LANDARB SOLUTIONS

Landscape Management Plan

Adderbury Sports and Community Centre

September 2021

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APPENDIX 1 – LANDSCAPE PROPOSALS

REVISIONS:

Date	Rev	Description	Initials
29.01.21	-	First Issue	DP
27.09.21	A	Second Issue	DP
15.03.23	B	Third Issue	

1. INTRODUCTION

1.1 LandArb Solutions Ltd were asked to prepare a Landscape Management Plan for Adderbury Sports and Community Pavilion in respect of planning permissions ref 18/00220/F, 19/02796/F and 21/00104/F.

1.2 This Management Plan addresses Conditions 7, 12, 16 and 17 of 18/00220/F and Conditions 10 and 11(for maintenance of SUDs in conjunction with designs supplied by drainage consultant), 17,18, and 26 of 21/00104/F.

1.3 This document has been prepared by a Chartered Member of the Landscape Institute.

1.4 This document should be seen as an operational guide, which covers hard and soft landscaping, and is subject to amendment in the light of changing conditions. Different landscape features mature and develop, and it is therefore recommended that this management plan be at five yearly intervals to ensure that the management aims, and tasks are still required.

2. MANAGEMENT PLAN

Responsibilities

2.1 The Parish Council are responsible for the management of all areas shown in appendix 1.

Objectives of the Management Plan

- To ensure clear objectives for the site are laid down and agreed;
- To develop work programmes and schedules to be used as a management guide;
- To maintain and enhance the landscape character of the site;
- To ensure that the site provides an attractive, safe and useable landscape framework;
- To ensure the establishment and growth to maturity of all new areas of shrubs, Suds planting, grass, trees and native hedge planting; and
- To retain and appropriately manage existing vegetation within and bordering the site.

Monitoring

2.2 A suitably qualified Landscape Architect/land manager shall carry out a site inspection annually. An annual general walkover of the site by the Landscape Architect/land manager should record the effectiveness of the proposed landscape planting and record any species that are struggling to establish. A record of species failures, probable reasons for failures and numbers of replacements needed should be recorded. The Landscape Architect/land manager will also monitor the establishment of the grassland/wildflowers at the same time, as well as monitoring the condition of the existing trees and hedgerows.

2.3 All adjustments shall be agreed in writing with the local planning authority prior to any alterations in management practices.

2.4 Monitoring will help ensure the protection of existing trees/hedgerows; help ensure landscape planting is establishing as intended. Monitoring will also give an early warning of any injurious weeds or vegetation failure that may occur, or any loss or fragmentation of existing and proposed landscaping. Over time the monitoring information will build up a picture of the success or otherwise of the management plan and inform any amendments that may be required.

2.5 Recommendations will be made where relevant to update and amend the management plan and inform the objectives to ensure they are still required and relevant.

2.6 After year 5, there will be a review of the management plan where updates and amends will be made for the future management of the site for the following 25 years. The management plan will be ongoing and subject to any necessary changes as a result of a review every 5 years. The areas contributing to net gain in particular should be planned to be managed for at least 30 years.

Existing Trees – Management Objectives

- To maintain the health, safety and visual amenity of retained trees
- To take care in construction and maintenance operations near to trees
- To manage the trees for their amenity value
- To enhance their ecological/biodiversity value

Note: Tree works should be carried out between August and March in order to avoid the bird-nesting season unless the works are essential for public safety

Management objective	Maintenance Task	Method	Timing	Years
Check tree safety	Identify hazards and carry out necessary maintenance work. Keep records up to date	Visual tree assessment with instrumental backup where necessary. Monitoring to be undertaken by qualified arboriculturalists. Tree works to be carried out to BS:3998:2010	Annual	1,2,3,4,5
Preserve habitats for invertebrates' birds and other creatures in, on and around the tree.	Identify potential habitats and carry out maintenance only where essential. Keep records up to date	Allow natural tree habitats to develop unless they are creating a safety hazard. Only sever ivy where it is growing into tree canopy and is likely to cause a sail hazard.	As required	1,2,3,4,5
Control exotic tree and shrub species that do not belong in a native tree setting.	Check and remove any exotic species	Dig by hand and remove from site or treat with a brush wood killer	Annual	1,2,3,4,5

