

Date: July 2015

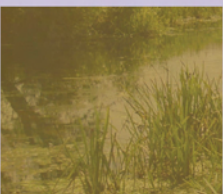
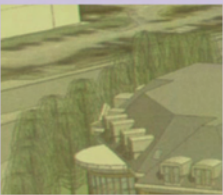
Land West of Chesterton,
Oxfordshire

Landscape Management Plan

Prepared by
CSa Environmental Planning

On behalf of
Taylor Wimpey UK Ltd

Report No: CSa/2325/06



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CONTENTS

Page No

1.0	Introduction	3
2.0	Site Description	4
3.0	Implementation of the Works	5
4.0	General Maintenance Items	6
5.0	Maintenance of Existing Trees and Hedgerows	8
6.0	Maintenance of New Tree Planting	10
7.0	Maintenance of New Woodland / Thicket Planting	11
8.0	Maintenance of New Native and Ornamental Hedge Planting	12
9.0	Maintenance of New Shrub Planting	13
10.0	Maintenance of Amenity Grass Areas	14
11.0	Maintenance of Wildflower / Long Grass Areas	15
12.0	Maintenance of Hard Surfaces, Street Furniture & LAP	16
13.0	Maintenance Schedules	18

Appendix A

Detailed Planting Proposals

CSa/2325/112-113

Appendix B

Management Areas

CSa/2325/114

1.0 Introduction

- 1.1 The following Landscape Management Plan has been drawn up by CSa Environmental Planning on behalf of Taylor Wimpey UK Ltd. It sets out the necessary prescriptions for the management of the new planting in the residential and public open space areas of the site.
- 1.2 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:
- Maintenance of Existing Trees;
 - Maintenance of Proposed Tree Planting;
 - Maintenance of Hedge Planting;
 - Maintenance of Proposed Shrub Planting;
 - Maintenance of Proposed Amenity Grass Areas;
 - Maintenance of Thicket / Woodland Planting;
 - Maintenance of Long Grass and Wildflower Planting; and
 - Maintenance of Hard Surfaces, Street Furniture & LAP.
- 1.3 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance agreed with the local authority.
- 1.4 This plan should be read in conjunction with detailed planting proposals drawings at Appendix A.
- 1.5 Following initial development of the site, the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. Following this period, a Management Company will be set up to manage the communal and open spaces at this site.
- 1.6 Planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.

2.0 Site Description

- 2.1 The site comprises two fields, one arable and one pastoral, located at the south western edge of the village of Chesterton. It is bound to the north by allotments; to the east by properties as The Woodlands and Fortescue Drive; to the south by a mature tree line and arable fields and to the west by an unnamed road and Bicester Country Club.
- 2.2 The development site is approximately 2.76ha consisting of 45 residential units and associated Public Open Space.
- 2.3 A tree survey has been undertaken by Ian Keen Ltd (ref:8364/01) and should be read in conjunction with this report.

3.0 Implementation of the Works

- 3.1 All works should be installed in accordance with the details and specification set out in this report and those contained on the drawings contained in Appendix A.
- 3.2 All planting should take place in the first available planting season following construction of the open space areas and to meet the criteria of the general planting specification set out in on the drawings contained in Appendix A.
- 3.3 The LAP play equipment should be installed as per the layout contained on the drawings at Appendix A, with all equipment and the installation according with the requirements of EN1176.

4.0 General Maintenance Items

- 4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, preferably registered with the British Association of Landscape Industries (BALI).
- 4.2 Maintenance visits shall be undertaken at monthly intervals (min 12 visits per year). At each visit the following operations shall be undertaken:
- (i) Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
 - (ii) Rake-up any leaf litter and remove from site;
 - (iii) Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
 - (iv) Undertake weeding of planted areas.
 - (v) Undertake watering as required to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required.
 - (vi) Sweep all hard surfaces to ensure they are kept free from litter and leaves;
 - (vi) Undertake the landscape maintenance outlined in the following sections.
- 4.3 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.5 A record or log of all maintenance visits should be undertaken by the appointed Contractor and these should be collated on a six monthly basis and submitted to the management company for review.
- 4.6 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

- 4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carry out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.9 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.10 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 4.11 Chipping and shredding is not permitted on site without prior consent from the management company.
- 4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted to the management company for approval.
- 4.13 Ensure that a suitable water supply is available to carry-out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 Maintenance of Existing Trees and Hedgerow

Trees

Objectives

- 5.1 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity.
- 5.2 Management of hedgerow to the perimeter of the site

NB: Should be read in conjunction with the Arboricultural Assessment report by Ian Keen Ltd. ref: 8364/01.

Prescriptions

- 5.3 Monitor existing trees for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.
- 5.4 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.
- 5.5 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line.
- 5.6 Routine annual pruning of mature trees should be carried out, in order to promote well balanced, natural canopy and prevent overshadowing of windows or obstruction of footpaths.
- 5.7 Tree work should be carried out in accordance with BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.
- 5.8 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree.
- 5.9 All tree work should be carried out by a suitably qualified professional tree surgeon, preferably a registered member of the Arboricultural Association.

Hedgerows

Objectives

- 5.10 To manage existing overgrown hedgerow to provide a dense boundary to the development and provide wildlife habitats.

