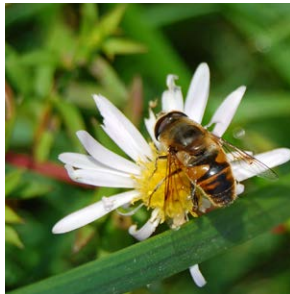
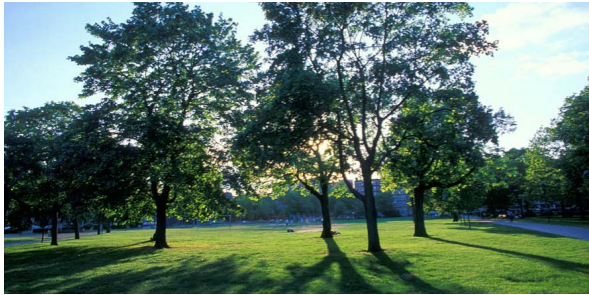


Heyford Park - Existing Open Spaces

Landscape Management Plan (Conditions 14/15)



Prepared by Pegasus Group on behalf of Dorchester Group
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Appendix 1 - Detailed Landscape Plans for the Existing Open Spaces

1.0 Introduction

Purpose of the Management Plan

- 1.1 The purpose of this Landscape Management Plan (LMP) is:
- To ensure that clear objectives for the existing open spaces within the existing settlement (refer to section 2 - site description) area at Heyford Park, are agreed and laid down.
 - To set clear standards for the performance of landscape maintenance work following handover from the landscape contractor.
 - To identify, manage and resolve possible conflicts between different users of the site.
 - To develop work programmes and schedules for landscape maintenance staff.
 - To help in the allocation of financial resources for landscape maintenance.
 - To help monitor success and progress against management targets.

Planning Background

- 1.2 This Landscape Management Plan is submitted in order to discharge the planning conditions 14/15 associated with the outline planning application (ref. 10/01642/OUT, dated 22.12.11) for the development (the outline application comprised “new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure”) at Heyford Park.
- 1.3 Condition 14 stipulates that “No change of use of the existing dwellings retained under the terms of this permission shall take place until a scheme has been submitted to and agreed in writing by the Local Planning Authority detailing the improvement and long term maintenance of the Play Areas on the Site at the date of this permission (which shall include details for revising the layout of, equipping, and enclosing of any

such Play Area the layout of which is affected by any new road layouts constructed on the Site). The scheme shall be implemented as approved within a time period agreed in writing by the Local Planning Authority and the Play Areas shall thereafter be retained as play space.”

- 1.4 Condition 15 stipulates “No change of use of the existing dwellings retained under the terms of this permission shall take place until a scheme has been submitted to and agreed in writing by the Local Planning Authority detailing the retention, improvement, and long term maintenance of the areas of existing open space at the date of this permission within the area of retained dwellings (which shall include a scheme for revising the layout of any such open space the layout of which is affected by any new road layouts constructed on the Site) . The scheme shall be implemented as approved within a time period agreed in writing by the Local Planning Authority and the open space shall thereafter be retained as open space.”

Management Aims

- 1.5 The main aims for site landscape management and maintenance are:
- To present an attractive and safe environment for home owners, residents and visitors.
 - To provide and maintain access for the public for informal recreation purposes.
 - To provide management of retained and created features will be sensitive to wildlife, allowing for amenity.
 - To ensure that existing site features are appropriately managed ensuring that hard and soft landscape areas are fit for purpose and do not pose a health and safety hazard to the public.
 - To ensure that newly planted areas become established.
 - To keep the site clear of litter and rubbish.
 - To carry out maintenance work according to best practice using sustainable techniques and materials.

Scope & Responsibilities

- 1.6 This LMP covers landscape management and maintenance following the handover from the landscape contractor to the Management Company. It does not cover works associated with site clearance and construction works. Carswell Circle A and B and the play space at Roper Road are managed by the Management Company, whilst the Community Garden is maintained by the members of the Heyford Park Community Garden group themselves. Should the Community Garden fall into a state of disrepair, the Management Company would then take on its maintenance.

Review

- 1.7 The document should be seen as an operational guide, subject to change and improvement as the different landscape features mature and develop.
- 1.8 The document should be seen as an operational guide, subject to change and improvement as the different landscape features mature and develop. We recommend that this management plan is reviewed and republished at five yearly intervals to ensure the management aims are still required and relevant

2.0 Site Description

Play Areas

- 2.1 The existing open spaces and play areas are identified on the plan opposite, and detailed plans included within Appendix 1. The play areas comprise pieces of play equipment within amenity grassland, long grass with some swathes of meadow grass. Areas of ornamental shrub planting, hedgerows and a number of retained trees and newly planted trees provide further landscaping to the spaces. Where appropriate there is safety surfacing for the play equipment (to BS EN1176 + BS EN 1177.) this includes bound rubber mulch.
- 2.2 The play areas are enclosed by a metal bow top railing, with pedestrian (self-closing and inward opening gates suitable for play spaces) and maintenance gates and include bins, signage and seating. The

management of these spaces is to continue to provide recreation and amenity spaces for users.