Proposed Tree Planting – Management Objectives

- To ensure successful establishment of tree planting
- To maintain newly planted trees to ensure a good survival rate and development
- To minimise competition from grass and weeds
- To keep planted areas free from litter and rubbish

Note: Until well established all trees are to be watered during the growing season following any dry periods of 7 days. Tree planting areas are to be brought up to field capacity at each visit and each tree is to receive 90 litres.

Management Objective	Maintenance Task	Method	Timing	Years
Ensure successful establishment of tree planting	Check stakes and ties	Adjust/replace stakes and ties and remove when the tree is self supporting	Twice yearly, spring and autumn	1,2,3
Keep planted areas free from weeds to reduce competition	Weeding	Weed clearance by hand, hoe or fork, or by use of a herbicide as required. Take care not to disturb roots and avoid excessive treading of bed surface	Monthly from March to October or as required	1,2,3,4,5
Maintain integrity of planting scheme	Monitor and record any tree losses/vandalism	Maintain tree planting and replace any losses. Check and mark dead trees in August/September – replace in the next growing season	October/ November	1,2,3,4,5
Keep paths/parking areas clear from branches/vegetation.	Pruning/cutting back	Prune back tree branches/vegetation from encroaching onto adjacent paths and parking/access areas, to a height of 5m over parking/access areas and 3m over paths	As required from March to October.	1,2,3,4,5
Avoid damage to trunks of trees	Keep weed free area around tree trunks	Take care during mowing operations. The use of strimmers within 1m of tree is not acceptable	Whenever mowing and strimming operations take place	1,2,3,4,5

Native Hedge Planting – Management Objectives

- To establish new native hedges
- To maintain newly planted areas of native transplants to ensure good survival rate and establishment
- To minimise competition from grass and weeds from around newly planted areas
- To control and make good damage from pests and disease

Note: Where possible, native plant stock shall be obtained from local sources and at the very least shall be propagated in the UK by an approved supplier.

Management Objective	Maintenance Task	Method	Timing
Keep tree/shrubs free from weeds to reduce competition for water/nutrients	Visual inspection	Hand weed shelters. Use a herbicide to kill weeds Do not use strimmers in these areas.	Quarterly
Keep tree/shrubs protected from animal damage.	Visual inspection to check for damaged shelters and signs of bark damage.	Replace shelters and guards as necessary	Quarterly
Keep tree and shrub transplants free from pests and diseases	Qualified horticultural staff to inspect and check on health of transplants	Deal with individual problems as they arise – ideally with no/minimum pesticide intervention	Quarterly
Allow transplants to develop into healthy trees and shrubs	Remove shelters from transplants	To avoid damaging plants cut shelters away and remove canes – take to licensed waste disposal site	Approx. 5 years after planting

Ornamental Shrub Planting – Management Objectives

- To establish new areas of new ornamental shrubs and to present visible indication of high quality with regular site maintenance
- To maintain newly planted shrubs and ground cover to ensure a good survival rate and development
- To minimise competition from grass and weeds
- To keep planted areas free from litter

Management Objective	Maintenance Task	Method	Timing	Years
Keep planted beds free from weeds to reduce competition and improve visual amenity	Weeding	Weed clearance by hand, hoe or fork as required. Take care not to disturb shrub roots and avoid excessive treading of bed surface. Avoid use of herbicide until 75% of the ground is covered	Monthly from March to October or as required	1,2,3,4,5
Maintain integrity of planting scheme	Monitor and record any plant losses. Report to client.	Replace missing plants and maintain to ensure survival	October/ November	1,2,3,4,5
Keep paths/parking areas clear from vegetation.	Pruning/cutting back	Prune back shrubs from encroaching onto adjacent paths and parking areas.	As required from March to October.	1,2,3,4,5
To keep newly planted shrubs and ground cover in prime condition and appearance.	Qualified horticultural staff to inspect and check on condition of ornamental planting.	Prune dead foliage and flowers and extension growth as necessary	As required depending on species	1,2,3,4,5
To keep newly planted shrubs free from pests and disease	Qualified horticultural staff to inspect and check on health of ornamental planting.	Deal with individual problems as they arise keeping use of pesticides to a minimum	Monthly from March to October	1,2,3,4,5
To keep newly planted shrub beds free from litter	Remove litter	Remove by hand	Monthly	1,2,3,4,5