Prescriptions

- 5.11 The hedgerow will be managed more intensively in year 1 to encourage the development of a more bushy structure. The tall hedgerow will be cut back to approximately 5m and lateral growth will be reduced to either side by approximately 1m. Works to the hedgerow will be undertaken in the first winter following the start of works on site, ideally in January / February. Care will be taken during cutting operations to avoid damage to existing hedgerow trees. Dead wood will be removed from the canopy of the hedgerow to allow an accurate assessment of the hedgerow's condition following cutting operations.
- 5.12 Following these initial works the condition of the hedgerow will be assessed. Infill planting will be undertaken within gaps in the existing hedge line, incorporating native shrub species as transplants together with larger standard trees to provide vegetative cover in the short term. (As shown on the plan at Appendix A)
- 5.13 From Year 2 onwards the hedgerow will be managed with an annual cut to 5.5m in January / February. Lateral growth will be reduced on the outside edge of the hedgerow to promote new growth and dense structure.
- 5.14 New planting will be monitored regularly. Weed growth at the base of new planting will be controlled by topping up mulch levels and where necessary hand weeding or the application of a suitable translocated herbicide e.g. Glyphosate.

6.0 Maintenance of New Tree Planting

Objectives

- 6.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

- 6.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 6.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace mulch layer.
- 6.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 6.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.
- 6.7 Trees should be routinely inspected for pests and diseases.
- 6.8 Crown prune young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 6.9 Maintain any mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk.

7.0 Maintenance of New Woodland / Thicket Planting

Objectives

- 7.1 To ensure native shrub planting areas establish well to provide strong, dense structural landscape features within the public open space areas.

Prescriptions

- 7.2 During and following the establishment of the planting, ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 7.3 Inspect shrub shelters monthly to ensure they are secure in position and re-firm / replace as required.
- 7.4 Prune and re-shape native transplants at the appropriate time according to individual requirements to promote good form and encourage strong growth.
- 7.5 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site. Every three months apply a spot herbicide treatment to the base of each transplant (300m radius) to prevent weed growth competing with the plants.
- 7.6 Regularly monitor any mulch levels and re-mulch in September to original depth, or when required.
- 7.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 7.8 Monitor and replace failed planting with new equivalent plants between October and March.
- 7.9 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

8.0 Maintenance of New Native and Ornamental Hedge Planting

Objectives

- 8.1 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

- 8.2 During and following the establishment of the planting, ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 8.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood. For native hedgerows cut alternate sides each year maintaining a height of 1.2 meters.
- 8.4 For transplants (Hawthorn), on planting, cut back growth by 30-50% to promote bushy growth. In year 2, cut all new growth back by a further 50% to again promote bushy growth.
- 8.5 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 8.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², from March - April.
- 8.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re-peg mulch mats as required.
- 8.8 Regularly check for transplants which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 8.9 Monitor and replace failed planting with new equivalent plants between October and March.
- 8.10 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

9.0 Maintenance of New Shrub Planting

Objectives

- 9.1 To ensure planting within public open space areas is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

- 9.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 9.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
- 9.4 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 9.5 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 9.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 9.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 9.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap, it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 9.9 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.
- 9.10 Dead head flowering shrubs following the flowering period to promote further flowering. NB: Remove arisings from site.
- 9.11 Annually cut back herbaceous and perennial shrubs as required in the autumn to promote healthy growth and seasonal flowering.

10.0 Maintenance of Amenity Grass Areas

Objectives

- 10.1 Ensure grass areas are suitably managed in order to maintain an attractive lawn, and facilitate passive recreation in amenity grass areas for the benefit of the local and wider community.
- 10.2 To provide a contrasting short grassland habitat to long grassland and wildflower meadows. This will encourage a different range of bird and invertebrate species, within the north of the development in the public open space.

Prescriptions

- 10.3 Establish and maintain all amenity grassland areas to a height of 25mm - 35mm by cutting as necessary through the growing season. In practice, cuts every 2 weeks are likely to be required. Cuttings are to be removed from site.
- 10.4 Allow turf grass to establish to a minimum height of 35mm before first cut. Then as necessary through the growing season and as required during the winter months (to maintain to 30mm). Arisings to be removed from site.
- 10.5 Where grass areas have become worn or have failed to establish, areas will be over-seeded with amenity grass seed. All grassed areas will receive an application of a proprietary granular slow-release fertilizer twice yearly in the spring and the autumn. NB: Area to be fenced off during establishment.
- 10.6 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/strimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions e.g. street furniture.
- 10.7 All grassed areas should receive an application of a proprietary granular slow-release fertilizer twice yearly in the spring and the autumn (refer to schedules).
- 10.8 A selective herbicide should be used in order to suppress any perennial weeds.
- 10.9 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 10.10 All grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 10.11 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.

11.0 Maintenance of Wildflower / Long Grass Areas

Objectives

- 11.1 To provide new areas of habitat adjacent to established tree lines and hedgerows and to provide seasonal colour and interest.
- 11.2 To provide wildlife habitats around ecological features, including log piles and hibernacula within wildflower and long grass areas.

