

Hempton Road Phase 2, Deddington
Landscape Management Plan
Burrington Estates

Report Issue 1

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1. MANAGEMENT OPERATIONS

Introduction

- 1.1 This Landscape Management Plan has been prepared by Golby + Luck Landscape Architects in support of the planning application by Burrington Estates for residential development at Hempton Road Phase 2, Deddington. This document provides a comprehensive schedule of maintenance for annual operations and long-term management plan for the proposed open spaces.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed residents Management Company. This plan will run in perpetuity and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management plan are:
 - To secure the long-term health and retention of the existing trees and hedgerows to the site and secure wildlife and ecological benefits where possible;
 - To secure the implementation and establishment of the proposed landscaping scheme, and to secure wildlife and ecological benefits;
 - To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
 - To ensure best horticultural and health and safety practices at all times;
 - To maintain high standards of landscape development thorough considered management procedures;
 - To ensure that methods employed respect and encourage wildlife at all times; and
 - Defects in the landscape are identified early and addressed promptly.
- 1.4 This document should be read in conjunction with the latest revision of the site landscape proposals, see **Appendix A**. This drawing details all existing and proposed habitats.

Insurances and Certification

- 1.5 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the Management Company to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.



Landscape Operations

1.6 The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal;
- Management of existing trees and hedgerows;
- Amenity grass cutting;
- Native tree and shrub maintenance;
- Amenity tree and shrub maintenance;
- Hedgerow maintenance; and
- Hard landscape maintenance.

Environmental Considerations

1.7 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)

1.8 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.

1.9 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

1.10 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Company and should not be used as a measure to dump arisings on the site.

1.11 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.



- 1.12 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Company. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.13 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.14 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the Contractors expense.
- 1.15 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect will be replaced at their cost.

Litter Removal

- 1.16 The Contractor will ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.
- 1.17 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.18 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- 1.19 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.
- 1.20 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.



1.21 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Management of Existing Trees and Hedgerows

1.22 Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all retained trees and boundary hedgerows. Where levels and/or surfaces are considered unsatisfactory these will be rectified to a satisfactory condition.

1.23 At each visit all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.

1.24 All works to trees and hedgerows will be carried out to avoid the Birds Nesting Season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.

1.25 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998: 2010 'Tree work recommendations'.

1.26 Any deadwood in trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.

1.27 Retained native hedgerows will be cut every other year, or on a rotation cycle to ensure that not all sections of hedgerow are cut in the same growing season. Where appropriate sections of hedgerow should be left to allow the maximum opportunity to:

- Encourage species diversity;
- Provide suitable habitat for ground foraging wildlife;
- Provide suitable habitat for nesting birds and insects; and
- Maximise opportunity for pollen and nectar production as a resource for bees and butterflies.

1.28 Operations should be carried out to encourage the wildlife and biodiversity potential of all native hedgerows. Further guidance can be found in Hedgerow cutting: answers to 18 common questions – Natural England (2007). Reference should also be made to Hedgeline UK (www.hedgeline.org.uk).



- 1.29 Native hedgerow margins (existing & proposed): where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for bio-diversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.
- 1.30 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.
- 1.31 Where necessary the hedgerow will be gapped up using appropriate native species to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.
- 1.32 All arisings are to be removed from site to the Contractors specified tip.

Amenity Grassland

- 1.33 Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.
- 1.34 All operations will be carried out using machinery appropriate to the task; cylinder, rotary or mulch mowers. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging.
- 1.35 Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.
- 1.36 During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each trees of a radius of not less than 500mm from the outside edge of the trunk. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is suppressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where it occurs.
- 1.37 All cuttings are to be evenly dispersed over the ground.



- 1.38 Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip, or dispersed over the plot.

Native Tree and Shrub Planting

- 1.39 Native tree and shrub planting will be managed to achieve full natural growth potential and deliver its landscape function.

- 1.40 Year 1. Areas of new tree and shrub planting will be attended to monthly. All stock deemed to be dead, dying or diseased within this period will be replaced. Weed clearance: all planting areas are to be kept weed free by hand weeding or herbicide treatment.