Amenity Grass – Management Objectives

- To maintain amenity grass areas at specified height
- To keep grass areas in good condition
- To repair worn areas
- To control weeds in amenity lawn
- To keep grass areas free from litter and rubbish

Management Objective	Maintenance Task	Method	Timing	Years
Control height of amenity grass for recreational use	Cut grass to between 25-50mm	Mow large areas with a tractor drawn gang mower and smaller areas with pedestrian or sit-on mowers as necessary – arisings should be removed from site and composted. Trim around obstacles such as fences and posts to same standard as the surrounding grass area. Clean path areas after mowing.	Approx. 16-20 times during growing season April – October (every 7 to 10 days during May, June, July and August but do not cut in drought conditions)	1,2,3,4,5
Keep edges to amenity grass areas neat and tidy	Trim edges to shrub beds and hard surfaces	By hand using long handled edging shears (shrub beds) or an edging iron (hard surfaces). The use of strimmers is not acceptable.	May, July, September	1,2,3,4,5
Keep all grass areas free from litter	Litter removal	Hand picking.	Before each cut and monthly October - March.	1,2,3,4,5

Wildflower Grass – Management Objectives

- For grass areas to present visible indication of high-quality site maintenance and effective meadow grass management for maximum wildlife and amenity value.
- To maintain meadow grass areas at specified height
- To keep grass areas in good condition
- To keep grass areas free from litter and rubbish

Management Objective	Maintenance Task	Method	Timing	Years
Allow meadow areas to regenerate	Cut to 75mm after flowering and allow seeds to fall	Leave arising for 2 to 3 days. Rake up arisings using a stiff tined rake to pull out any accumulated thatch – remove from site	Cut in late July and September or April depending on weather conditions	1,2,3,4,5
Allow insects to overwinter	Cut to 50mm in spring	Allow grass to grow after flowering then cut in spring. Rake up arisings using a stiff tined rake to pull out any accumulated thatch – remove from site	Cut in April/March	1,2,3,4,5
Keep the sward in good condition	Check for damaged areas	Repair damaged areas and sow seed	April or September	1,2,3,4,5
Keep weeds under control	Check before each cut for weed problems	Treat according to problem using best horticultural practice.	As necessary	1,2,3,4,5
Keep all grass areas free from litter	Litter removal	Hand picking.	Monthly	1,2,3,4,5
Meadow Grass Monitoring	Monitor the Meadow Grass	A visual inspection to be carried out	At the start of flowering season – best time to check establishment, dominant species etc	1,2,3,4,5

Proposed Sports Pitches

- For sports pitch areas to present visible indication of high-quality site maintenance and effective grass management
- To maintain grass areas at specified height
- To keep grass areas in good condition
- To keep grass areas free from litter and rubbish

Management Objective	Maintenance Task	Method	Timing	Years
Maintain sports pitches in a clean condition as a visible sign of quality.	Sports turf areas to be kept free from litter	Litter picking removal by hand.	Monthly	1,2,3,4,5
	Control grass to desired height.	Grass to be cut to a height of 25mm and arising's dispersed.	As required during growing season. Approx. 16-20 times during growing season	1,2,3,4,5
Mark out sports pitch areas when required.	Pitch markings to be painted as required for intended use.	Using appropriate approved line marking equipment.	As required	1,2,3,4,5
Maintain sports pitches in a healthy condition as a visible sign of quality.	Playing surface to be aerated.	Use of appropriate equipment such as tractor mounted aeration equipment.	Fortnightly or as required between September and March; fortnightly or as required in May for renovating winter sports pitches	1,2,3,4,5
	Application of fertiliser to whole grassed area.	Pedestrian or tractor mounted spreader as appropriate.	Biannually in May and September	1,2,3,4,5
	Over seeding with specified seed mix.	Appropriate seeding equipment.	Annually in May or as required	1,2,3,4,5
	Top dressing with sandy topsoil.	Bay hand for smaller or areas tractor mounted equipment, as appropriate.	Annually in June or as required	1,2,3,4,5