Prescriptions

- 11.3 In locations adjacent to established tree lines and hedgerows, a suitable wildflower grass mix will be sown which is tolerant of shady conditions. This will provide a graded ecotone of habitats at the edge of the Site.
- 11.4 A 1 metre offset from the ecological features, such as the hibernacula and log piles in the wildflower areas is not to be cut / mowed for the first year.
- 11.5 In the first year, wildflower areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. Cutting should take place every 6 weeks down to 150mm throughout the first growing season, in order to retain reptile and other wildlife habitats in the long grass areas.
- 11.6 Once established, long grassland and meadow areas should not be cut (or grazed) during the spring or summer to allow plant species to flower and set seed, as well as to provide cover for wildlife.
- 11.7 From year 2 onwards, they be maintained with an annual cut after seed drop in September. The sward should be cut to no lower than 150mm to avoid harm to reptiles and amphibians using the habitat. All arising should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse and reduce nutrient build-up.
- 11.8 A further cut of wildflower meadow areas will be taken in spring (March/April) as conditions allow, and where necessary to remove any excess winter growth.
- 11.9 Wildflower meadow areas should be monitored to assess the growth of any invasive species and should be hand-weeded or spot swiped for any perennial weeds such as docks, nettles and ragwort.
- 11.10 Routes through the long grass areas, will be mown and maintained throughout the growing season to 25-35mm to indicate the pedestrian recreation path through. Establish In practice, cuts every 2 weeks are likely to be required. Cuttings are to be removed from site.

12.0 Maintenance of Hard Surfaces, Street Furniture and LAP

Objectives

- 12.1 To ensure that hard surfaces are maintained in a safe, debris-free state to facilitate all-year-round use of the open spaces areas. Ensure that the street furniture is maintained and useable and that the LAP is maintained in a safe condition.

Prescriptions

General Paved Surfaces

- 12.2 As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.
- 12.3 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.

Street Furniture

- 12.4 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.
- 12.5 In the case of street furniture containing timber elements, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- 12.6 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- 12.7 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture that is subject to graffiti.

LAP

- 12.8 Undertake an annual inspection of the play equipment in the form of an independent audit by an organisation registered with the Register of Playground Inspectors International (RPPI) e.g. ROSPA to check the functionality and safety of the installed equipment. The result of such an inspection should be sent to the Local Authority Recreation Officer and a copy kept on files by the management company.

- 12.9 Any remedial action required as a result of the annual inspection to make safe the equipment should be undertaken with immediate effect and any failed equipment should be removed or fenced-off accordingly until such a point in time at which it can be fixed.
- 12.10 Undertake weekly inspection of any play equipment and safety surfacing to check for defects. If defects are identified, the management company should be informed and the play space closed until the issue has been rectified.

SuDS

- 12.11 To maximise the biodiversity value of features created for surface water attenuation.
- 12.12 Two features are required to provide surface water attenuation as part of the Sustainable Drainage System (SuDS) design for the site.
- 12.13 The basins will be seeded with a wildflower mix to form a grassland area that provides opportunities for wildlife whilst discouraging bird species such as wildfowl from using the basins. The grassland will be cut when the sward reaches 100mm and then every six weeks in year 1. In years 2-5 wildflower margins will be cut on an annual basis in July/early August (as a standard hay meadow cut). A summer cut is necessary to maintain a herb-rich sward in the long term. Arisings will be removed to prevent nutrient build-up and encourage less vigorous species to germinate/regrow.
- 12.14 Surrounding these excavated basins wetland associated shrub and tree species will be planted to provide habitat opportunities for wildlife and discourage usage by wildfowl. See Appendix A: (ii) "Wetland shrub planting" for an indicative list of potential species to be planted. Initially this shrub will be pruned, and where appropriate, coppiced (dogwood and willow), to maintain a compact, dense habit.
- 12.15 A litter sweep of the attenuation areas to ensure inlets and outlets remain litter and debris free, to ensure they remain fully functional.

13.0 Maintenance Schedules

General Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height.	As req.	As req.	As req.	As req.	As req.
d	Re-instate any failed plant stock to agreed specification as agreed with client; incl for top dressing with slow release fertiliser @ 50g/m ²	As req.	As req.	-	-	-
e	Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
f	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.

Existing Tree and Hedgerow Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Monitor mature trees for signs of defects / poor health.	Quarterly	Quarterly	Quarterly	Quarterly	Quarterly
b	Aerate root-zone of trees showing signs of stress	As req.	As req.	-	-	-
c	Supply & apply slow release fertiliser to crown spread at base of each tree; 35g/m ² .	As req.	As req.	As req.	-	As req.
e	Undertake routine pruning of trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f	Remove any dead wood / branches.	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept
g	Cutback hedgerow to 5m and reduce lateral growth by 1m. Remove deadwood from canopy.	Jan – Feb	-	-	-	-
h	Manage hedgerow at 5.5m and trim lateral growth annually.	-	Jan – Feb	Jan – Feb	Jan – Feb	Jan – feb
i	Assess existing hedgerow and undertake infill planting in gaps.	Jan – Mar	Jan – Mar	-	-	-