Litter clearance: all litter is to be removed from planting beds

Watering: planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons

Checking trees: all tree ties and stakes are to be checked and adjusted if too loose, too tight or if chafing is occurring; any broken stakes are to be replaced.

Formative pruning: any damaged shoots/branches are to be pruned back to healthy wood; plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.

- 1.41 Year's two to five inclusive. Areas of new tree and shrub planting will be attended to three times during the growing season (April to September inclusive) and one during the dormant period (October to March inclusive). The following operations will be carried out on each visit:

Litter clearance: all litter is to be removed from planting beds.

Firming up: all plants to be checked and firmed up in the ground as necessary.

Pruning: any damaged shoots/branches are to be pruned back to healthy wood using secateurs cutting back to above a live outward facing bud or shoot. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.

Weed clearance: weed growth to be eliminated during summer visits with a suitable translocated herbicide such as 'Round-up', in line with the manufacturer's instructions and in compliance with the Pesticides Act 1998. Tree shelters shall be lifted as necessary to achieve weed control and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.



Grass control: grass growth within the planting beds shall be treated during the winter visit with a suitable residual herbicide such as 'Kerb' (pbi), in line with the manufacturer's instructions and in compliance with the Pesticides Act 1998.

Tree shelters: tree shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.

Dead trees/shrubs: any dead trees or shrubs are to be removed and the resulting hole filled. Replacement planting is to be carried out during the next planting season.

- 1.42 Year 6 onwards. The appropriate level of annual maintenance for new tree and shrub planting will be dependent on how well the trees and shrubs have established. The number of maintenance visits will generally be reduced from year six onwards, although the same operations as described above are likely to be required until at least year ten. At least two visits should be undertaken each year, one at the start of the growing season and one at the end of the growing season to inspect stakes and ties. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as needed. Where stakes are no longer required, they will be removed from site. Dead trees are to be replaced, as required. At year ten the overall condition and structure of planting will be reviewed and a programme for future management prepared.

Specimen Tree Planting

- 1.43 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically all trees will be inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified as being defective, declining, or damaged by the adopting authority will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.
- 1.44 In years 1 – 5 following planting, trees are to be watered as required between March and September to maintain a vigorous and healthy condition. Trees are to receive 5 gallons of water per tree or be watered to field capacity. As a guide, a minimum of 12 watering visits are likely to be required annually in years 1 – 3, however, this may be adjusted relative to weather conditions such as prolonged dry or wet spells. Where necessary, a suitable nitrogen,



phosphorus and potassium (N:P:K) fertiliser should also be selected by the Contractor, based on the site's existing soil conditions, and applied to trees in April.

- 1.45 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.46 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standard set out below in reference to amenity shrub planting).
- 1.47 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.
- 1.48 Any trees which have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.49 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.

Amenity Shrub Planting

- 1.50 During years 1-5 or until canopy closure, planting will be maintained during annual visits.
- 1.51 Prior to maintenance, all areas shall be cleared of litter and debris in accordance with details set out above.
- 1.52 All plants will be checked and where necessary firmed into the ground.
- 1.53 Any damaged shoots or branches will be pruned using secateurs.
- 1.54 The Contractor will ensure that all shrub beds are maintained 90% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.
- 1.55 The Contractor will remove any dead, dying or diseased plants, during each maintenance visit. The appointing company will be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor's operations



or omissions will be replaced by the Contractor at their expense during the next planting season.

- 1.56 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.
- 1.57 All replacement planting will be carried out using similar species to those removed unless alternative species are agreed with the appointing company.
- 1.58 In any mulched beds where the depth of cover is below 50mm additional mulch will be added to maintain a minimum of 50mm of cover.
- 1.59 The Contractor will clean all hard standing, gullies, drains, and grassed areas of soil spillage, bark mulch, and leaves. All arisings will be removed from Site to an approved tip.