	Control of turf pests such as worms and leatherjackets.	Signage to be erected to inform public of operations. Full PPE to be used by operatives.	Biannually between February and June, and between September and December, as required	1,2,3,4,5
Maintain goalposts.	Repair damage, replace if necessary.	Report any damage. Checking and replacements to be done by a competent person.	As required	1,2,3,4,5
	Repaint goalposts.	Operatives to wear appropriate PPE.	Annually prior to season commencement.	1,2,3,4,5
Pavilion maintenance.	Repair damage.	Using appropriate approved equipment and full PPE.	As required.	1,2,3,4,5
	Remove graffiti.	Using appropriate approved equipment and full PPE.	As required. Graffiti of an offensive nature to be removed within one week of reporting.	1,2,3,4,5

Sustainable Urban Drainage Feature – Management Objectives

- To maintain pond as attractive landscape feature with ecological value
- To manage marginal planting to control invasive species
- To maximise the biodiversity of the pond
- To keep pond margins in safe, attractive condition
- To keep free from litter and rubbish

Note: Where possible, native plant stock shall be obtained from local sources and at the very least shall be propagated in the UK by an approved supplier.

Management Objective	Maintenance Task	Method	Timing	Years
Maintain diversity of plant species	Control invasive weeds	Cut or pull by hand	June/July	1,2,3,4,5
Keep pond free of litter and rubbish	Remove litter and fly tipped rubbish	Remove by hand	Monthly	1,2,3,4,5
Maintain out fall in good working order	Inspect system and remove blockages or carry out repairs	Remove blockages and repair damage to system – take arisings to legal tip or compost facility	Monthly and as necessary after severe weather conditions	1,2,3,4,5
Limit the amount of dead vegetation falling into pond	Remove dead vegetation	Rake of by hand after flowers have seeded	Autumn	1,2,3,4,5
Maintain habitats for small mammals	Check that areas of grassland are maintained adjacent to pond	Cut down invasive weeds	June /July	1,2,3,4,5
Keep pond free of silt	Remove silt build up	Dredge pond using suitable equipment by hand	Inspect annually and remove silt as necessary (expected average time period every 5 years) taking care not be break through base of pond	5

Footpaths, Paved Areas and Fencing – Management Objectives

- To present the visible indication of high quality with regular site maintenance
- To keep paths and paved areas free of leaves, tree debris, and litter
- To minimise weed colonisation
- To maintain footpaths and paved areas in safe condition

Management objective	Maintenance Task	Method	Timing	Years
Keep footpaths and paved areas free from litter	Remove bags from litter bins and remove litter from paths and paved areas.	Remove and replace bags from bins and deposit in legal tip. Sweep up litter from paths and paved areas.	Twice weekly April to September, weekly October to March	1,2,3,4,5
Keep footpaths and paved surfaces free from leaf and tree debris	Removal of tree litter and debris, including leaves, branches	Removal, collection of all tree litter and debris, including leaves, branches and transport to tip	November and December	1,2,3,4,5
Keep paths and paved areas free of weeds	Weedkilling	Spray with herbicide containing glyphosate using knapsack sprayer.	April/June and August	1,2,3,4,5
Maintain paved areas in a safe condition	Check for holes and damaged areas	Repair using same material	As necessary	1,2,3,4,5
To maintain visual appearance and condition of fences, litter bins, signs and lighting	Remove flaking paint and prepare a receptive surface finish for new finish. Replace/repair any broken fencing.	Repaint or restain as appropriate. Repair any damage to fencing as required.	As necessary	1,2,3,4,5