New Tree Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	-	-
b	During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c	Supply & apply slow release fertiliser to base of each tree; 50g per tree.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
d	Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
e	Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept
g	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	-	Annually Sept

New Woodland / Thicket Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after defects liability period.	Once	N/A	N/A	N/A	N/A
b	Inspect shrub shelters/rabbit guards and re-firm / replace; as required.	Monthly	Monthly	Monthly	Monthly	Monthly
c	Prune plant material to maintain form and encourage good growth.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
d	Top up mulch layer; to a depth of 50mm.	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
e	Undertake spot herbicide treatment to planting positions to a radius of 300mm.	Every 3 months	Every 3 months	Every 3 months	Every 3 months	Every 3 months

New Hedge Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Re-cultivate around base of transplants by light hoe to relive soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
c	Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	-	-
d	Undertake formative pruning of hedges, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	-	Annually, as req. Sept-Jan
e	For transplants (Hawthorn); cut back by 50% of new growth following installation and in year 2.	After planting	December	-	-	-
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
g	Top up mulch layer to all planting beds; depth 50mm	Annually Sept	Annually Sept	Annually Sept	-	Annually Sept

Shrub Planting Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove any protective fencing after first 12 months.	Once	N/A	N/A	N/A	N/A
b	Tidy up all planting areas removing rubbish, litter from planting beds.	Each visit	Each visit	Each visit	Each visit	Each visit
c	Dead head flowering shrubs following flowering period	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
d	Re-cultivate around base of shrubs by light hoe to relive soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct
e	Supply & apply slow release fertiliser to planting areas; 60g/m ² .	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
f	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan	Annually, as req. Sept-Jan
g	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
h	Top up mulch layer to all planting beds; depth 50mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
i	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
j	Cut back herbaceous / perennial shrubs annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Wildflower and Long grass Areas Maintenance Schedule

Long Grass Areas

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all grass areas removing rubbish, litter.	Each visit	Each visit	Each visit	Each visit	Each visit
b	Growing season No cutting	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
c	Dormant season Minimum grass at height of 150mm and trim / re-form edges.	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
d	Remove fallen leaves from grassed areas; as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
e	Carry out autumn scarification of all grassed areas; depth 15mm.	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov
f	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
g	Supply & apply slow release lawn fertiliser; Spring: 15:10:10 fertilizer @ 35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov
h	Over-seed patchy areas; as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Wildflower Grass Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	<p>Cut wildflower areas to 150mm height on first cut and then 150mm in subsequent cuts in year 1</p> <p>Cut to 150mm, biannually in year 2 onwards</p> <p>Remove all arisings from site 24 hours after cut</p>	Once sward reaches 150mm in height and every 6 weeks after	<p>Spring cut in March/April if necessary to remove winter growth.</p> <p>Main hay cut in September.</p>	<p>Spring cut in March/April if necessary to remove winter growth.</p> <p>Main hay cut in September.</p>	<p>Spring cut in March/April if necessary to remove winter growth.</p> <p>Main hay cut in September.</p>	<p>Spring cut in March/April if necessary to remove winter growth.</p> <p>Main hay cut in September.</p>
b	Spot treat wildflower areas with approved herbicide where required	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually

Amenity Grass Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove any protective fencing after first 12 months.	Once	-	-	-	-
b	Tidy up all grass areas removing rubbish, litter.	Each visit	Each visit	Each visit	Each visit	Each visit
c	<p>Growing Season:-</p> <p>Maintain grass at height of 25-35mm and trim / re-form edges.</p>	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept

d	Dormant Season:- Maintain grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
e	Remove fallen leaves from grassed areas; as required	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov	Sept-Nov
f	Carry out bi-annual spiking to all grassed areas; to a depth of 75mm.	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct	2 visits; Mar/Apr & Sept/Oct
g	Carry out autumn scarification of all grassed areas; depth 15mm.	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov	1 visit; Oct/Nov
h	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
i	Supply & apply slow release lawn fertiliser; Spring: 15:10:10 fertilizer @ 35g/m ² Autumn: 5:10:10 fertilizer @ 50g/m ²	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov	Twice annually; Mar/Apr & Oct/Nov
j	Over-seed patchy areas; as required	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

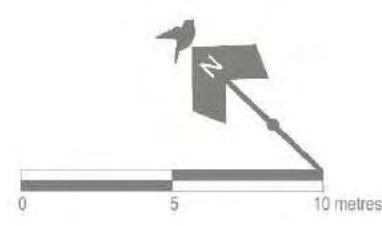
Hard Surfaces, Street Furniture & LAP Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
a	Ensure all hard surfaces are kept free from litter / leaves and sweep as required.	As req.	As req.	As req.	As req.	As req.
b	Undertake annual inspection of hard surfaces for patch / worn areas; make good.	Annually	Annually	Annually	Annually	Annually
c	Undertake vacuum cleaning of all standard vehicular surfaces; every 6 months	April & Nov	April & Nov	April & Nov	April & Nov	April & Nov
d	Power washing of all paved surfaces; every two years	-	As req.	-	As req.	-
e	Undertake bi-annual checks of all street furniture; re-install / adjust any loose fittings	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
f	Treat any worn or damaged timber surfaces	As req.	As req.	As req.	As req.	As req.
g	Re-paint any worn or damaged painted metal surfaces.	As req.	As req.	As req.	As req.	As req.
h	Undertake bi-annual checks for graffiti; remove or remediate.	Bi-annually	Bi-annually	Bi-annually	Bi-annually	Bi-annually
i	Undertake annual inspection of LAP; action any points raised by the inspection with immediate effect.	Annually	Annually	Annually	Annually	Annually