Hedgerow Planting

- 1.60 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.
- 1.61 Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.
- 1.62 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work.
- 1.63 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.
- 1.64 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction.
- 1.65 The base of hedges shall be inspected and if necessary kept free of weeds throughout the growing season by the use of translocated herbicides such as 'Round-up' glyphosate herbicide, in accordance with manufacturer's instructions, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). If appropriate mechanical



methods to be used. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable herbicide application should not be carried out. Such locations are to be agreed with by the appointing company.

Hard Surfaces

- 1.66 The Contractor will check at each visit that all the hard surfaces are safe and fit for purpose.
- 1.67 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.68 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.



2. MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULE

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Company and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Company, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.



Management Scope/Maintenance Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.
Existing Trees and Hedgerows												
Inspect all existing trees and hedgerows.
Action required works to existing trees and hedgerows. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010.
Carry out hedgerow maintenance biennially and adopt a rotational maintenance strategy to ensure that not all hedgerows are cut in the same growing season.										Biennial rotation cut		
Inspect hedgerow at each visit carryout infill planting measures as necessary.
Remove cuttings from site.										.		
Amenity grassland												
Cut grass and remove arisings from site.						
Control/remove weeds.						
Repair worn areas.						
Remove cuttings from site.										.		
Meadow grassland												



Management Scope/Maintenance Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cut grassland twice in each growing month (Year 1 only).				.	.	.	.	.	.
Cut grass in following years once between late July and end of August.							.	.				
Autumn cut carried out to leave grassland short over the winter period (40-75cm).											.	
As required a spring cut can be carried out to remove the initial flush of grass cover.				.								
Native tree & shrub planting												
Hand weed (Or if necessary, spray ground with herbicide). No strimmers to transplant areas.	.			.		.			.
Replace shelters and guards as necessary, firm plants as required.	.			.		.			.
Replace dead/dying/vandalised transplants and shelters.	.											
Prune back plants encroaching over kerbs/road edges etc.				.		.			.			
Remove shelters/stakes/ties from established plants.	Approximately 4-5 years after planting											
Coppice shrubs species (except Holly).	Approximately 4-5 years after planting. Carryout works between October to March											
Specimen tree, shrub & hedge planting												
Spray grass and weeds (no strimmers to bases).				.		.			.			
Water and fertilise as necessary as specified.			.	.	.	.	.	.	.
Adjust/ replace stakes/ties/guards as necessary.	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready.	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees.	.	.	.								.	.



Management Scope/Maintenance Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Deal with individual problems as they arise.
Prune to BS. 3998 2010 or horticultural standards as appropriate for species.			.							.		
Hard landscape												
Inspect, clean, repair or replace.
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.



APPENDIX A

Golby + Luck Landscape Proposal GL1714



Key

- Application Site Boundary
- Existing trees and vegetation to be retained.

Plant Schedule

Trees

Abbr	Species	Supply	Size	Girth	Number
BEPE	Betula pendula	EHStd: RB	425-600cm	14-16cm	7
MAGKI	Magnolia kobus 'Isis'	EHStd: RB	425-600cm	14-16cm	4
					Total: 11

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHOJE	Phormium 'Jester'	25L	100-125cm	Trp Cm	5
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Trp Cm	6
PHO HAL	Phorinia fraseri 'Red Robin'	25L	100-125cm	Half Std 50-60cm head	5
					Total: 16

Ornamental Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
PRULU	Prunus laetifolia	10L	80-100cm	Bushy	0.4Cr	252
LAVANVE	Lavandula angustifolia 'Vera'	10L	30-40cm	Bushy	0.3Cr	29
					Total: 281	

Native Mix Hedgerow

Abbr	Species	Height	Density	Mix %	Number
CORAV	Corylus avellana	60-80cm	0.2Cr	25%	96
ILEAQ	Ilex aquifolium	40-60cm	0.2Cr	25%	96
PRUSP	Prunus spinosa	60-80cm	0.2Cr	25%	96
ROSCA	Rosa canina	60-80cm	0.2Cr	25%	96
					Total: 384

Shrubs (on plot)