Play Area MUGA – including fencing and safety surfacing

- To regularly inspect and maintain play and recreation areas to comply with current legislation and regulations
- To maintain the recreational area in a safe and viable state which ensures freedom from unacceptable risk
- To maintain visual appearance of play surfacing and fencing
- To keep all play areas free from litter

Management Objective	Maintenance Task	Method	Timing	Years
To identify obvious hazards or respond to complaints by public	Routine visual inspection of all play areas	Check for signs of vandalism and remove any litter, glass etc. Check safety surface for faults/loose fill for depth. If parts are found to be unsafe and cannot be immediately repaired the equipment should be immobilised or cordoned off with a warning notice attached. Record each visit on a spreadsheet.	Weekly	1,2,3,4,5
To check the operation and stability of the equipment	Operational inspection of all items of equipment, fences and gates	Check all working parts as necessary. Check all ropes, chains. Check anti slip surfaces eg. on step treads Check that structures and foundations are secure. Check for trip hazards and obstructions in surrounding area. Check metal items for corrosion and sharp edges. Check that plastic/polythene items for brittleness and sharp edges. If parts found to be unsafe and cannot be immediately corrected the equipment should be removed or immobilised and cordoned off with a warning noticed attached. Check each item against a check list and record each visit on a spreadsheet.	Monthly	1,2,3,4,5
To establish overall level of safety of the equipment and surfacing.	Annual technical inspection of all play areas	To be carried out by suitably qualified professional (RoSPA or similar). If parts are found to be unsafe and cannot be repaired the equipment should be removed or immobilised and cordoned off with a warning notice attached.	Every 12 months	1,2,3,4,5
To repair defective equipment	Notify the client within 12 hours of immobilising defective equipment	On instruction from the client repair equipment in accordance with manufacturer's specification.	As necessary	1,2,3,4,5

To generally maintain superficial appearance of equipment and street furniture.	Visual inspection and repainting	Sand down and repaint or restain equipment and fences to specification supplied by supplier.	Monthly	1,2,3,4,5
To keep play areas free of litter	Litter removal	Hand pick and empty litter bins – remove to a legal tip	Weekly	1,2,3,4,5

APPENDIX 1

LANDSCAPE PROPOSALS

KEY

Soft Landscaping

- Existing Trees/Vegetation Retained
- Proposed Tree Planting
- Proposed Single Species Hedge Planting
- Proposed Mixed Native Hedge Planting
- Proposed Shrub Planting
- Proposed Amenity Grass
- Proposed Sports Pitch Grass
- Proposed Wetland Grassland
  N7 Wetland Meadow Mixture at 5 g per m sq
- Proposed Grassland
  N9 Hedgerow Meadow Mixture at 5 g per m sq
- Proposed Suds Basin with Pond Edge and Aquatic Marginal Planting
- Proposed Rabbit Fencing
- Proposed Deer Fencing
- Proposed 2.5m High Chain Link Fencing with Lockable Vehicular and Pedestrian Gate at entrance

Hard Landscaping

- Proposed Permeable Block Paving
- Proposed Golpa Grass Cellular Confinement System
- Proposed Paving Slabs
- MUGA Rubber Surfacing

N

0 50m

TREE PLANTING

Code	Species	Form	Girth cm	Height cm	Root condition	Quantity
AC	Acer campestre	EHS	14-16	425-600	65/85 L	9
BP	Sorbus aria	EHS	14-16	425-600	65/85 L	6

SHRUB PLANTING

Code	Species	Height/ spread cm	Pot size (Litres)	Habit	Min no. of breaks	No. / m2	Quantity
CMWF	Cornus sanguinea 'Midwinter Fire'	40-60	3L	Branched	3	4	28
HR	Hebe rakaiensis	20-30	3L	Bushy	5	3	15
HH	Hypericum 'Hidcote'	30-40	3L	Bushy	5	2	13
POL	Prunus 'Otto Luyken'	30-40	3L	Bushy	3	2	30
RK	Rosa 'Kent'	30-40	3L	Bushy	4	3	18
SS	Senecio 'Sunshine'	30-40	3L	Bushy	4	2	15