APPENDIX A

Detailed Planting Proposals

CSa/2325/112-113



LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- EXISTING TREES / VEGETATION TO BE REMOVED
- Softworks**
- WOODLAND MIX
- WETLAND THICKET MIX
- STRUCTURAL SHRUB MIX
- EXTRA-HEAVY STANDARD TREE
- STANDARD TREE
- ORNAMENTAL HEDGE PLANTING
- NATIVE HEDGE PLANTING
- ORNAMENTAL SHRUB PLANTING
- EXISTING RETAINED GRASS
- AMENITY GRASS SEEDING
- AMENITY GRASS TURF
- MEADOW GRASS MIX
- WILDFLOWER MEADOW MIX
- WILDFLOWER MEADOW MIX
- GREAT CRESTED NEWT HIBERNACULA
- LOG PILES

Planting Schedule

Qty	Name	Age	Height	Form	Depth	CK/CM	B/S	Root	Core	Density Unit	Density (plants/m ²)	Cov %
42	Salix repens (Weed)	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
43	Salix repens (Weed)	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
Native Hedge Mix (NH1)												
62	Corylus avellana	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
63	Crataegus monogyna	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
64	Ilex aquifolium	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
65	Prunus spinosa	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
66	Rosa canina	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
67	Viburnum opulus	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
Shrub												
83	Aucuba japonica 'Rozannie'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
84	Berberis thunbergii 'Atropurpurea Nana'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
85	Berberis thunbergii 'Red Chief'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
86	Chamaecyparis 'Blue Mound'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
87	Chamaecyparis 'Blue Mound'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
88	Clivia 'Silver Pink'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
89	Coma sanguinea 'Red Prince'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
90	Escallonia 'Red Elf'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
91	Eucalyptus 'Emerald Gully'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
92	Eucalyptus 'Emerald Gully'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
93	Euonymus 'Emerald Gully'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
94	Hebe 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
95	Hebe 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
96	Hebe 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
97	Hypericum 'Hidcote'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
98	Ilex 'Santolina'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
99	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
100	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
101	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
102	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
103	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
104	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
105	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
106	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
107	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
108	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
109	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
110	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
111	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
112	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
113	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
114	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
115	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
116	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
117	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
118	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
119	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
120	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
121	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
122	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
123	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
124	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
125	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
126	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
127	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
128	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
129	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
130	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
131	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
132	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
133	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
134	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
135	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
136	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
137	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
138	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
139	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
140	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
141	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
142	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
143	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
144	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
145	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
146	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
147	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
148	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
149	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
150	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
151	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
152	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
153	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
154	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
155	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
156	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
157	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
158	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
159	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00
160	Laurencia 'Major'	1-2	1.5-2.0m	Standard	10-15cm	150-200cm	4	R	10	0.00	1.000	0.00



PLANTING SPECIFICATION

General Guidance

All plant handling to be in accordance with the HTA 'Handling and establishing landscape plants' Part 1, Part II and Part III (obtained from the Horticultural Trades Association) and the CRSE publication 'Plant Handling'.

All planting to conform to National Planting Specification Guidelines.

The individual setting out of the plants on site shall be the responsibility of the contractor and should follow closely the locations shown on the detailed planting proposal drawings supplied by the landscape architect. Contractor to ensure that plants are equally spaced within individual planting groups.

Contractor to ensure that smaller plants are located to the front of plant species groups as shown on detailed planting plans.

Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within tree protection zones in accordance with BS5377:2012. Contractor shall not remove or relocate any tree protection fencing without prior consent of the client.

Contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.

All arising shall be removed from site and the contractor shall at all times, keep the site free from rubbish and debris.

For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.

All plants should be supplied at the same size and of the same species as specified in the planting schedules on the landscape proposals plan. Any proposed replacement species or deviation from the planting schedules should be highlighted to and agreed with the client prior to installation.

All plants shall be hardened-off at the Contractor's own nursery or at the source prior to planting out.

All field grown and rootballed trees must have been transplanted or undercut in the nursery no less than 18 months prior to supply.

The Contractor shall carry out the work while soil and weather conditions are suitable. Planting is not to take place during periods of frost or strong winds.

The contractor is to ensure that adequate watering and weed control is provided at the time of planting.

Any topsoil retained on site in stockpiles for use in planting works is to be stored in heaps no greater than 1.2m in height and is to be kept weed free at all times. Vehicles should be prohibited from tracking over any extent of the stored heaps. Apply proprietary herbicide to any perennial weeds and allow a period of time recommended by manufacturer to elapse before disturbing and re-using elsewhere on site.

Do not use peat or peat based products.

Prior to planting, planting areas shall be cleared of grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.

All plants are to be watered thoroughly before planting stage to ensure rootball is thoroughly soaked prior to final backfilling.

