

- manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m2 and Tree Planting and Mulching Compost at the rate of 20litres/m2 are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All Trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.
- Planting Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres 2.2 with minimal disturbance to the rootball and well firmed in
- Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.
- Water in all trees and shrubs at the end of each day of planting.
- Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not
- 2.3 Maintenance The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All **5.0 GRASS**
- stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost The site is to be visited monthly throughout the year to undertake the following operation
- The site is to be visited monthly throughout the year to undertake the tollowing operations. <u>Weed clearance</u>: All planting areas are to be kept weed free by hand weeding or herbicide treatment. <u>Litter clearance</u>: All litter is to be removed from planting beds. <u>Watering</u>: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons. <u>Checking trees</u>: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any <u>5.2</u> 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..

3.0 NATIVE SHRUB PLANTING

3.1. Ground Preparation The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals. Fither : for notch planting

All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.

NATIVE HEDGE PLANTING 4.0

The hedge line shall be set out using 38x38x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.

- 4.2 Preparatio The 800mm wide hedge line shall be cultivated to 150mm incorporating Enmag or equal at 75gm/m2. 4.3 Planting Plants shall be notch planted in two rows 250mm apart and staggered at 300mm centres. All plants are to be protected with a 7.0 WILDFLOWER AND GRASSLAND MIX
- 600mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacture 4.4 Maintenance
- Using approved herbicides a 800mm wide swathe centred on the hedgeline shall be kept weed free throughout the maintenance period.

Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these plants during the following planting seaso

- The area to be seeded shall 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 shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.
- Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints

5.3 Seeding Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be wn in two equal sowings in transverse directions at 35 g/m2. After sowing the contractor shall lightly rake the seed into imate contact with the soil. All seed mixes to be specified in accordance with those set out in the approved managemer

than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for per-application of herbicide as above. Fertilize with 100g per meter square of Vitax "Nutricote 180" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotavate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

6.2 Imported Topsoil Any imported topsoit. Any imported topsoil for making up ground, shall conform to BS:3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less 20% clay.

7.1 Preparation

Grass seed mixtures to be sourced from certified local provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved Glyphosate based herbicide (all herbicides should only be handled by certified users and in accordance with the COSHH Regulations 2002). The ground will them be ploughed and raked to produce a medium tilth with debris and stones over 25mm diameter reomved. The surface shall be raked to smooth flowing contours with a fine to medium tilth.

7.2 Seeding eadow and wildflower seed mixes shall be sown in either August -September or March -April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 4 or 5 g/m2, according to supplier's recommendations. After sowing the contractor shall roll the seed into intimate contact with the soil with a ribbed Cambridge roller.

7.3 First year maintenance All litter should be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weat competition. All arisings shall be removed or deposited in an area designated by the Contracts Manager. Any bare patches shall be made good at this time.

7.4 Second and subsequent year maintenance Management of subsequent year comprises a single Autumn cut in September or October to allow plants to set seed. Arisings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identifed by the Contracts Manager.

SHEET LOCATION PLAN NTS

E- (13/10/2023 SL) Tree location updated D- (18/04/2023 SL) Updated to planning comments C- (15/03/2023 SL) Updated to planning comments B- (14/03/2023 SL) Updated to latest layout A- (17/02/2023 SL) Updated to latest layout & Planning Comments Revisions: First Issue- 07/07/2022 JZA

Wykham Park Road, Banbury Detailed Soft Landscape Proposals Sheet 1 of 7

Drawing Ref: P21-2662 100E Client: Persimmon Homes

Date : 07/07/2022 Drawn by : JZA Checked by : JZA/SL Scale : 1 : 250 @ A1





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