HEDGE PLANTING

Code	Species	Height/ spread cm	Pot size (Litres)	Habit	Min no. of breaks	No. / m2	Quantity
FSH	Fagus sylvatica (hedge)	60-80	2L	Feathered	4	5/lin m	448

NATIVE HEDGE TRANSPLANTS MIX A @ 7 per linear metre in triple staggered row

Code	Species	Root Condition	Age + Times Transpl	Height cm	Quantity
AG	Alnus glutinosa (15%)	Bagged	1+1	60-90	20
CM	Crataegus monogyna (20%)	Bagged	1+1	60-90	28
CA	Corylus avellana (20%)	Bagged	1+1	60-90	28
PA	Prunus avium (15%)	Bagged	1+1	60-90	21
PS	Prunus spinosa (20%)	Bagged	1+1	60-90	28
SN	Sambucus nigra (5%)	Bagged	1+1	60-90	6
VO	Viburnum opulus (5%)	Bagged	1+1	60-90	6

NATIVE HEDGE TRANSPLANTS MIX B @ 7 per linear metre in triple staggered row

Code	Species	Root Condition	Age + Times Transpl	Height cm	Quantity
AC	Acer campestre (20%)	Bagged	1+1	60-90	112
CM	Crataegus monogyna (30%)	Bagged	1+1	60-90	168
CA	Corylus avellana (10%)	Bagged	1+1	60-90	56
CS	Cornus sanguineum (10%)	Bagged	1+1	40-60	56
IA	Ilex aquifolium (10%)	9cm pot	-	30-40	56
PS	Prunus spinosa (20%)	Bagged	1+1	60-90	112

POND EDGE (planted randomly – up to 0.5m above settled water level)

Species	Root condition	No. / m2	Total
Caltha palustris	P9/0.5lt	3	6
Carex acutiformis	P9/0.5lt	3	6
Epilobium hirsutum	P9/0.5lt	3	6
Filipendula ulmaria	P9/0.5lt	3	6
Lythrum salicaria	P9/0.5lt	3	6
Mentha aquatica	P9/0.5lt	3	6
Rumex hydrolapathum	P9/0.5lt	3	6

AQUATIC MARGINALS (planted randomly - to 0.3m below settled water level)

Species	Root condition	No. / m2	Total
Alisma plantago-aquatica	P9/0.5lt	2	5
Butomus umbellatus	P9/0.5lt	2	5
Iris pseudacorus	P9/0.5lt	2	5
Ranunculus lingua	P9/0.5lt	2	5
Scirpus lacustris	P9/0.5lt	2	5
Typha augustifolia	P9/0.5lt	2	5

Revision	Description	Date
-	First issue	29/1/21
A	Second issue	15/3/21
B	Third issue	13/4/21
C	Fourth issue	27/9/21
D	Fifth issue	15/3/23

LANDARB SOLUTIONS

Project:
Adderbury Sports and Community Pavilion

Description:
Soft Landscape Proposals

Status:
For Planning

Scale: **1:500 @A1**
Drawn I Checked: **DP MP**
Date: **15/03/2023**
Job Number: **LAS 205**
Drawing Number: **01**
Revision: **D**

1. GENERAL

1.1 All plants will conform to BS 3936-1 (1992): and be in accordance with the National Plant Specification. Supplying nurseries will be registered under the HTA Nursery Certification Scheme. All trees shall be planted in accordance with BS: 8545:2014. All plants will be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

1.2 Planting will not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds.

1.3 All bare-root planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out.

1.4 All bare-root planting stock will be root dipped in an approved water-retaining polymer.

1.5 If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 450mm for shrubs and 150mm for grass.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1 If the formation level is compacted it will be ripped through before topsoiling.

2.2 Where necessary existing weeds will be treated with a suitable glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.3 Tree pits will be excavated to at least twice the diameter of the root spread and to be planted in accordance with BS 4428 (1989). The bottom and sides shall be forked to break up the subsoil. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter in any dimension will be removed from site.