Tree Planting

Generally plant trees in pits with minimum dimensions of:

- 1000 x 1000 x 800mm deep for trees in soft, planted areas including grass/shrub areas and rear gardens.
- Backfill the pits in layers as specified below (from bottom top):
- 200mm layer of compacted inert free draining gravel or pea shingle, wrapped in geo-textile membrane.
- 600mm layer of retained site sourced topsoil (free from weeds), imported topsoil (Multi-purpose grade to BS3882:2007), 400mm layer of feathered trees or smaller.

Break up bottom of tree pit to a depth of 200mm and ensure ground is free-draining.

Loosen edges of tree pit at time of planting by hand, using a fork to ensure good drainage. Pits should be excavated no greater than 48hrs prior to planting and de-watered as required.

Incorporate a soil conditioner/amendment in the form of peat-free tree and shrub compost or well rotted spent mushroom compost into backfill material at the rate of 40L per pit.

Backfill topsoil in layers of 150mm, firming at each layer and lowering the pit sides to allow drainage. The surface level of the pit should be 50mm above the surrounding ground.

Trees shall be planted in the centre of the excavated pits.

Trees in soft planted areas to be dressed with a minimum 75mm mulch layer, consisting of pine bark fines, particle size 15-50mm to a minimum diameter of 100-120mm where appropriate.

Extra-heavy standard trees shall be staked and supported with a low, double stake consisting of 2x6, 75mm diameter x min. 2000mm length, rounded timber posts driven into the ground, 800mm above ground level and fixed to the tree by a proprietary rubber tree or horizontal cross support.

Standard trees shall be staked and supported with a low, single stake consisting of 1x 75mm diameter x min. 2000mm length, rounded timber post driven into the ground at 45 degree angle to approx. 450mm above ground level and fixed to the tree by a proprietary rubber tree tie.

Trees shall be installed with proprietary flexible perforated irrigation pipe with integral cap. Pipe to be installed encircling equally around rootball to the full depth of planting pit, with the final cap section installed just above ground level and sealed securely in place.

All trees in grass areas to be protected by min. 225mm high x 12-15mm diam. proprietary plastic strimmed/vee guards. Where trees have a basal trunk diameter greater than 120mm e.g. semi-mature, then two or more guards should be joined together using jointing tape and then secured in place.

Root barrier membranes to be installed on the tree side along the back edge of the tree's edging resistant to the adjacent hard standing and to extend a minimum 3m in each direction from a point taken perpendicular from the tree trunk to the kerbside/edge face.

Root barrier membranes are to extend to a depth as outlined below:

- For trees adjacent to hard standings only (no underground services): install 'Recoat 300' by GreenBlue Urban (01424 717177) or equal and approved, ribbed root barrier membrane, to a depth of 300mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
- For trees adjacent to hard standings incorporating underground services: install 'Recoat 600' by GreenBlue Urban (01424 717177) or equal and approved, ribbed root barrier membrane, to a depth of 600mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
- For services deeper than 600mm:
 - Recoat 1000' by GreenBlue Urban (01424 717177) or equal and approved, ribbed root barrier membrane, to a depth of 1000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
 - Recoat 2300' by GreenBlue Urban (01424 717177) or equal and approved,

ribbed root barrier membrane, to a depth of 2000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For locations where a hard standing with or without underground services exists on both sides of the tree e.g. grass verges, then a root barrier is to be installed against both kerbs/edging faces.

Shrub Planting

Plant shrubs and groundcover into pre-prepared planting beds consisting of topsoil to a depth of no less than 400mm, covering clean subsoil, mixed with soil conditioner as specified below.

Subsoil to be fully broken-up by main contractor to ensure adequate decompaction and alleviate free-drainage.

Topsoil to be either: existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Incorporate a soil conditioner/amendment in the form of peat free general purpose shrub compost or well rotted spent mushroom compost along planting bed in a 50mm layer at the rate of 300g per m², and incorporate to a depth of 225mm.

Dig planting holes for shrubs to be a depth of 200mm and a width or 150mm greater than the source pot size, ensuring that pit walls are loosened to ensure good drainage.

Install a proprietary geo-textile weed suppressant membrane onto the surface of the pre-prepared shrub planting beds with minimum 500mm gap. Cover with a nominal 50mm layer of topsoil (as 4.2 above) prior to commencing planting and the installation of the mulch layer.

Ensure planting appears random / natural and not formal in accordance with the planting proposals as supplied by the Landscape Architect.

All shrub areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

The contractor shall take the necessary precautions to ensure all shrub areas are protected throughout the establishment period by temporary fencing.

Hedge Planting

Plant hedges into pre-prepared planting trenches, 500-600mm wide for stable rows. Planting strips to consist of topsoil to a depth of no less than 450mm, mixed with soil conditioner as specified below.

Topsoil to be either: existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Incorporate a soil conditioner/amendment in the form of peat free general purpose shrub compost or well rotted spent mushroom compost along planting trench in a 50mm layer at the rate of 300g per m², and incorporate to a depth of 225mm.

Ensure planting conforms to planting matrix where appropriate and in all other areas appears random / natural and not formal in accordance with the planting proposal layouts.

