaken by hand, using hand tools only throughout all planted areas. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Contractor
	Chemical weed control	To ensure successful establishment of Planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly)	Landscape Contractor
	Residual herbicide	To ensure all hard surfaces remain weed free	Applied to all hard surfaces in early spring at the start of the growing season.	Annually in early spring	Landscape Contractor
	Manual cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards	Undertaken using hand tools.	Monthly	Landscape Contractor
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Contractor
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Contractor
	Watering	All planting as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Contractor
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Contractor
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	As required during winter months	Landscape Contractor
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Contractor
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Contractor

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success.		Monthly	Landscape Contractor
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required.	To provide planting with the greatest opportunity for success		Monthly	Landscape Contractor
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Contractor
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Contractor
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Contractor
Annual Defects Review / Snagging	Review of all landscape areas and planting to identify all defect requirements.	To ensure any areas where previous planting works have been unsuccessful are replaced with new to match original, or an agreed variation within defects period.	Undertaken by Landscape Architect, Client representative , Main Contractor and the relevant landscape contractor	Just prior to end of defects liability period.	Landscape Architect, Landscape & Main Contractor, Client Rep

### **APPENDIX 3**

LANDSCAPE MANAGEMENT SCHEDULE: ONGOING

**APPENDIX 3: LANDSCAPE MAINTENANCE SCHEDULE – ONGOING** (following completion of Contractor's 12 months maintenance / rectification period)

Notes: Unless otherwise agreed all works within this schedule are the responsibility of the nominated landscape maintenance contractor / private landscape management firm / estate managing agent as instructed on behalf of the client. Timings for operations are indicative and for guidance only and will be subject to site specific and/or client requirements. Additional maintenance requirements for specialised equipment may be necessary – refer to manufacturer's guidance.

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
Generally (Whole Site)	Litter Picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Emptying/clean litterbins. Dispose of waste. Clean as required including cigarette stub plates if applicable and immediate surrounding area.	To maintain high standard of appearance to area and cleanliness. Ensures litterbins are useable at all times.	All contents to be bagged up and disposed of in the appropriate manner off site	Weekly	Landscape Maintenance Firm
	Manual weed control	To ensure ongoing success of landscape planting.	To be undertaken by hand, using hand tools only throughout all planted areas. All weeds to be removed, bagged up and disposed of off site	Monthly	Landscape Maintenance Firm
	Chemical weed control	To ensure ongoing success of landscape planting.	Generally utilised where all other methods of weed control are proven to be unsuccessful.	As required and approved (generally monthly)	Landscape Maintenance Firm
	Residual herbicide	To ensure all hard surfaces remain weed free	Applied to all hard surfaces in early spring at the start of the growing season.	Annually in early spring	Landscape Maintenance Firm
	Feeding	To ensure ongoing success of landscape planting.	Slow acting organic fertiliser applied to planted areas as considered necessary and raked into top 50mm of surrounding soil. To be spread evenly and replace any mulch materials.	Annually in early spring	Landscape Maintenance Firm
	Manual cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from chewing gum, staining and moss / algae build up / debris and trip hazards	Undertaken using hand tools.	Monthly	Landscape Maintenance Firm
	Mechanical cleaning of hard surfaces	To maintain high standard of appearance to area and to ensure all hard surfaces remain free from debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted.	As required and approved (generally monthly)	Landscape Maintenance Firm
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility	Twice a month during Oct / Nov / Dec	Landscape Maintenance Firm
	Watering	All planting as required to ensure successful establishment and create a high quality pleasant landscaped environment.	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year.	As required (Generally 1-3 times a week during spring and summer and once a week outside this period).	Landscape Maintenance Firm
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees.	Excessive snow to be removed from shrub / tree planting to avoid damage to planting due to weight from snow build up.	As required during winter months	Landscape Maintenance Firm
	Ice removal/gritting	Make safe all hard surfaces during extreme cold / icy spells and avoid hazards	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly.	As required during winter months	Landscape Maintenance Firm
Tree Planting	Check all trees. Removal of dead, dying or diseased trees & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm

Area	Maintenance Operation	Objective	Notes	Frequency of Operation	Action By
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Spray off 1200mm radius around the base of each tree	To minimise competition from surrounding weed/grass growth		Bi-Annually	Landscape Maintenance Firm
	Crown lift specimen trees as they mature where necessary to ensure clear sight lines / activity zones and footways / roadways.	To ensure clear sight lines / activity zones and footways / roadways and avoid vandalism.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Bi-Annually	Landscape Maintenance Firm
Existing Trees	Check all trees. Removal of dead, dying or diseased trees & pruning as required.	To promote healthy future growth and keep all footpaths and routes clear from obstructions	All tree surgery works should be carried out in accordance with British Standard BS 3998 (2010), <i>Recommendations for tree work</i> , and should be undertaken by appropriate persons as necessary.	As required	Landscape Maintenance Firm
Hedge Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and robust hedgerow is created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm r
	Check tree stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
Structural Native Planting	Check all plants. Removal of dead, dying or diseased plants & pruning as required. Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and keep all footpaths and routes clear from obstructions	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly (Pruning as required)	Landscape Maintenance Firm
	Check stakes, guards, ties and remove once fully established (max 5years)	To provide planting with the greatest opportunity for success and to ensure ties / stakes / guards do not impact tree growth.		Monthly	Landscape Maintenance Firm
	Thinning out of structural planting areas.	To ensure long term succession, remove low quality plants to encourage longer living species and development of structural planting.		Annually	Landscape Maintenance Firm
Ornamental Shrub Planting	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and to promote healthy future growth and high quality ornamental planting areas are created.	All landscape works should be carried out in accordance with appropriate British Standards and should be undertaken by appropriately trained persons.	Monthly	Landscape Contractor
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote healthy plants and provide planting with greatest opportunity for success.		Monthly (Pruning as required)	Landscape Maintenance Firm
	Re mulching to all planted areas to maintain specified depth.	To minimise weed growth within planting Areas.	Bark mulch to be certified to ensure it is an inert product and in accordance with drawings / specifications.	Bi-Annually	Landscape Maintenance Firm
Footpaths and other hard surfaces / paved areas	Regular visual checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	Monthly / As required	Landscape Maintenance Firm

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