Planting

2.4 Trees are to be placed into the pits and backfilled with local topsoil previously stripped from the site. A general-purpose slow-release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost (at the rate of 20litres/m^2) are to be incorporated into the top 150mm of topsoil during backfilling. Where

tree pits are more than 300mm deep, backfilled material shall be consolidated/firmed in 150mm layers.

2.5 Trees shall be planted as per the planting pattern set out in the plant schedule on the relevant drawing.

2.6 Trees shall be well firmed-in and secured with stakes, proprietary rubber tree ties and spacers as below.

2.7 All newly planted trees over 1.5m high will be held so that movement at the root collar is minimised until new roots have developed to anchor the tree. Therefore, low staking (75mm dia x 1.5m length) will be used and attached to the tree at approximately 600mm above ground level. Stakes will be driven 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables. The trees will be staked using proprietary rubber ties and must be firmly fixed with a spacing device used to prevent chafing against the tree.

2.8 Trees will be double-staked. Composted bark mulch will be spread to a depth of 75mm across in a 1.0m diameter circle around all individual trees, ensuring that desirable groundcover plants (where present) are not buried.

2.9 All trees and shrubs shall be watered in at the end of each day of planting.

2.10 Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in. Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

Maintenance during first growing season

2.11 All dead, dying or diseased trees will be replaced with trees of similar size and species. If the failure of the tree is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.

2.12 The site is to be visited throughout the year to undertake the following operations:

2.13 Weed clearance: All planting areas will be kept weed free by hand weeding or herbicide treatment.

2.14 Checking trees: All tree ties and stakes will be checked and adjusted if too loose, too tight or if chafing is occurring. Any broken stakes will be replaced.

2.15 Formative pruning: Any damaged shoots/branches will be pruned back to healthy wood. Plants will be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

Watering during first growing season

2.16 The requirement for watering of newly planted trees will generally be dependent on weather conditions during the first growing season following planting. In a dry season watering may be required on a fortnightly basis from immediately after planting until the end of the growing season, but in a wet season watering may not be required at all. Therefore, trees shall be monitored regularly by test digging down to root level to assess the water content of the soil, with watering undertaken as required to ensure that the soil is at field capacity 2-3 days after watering.

3. NATIVE HEDGE TRANSPLANTS

Ground Preparation

3.1 Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

3.2 All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

3.3 Bare-root hedge plants shall be notch planted in a triple staggered row at the rate of 7 plants per linear metre (using L-, T-, H-shaped or straight notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

3.4 Container-grown hedge plants will be planted into a pit dug 1.5x the diameter of the root mass, with the bottom and sides of the planting pit broken up to aid root expansion. The plants will be planted so that the root collar is exactly level with the ground surface.

3.5 All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.9m 12/14lb canes as advised by the manufacturer.

3.6 All container-grown shrubs will be protected from rabbit damage using approved proprietary 600mm plastic shrub shelters, supported with 0.9m x 32 mm x 32mm softwood stakes as advised by the manufacturer.

Maintenance during first growing season

3.7 All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.

3.8 The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August.

4. GRASS

Preparation

4.1 The area to be seeded will be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface will be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.

Seeding

4.2 Grass seed will be sown in accordance with BS 4428 (1989), and will be sown from April to May or from September to October, during calm weather and not when the ground is frost bound or waterlogged. Seed will be sown in two equal sowings in transverse directions at 5g/m 2 for both N7 and N9 Meadow Mixtures, and 50 g/m2 for sports pitch grass. All other grass areas will comprise of a hardy lawn mix sown at the rate of 25 g/m2. After sowing the seed will be lightly raked to create intimate contact with the soil.

Grass/Wildflower Mix Cutting

4.3 The wildflower swards shall be cut as required to maintain a height required to flower, typically 2 times per year in March and August / September.

4.4 Amenity grass and sports pitch areas will be mown as and when necessary and as per the submitted landscape management plan.