All hedge planting areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

Hedges to be supported by min. 1000 high timber post and wire fence, consisting of 17mm diameter x 2000mm long, rounded timber posts, driven in at 2000mm centres with 20m galvanneal wire supported by 2x20mm galvanneal wire spaced every 1000mm along the post. Corner posts and/or straining posts are to be additionally supported by 45° angled, 50mm diameter timber struts.

Thicket Planting / Woodland Planting

Generally clear any surface vegetation in proposed woodland and thicket areas, utilizing proprietary herbicide where appropriate and install plants into located pre-prepared planting pits, generally 300 x 300 x 450mm deep or 200mm greater than the rootstock, whichever is greater, seedling with either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Incorporate a soil conditioner/amendment in the form of peat free tree and shrub compost or well rotted spent mushroom compost into backfill material at the rate of 50g per pit, incorporating a slow release fertilizer e.g. Enmag (or similar approved) at a rate of 5g per pit.

Ensure planting conforms to planting matrix where appropriate and in all other areas appears random / natural and not formal in accordance with the planting proposal layouts.

Plant Protection

All woodland and thicket areas to be fully enclosed by min. 900mm high rabbit proof fencing, supplied as min. 1.8m Gauge (12mm) galvanneal mesh with max. 31mm openings, nailed with galvanneal 20mm staples to 50-55mm diameter treated timber stakes at 1.5m centres, incorporating 10mm plastic galvanized strapping along the mesh. Fence to be holed into ground 100mm below ground level. Strapping posts of 100mm diam. tree stake to be installed every 50m or at every turn of direction 90 degrees or greater.

If additional deer protection fencing is required, all woodland and thicket areas to be fully enclosed by min. 1.8m proprietary plastic mesh fencing (50mm x 45mm gauge) secured to min. 100mm round, treated softwood posts, driven min. 75mm below ground level, NB: in 3.5m centres. Mesh fence to be holed into ground 150mm below ground level, NB: in 3.5m centres. Mesh fence is also a known problem, an additional 300mm high section of min. 19 Gauge galvanneal mesh (thicker wire) with max. 31mm openings to be fixed to the lower portion of the deer fencing and staked using proprietary plastic cable ties.

All standard trees to be protected by min. 225mm high x 12-15mm diam. proprietary plastic strimmed/vee guards.

All small / feathered trees to be protected by min. 1200mm high x 80-110mm diam. proprietary plastic mesh tree guards/shielders and secured in place with min. 25mm square treated softwood timber stakes and fixed with plastic cable ties. NB: Staked and fixed silver deer reside in the locality the tree guards/shielders should be increased in height to 1.8m.

Any coniferous trees and/or beech trees (Fagus sylvatica) must not be protected by open mesh tree guards.

All bulky thicket shrubs to be protected by min. 600mm high x 170-200mm diam. proprietary plastic mesh shrub shelters / guards and secured in place with treated softwood timber stakes and plastic cable ties.

All trees and thicket plants to be installed with a min. 500mm square, woven polypropylene mesh mat securely pegged in place.

Amenity Turf Planting

Areas to be turfed are to be 'big over' or re-turfed to ensure occupation of any existing substrate and then finely graded to bring to a uniform and even grade at the correct finished level, removing all minor hollows and ridges. Lign rotting may be required to consolidate any loose substrate.

All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Turfed areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Unless otherwise stated, finished level of turfed areas to be 30mm above adjoining paving and kerbs.

Final preparation of the turfed areas shall be carried out as to create a fine 5th surface suitable for laying of turves.

Prepared areas to be watered thoroughly to a depth of 75mm and lawn establishment fertilizer shall be applied at a rate of 40g/m², 48hrs prior to turving. Fertilizer to be added into top 25mm of the soil.

a. The area(s) are to be turfed between April and October with turf, as specified in the planting schedule (Appendix A).

b. Turves should be laid in a series of straight rows, with staggered joints. All joints are to be closely butted together. Timber planks should be used to spread the load of the installer during laying and areas are to be tampered down to ensure good contact between turves and the soil.

c. All turves should be laid within 24hrs of delivery.

d. The contractor shall ensure that all turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Amenity Grass / Meadow Grass Seeding

Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Seeded areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2007) or a combination of the two as necessary.

Unless otherwise stated, finished level of seeded areas to be 30mm above adjoining paving and kerbs; 150mm below the top of adjoining buildings.

Final preparation of the seeded areas shall be carried out as to create a fine 5th surface suitable for seeding.

For amenity grass areas only, a pre-seeding fertiliser shall be applied at a rate of 250g/ha approx. 7 days prior to seeding and raked into top surface e.g. GroRight Lawn Establishment fertiliser by Roben Ltd, slow-release granular fertiliser, 7:10:10 NPK; equal and approved by Landscape Architect.

The area(s) is to be seeded between April and October with approved grass seed mix, as specified in the planting schedules at the specified rate. Following seeding, areas are to be hand raked and lightly rolled.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.

The contractor shall ensure that all seeded and turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Wildflower Meadow Grass Seeding

Kill off any existing vegetation by spraying off with proprietary herbicide and allow a time to elapse as recommended by the manufacturer before commencing any cultivation works.