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCVARA	Aucuba japonica 'Variegata'	10L	60-80cm	Bushy	0.7Cr	36
CHOTES	Choiya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Cr	14
EUFIOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Cr	6
EUOBRAA	Euonymus japonicus 'Bravo'	10L	40-60cm	Bushy	0.7Cr	10
EUOBRAA	Euonymus japonicus 'Bravo'	10L	40-60cm	Bushy	0.7Cr	4
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Cr	4
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Cr	8
HEBRVA	Hebe franciscana 'Variegata'	10L	40-60cm	Bushy	0.7Cr	43
LAVANHI	Lavandula angustifolia 'Hidcolat'	10L	30-40cm	Bushy	0.5Cr	12
LAVANVE	Lavandula angustifolia 'Vera'	10L	30-40cm	Bushy	0.7Cr	19
PHOFRRR	Phorinia fraseri 'Red Robin'	10L	80-100cm	Bushy	0.7Cr	38
PITTEVA	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7Cr	10
PITTEVA	Pittosporum tenuifolium 'Variegatum'	10L	40-60cm	Bushy	0.7Cr	36
PRULALC	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Cr	27
SKIJARU	Skimmia japonica 'Rubra'	10L	40-60cm	Bushy	0.7Cr	26
SPIGOLB	Spiraea japonica 'Gold Mound'	10L	40-60cm	Bushy	0.7Cr	24
					Total: 319	

Climbers

Abbr	Species	Pot Size	Support	Number
PARTRVE	Parthenocissus tricuspidata 'Veitchii'	10L	Trellis	5

Turf & Seeding

Turf to plot frontages to be laid as Rolawn 'Medallion', or similar approved.

Specification Notes:

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

No species, variety, size or position to be amended without the Landscape Architects prior approval.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is no conflict with highway land and future adaptations.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They are however to be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor, e.g. waterlogged/frozen ground or poor soils, the Site Manager must be notified. All works will until conditions are considered acceptable.

All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer. If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Planting in pedestrian visibility splays: Any planting stock specified in pedestrian visibility splays and exceeding 0.6m in height is to be cut down to 0.45m in height at the time of planting. It shall be maintained at a height not exceeding 0.6m in height in perpetuity.

Tree: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NIBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. No tree specifications/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. **All trees to be supplied with 2.0m clear stem unless clearly stated otherwise.**

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climber species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows: All ornamental hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Feathered stock to be attached to a single line post & wire support fence using an approved clip and **cut back to 1m in height and a 60cm hedgerow form at time of planting.** Planting beds to be mulched with 75mm layer of bark.

Turf & Seeding: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m²) advised by manufacturer/supplier.

Shrubs & herbaceous (on plot): All ornamental and amenity shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

Native Shrubs: All shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or trench and protected using green spongy guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake filled in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity.

Native Hedgerow (Feathered): All Hedgerow shrubs to be supplied as bareroot stock unless stated and to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted on a triple staggered row, 250mm apart with no less than 6 per linear metre as illustrated in the detail below and within a 80cm wide bed. The feathered Hawthorn are to have an upright central stem furnished with evenly spaced and balanced lateral growth the full length of the stem. Shrubs to be attached to a double line support (one for the feathered Hawthorn at 1.2m high and one for transparent at 60cm high) fence using an approved clip file and **cut back to 1m in height and a 60cm hedgerow form at time of planting.** Upon completion trenches to be mulched with 75mm layer of bark.



- Key**
- Application Site Boundary
 - Asphalt surfacing to all public roads (installed with road gulleys to engineers specifications).
 - Asphalt surfacing to all public pathways with Marshalls Saxon concrete kerbing 145mm x 255mm in colour Natural.
 - Marshalls Tegula Priora Block Paving in colour Pennant Grey to be laid in a stretcher bond pattern.
 - Marshalls Saxon textured paving 600mm x 450mm x 50mm in colour Natural to be laid in a stretcher bond pattern according to manufacturer's recommendations.
 - Decorative gravel laid to a depth of 50mm over a geotextile membrane.
 - 1.8m high timber close-board fence with matching pedestrian gates to rear gardens.
 - 1.8m high coursed local ironstone boundary walling.

golby+luck 
l a n d s c a p e a r c h i t e c t s

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