If time permits, a 'late seed bed' is to be established, by allowing the graded meadow area to colonise with weeds from the existing soil seed bank following initial cultivation / rotation and an additional application of proprietary herbicide applied to remove any weed growth.

Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site.

Wildflower seeded areas are to consist of min. 300mm deep existing retained topsoil (free from weeds) / subsoil mix (50:50) over existing site subsoil layer. No imported topsoil should be used in the formation of wildflower meadows.

Final preparation of the seeded areas shall be carried out as to create a fine 5th surface suitable for seeding.

No pre-seeding fertiliser shall be applied.

Wildflower seeded is to be undertaken preferably in Spring (Early March to late June) or if not feasible in Autumn (Mid August to October). Where sowing times are low and sowing is to be undertaken by hand broadcast, the contractor should mix the seed evenly with a fine, dry sand to bulk up the sowing mixture. Seeding by this method should only be undertaken on calm days with no wind, after seeding, areas are to be hand raked and lightly rolled.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate.

The contractor shall ensure that all seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

General Planting Maintenance

All soft landscape areas to be maintained to BS7370:4:1993.

Sufficient watering should be undertaken by the contractor to establish and maintain healthy plant growth.

The first cut / mow of all amenity grass seeded areas should be undertaken when the established sward reaches 50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained at a nominal height of 25mm (March to October). All arising are to be removed from site and composted.

The first cut / mow of all meadow and wildflower areas to be undertaken when the established sward reaches 150mm in height or weeds colonise to a height of 300mm (whichever is sooner), to a nominal height of 150mm.

For spring sown meadow/wildflower meadows, the second cut should take place about 16 weeks after sowing or in September (whichever is sooner), after which all meadow and long grass areas should be cut annually in September, to a nominal height of 100mm, once any wildflowers have set seed, with an additional spring cut in March / April to renew winter growth if necessary.

For autumn sown meadow/wildflower meadows, the second cut should take place in April, after which all meadow grass and long grass areas should be cut in September, to a nominal height of 100mm, once any wildflowers have set seed, with an additional cut in March / April to renew winter growth if necessary.

Removal areas should be hand-weeded or spot sprayed for any perennial weeds such as docks, nettles and ragwort.

All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Bare areas and areas of dead grass which become apparent should be rectified by overseeding and/or turf re-installation at the soonest available planting season.

All amenity grassed areas and planting beds should receive an application of a proprietary slow release fertilizer twice yearly in the spring and the autumn.

All shrub planting and formal hedges shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

Dead heading of herbaceous plants including flowering aquatic plants, should be undertaken following flowering.

All planting areas should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible, whereby weeds can be treated by the application of a suitable proprietary herbicide.

NB: Herbicide usage to be limited to spray usage on calm days (no wind) and undertaken by suitably qualified operatives in accordance with current legislation.

Tree stakes, ties and guards should be checked annually for adjustment and/or replacement/removal as required.

All turfed, grassed areas should be scarified annually in the autumn to remove thatch conditions and the bulk of dead grass. Following scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage. NB: Within tree root protection areas (RPAs) as identified on drawing 6031.01, all scarification/spiking should be carried out sensitively by hand and the use of vehicular mounted machinery will not be permitted within these areas.

All plants should be maintained in a disease and pest free state. In all instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants should be treated through the application of a suitable proprietary herbicide/pesticide.

Areas of shrub planting with a bark mulch layer should be topped up annually in the spring to restore mulch and limit weed growth, to a nominal depth of 50-75mm.

NOTE:

- Refer to CSA/2325/112 for Planting Schedule and Legend
- Refer to document CSA/2325_06 for Management Plan
- Refer to CSA/2325/110-111 for Hard Landscape Proposals

03.01.16 | Updates to specification
15.12.15 | Minor updates
04.08.15 | Updated to reflect current housing layout

Revision Date | By | Description

CSa environmental planning
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Project | Land West of Chesterton, Oxfordshire

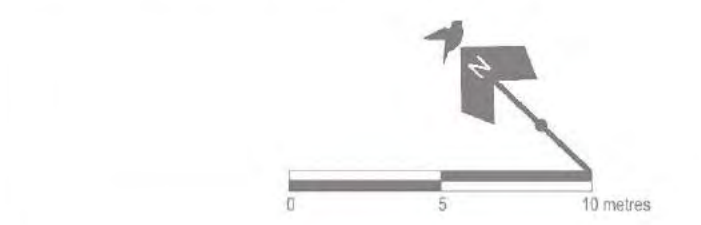
Title | Soft Landscape Proposals
Sheet 2 of 2

Client | Taylor Wimpey UK Ltd

Scale @ Size | 1:250 @ A1 | Drawn | AB
Date | July 2015 | Checked | GC

Drawing Number | CSA/2325/113 | Revision | C

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APPENDIX B

Management Areas Plan

CSa/2325/114



 Areas to be maintained by management company
 Application Boundary

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Project	Land West of Chesterton, Oxfordshire	Date	August 2015	Drawing Number	CSa/2325/114
Title	Management Areas	Scale	Not to Scale	Revision	-
Client	Taylor Wimpey UK Ltd	Drawn	ES	Checked	AB