Community Garden

- 2.3 The Community Garden is included within these existing open spaces. The space has been developed by the Heyford Park Community Garden and comprises amenity grass, with raised planting, retained and new trees as well as seating and a BBQ.
- 2.4 Appendix 1 includes the 'as-built' plan for the Community Garden, there are no formal enhancements to this space, as this space is cared for by the community, with support from Dorchester Group.



3.0 Environmental Considerations

- 3.1 This sections details the environmental considerations that need to be examined to enable a thorough landscape and ecology management strategy for the site.

Horticultural Peat

- 3.2 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner, and wherever possible plants grown without peat will be preferred to those grown using peat.

Recycled Materials

- 3.3 Where appropriate use should be made of materials made from recycled components e.g. wood chip mulch.

Pesticides/Herbicides

- 3.4 A minimal intervention and organic approach will be used in terms of weed control. In areas of transplant tree and ornamental shrub and herbaceous planting this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

Water Management

- 3.5 Where necessary maintenance staff are to water plants at appropriate times of the day to ensure minimum water evaporation.

Habitat Management

- 3.6 Retention of trees and creation of grassland habitats within the public open space will provide opportunities for habitats for wildlife.
- 3.7 Opportunities for the creation of additional micro-habitats and habitat enhancement should be taken wherever possible, this includes the creation of hibernacula and the erection of bird and bat boxes in line with the overall site-wide biodiversity strategy.

- 3.8 The retention, as far as possible, of the existing trees, tree groups and hedgerow is considered an important part of the development. Such areas will be managed appropriately to maintain and develop their value.

4.0 General Maintenance

General Maintenance

- 4.1 Maintenance operations are to be carried out with regard to BS4428: Code of Practice for General Landscape Operations. Maintenance of soft landscaping (other than amenity turf) to have regard to BS7370-4: Grounds Maintenance. Recommendations for Maintenance of Soft Landscape.
- 4.2 All new trees and shrubs shall be checked at each maintenance visit for damage, security, firmness, fixing and support.
- 4.3 Any shrubs, hedges or trees which fail to thrive in the first five years shall be replaced with the same species and variety at the size specified on the original landscape planting plans. Trees and shrubs should be checked in September and marked with paint, or noted on a plan, as necessary. Replacements will be planted during the following planting season. If a particular species fails to establish successfully then an alternative, comparable species should be considered as replacement, in agreement with the landscape consultant.
- 4.4 Amenity bark mulch shall be topped up annually to a depth of 75mm where there is bare soil in planted areas. To avoid accidentally damaging plants herbicides will not be used to control weeds once foliage covers 75% of the ground surface.
- 4.5 There will also be a 800mm diameter circle of mulch around trees in grass in order to suppress grass and weed growth and minimise the risk of mower/trimmer damage.

Watering

- 4.6 Care should be taken not to overwater trees. Until well established all shrubs and trees are to be watered during the growing season. Following any dry periods of 7-10 days soil water content should be assessed and watering undertaken as necessary. Planting areas are to be brought up to field capacity at each visit and each tree is to receive 40 litres or as required. If trees are showing signs of drought stress the watering regime should be reviewed and increase as required. Care should be taken to ensure applied water is absorbed into the rootzone and does not run off the surface.

Tree Works

- 4.7 All tree surgery work is to be carried out to BS 3998:2010 Tree Work-Recommendations, and should be undertaken by a suitably qualified operative.
- 4.8 No pruning works to trees, hedgerows or structural planting are to be undertaken during the general bird nesting season of 1st March to 31st August inclusive. Works outside of this time period should be subject to checks by an ecologist to ensure there are no nesting birds present and in accordance with the following dormouse parameters.
- 4.9 Hygiene works will be avoided, for example fungal fruiting bodies should not be removed nor trees felled because they have bracket fungi on them unless classified as dangerous by an arboriculturist. Where possible, trees will be allowed to age naturally and dying trees will be allowed to decay in-situ. Where a tree poses a health and safety hazard, advice will be sought from an arboriculturist.
- 4.10 It is recommended that all new and existing planting on site is subject to on going management to maximise the value of these habitats to wildlife. Such an approach will involve minimised effective use of pesticides and vegetation pruning works to take place outside of the bird nesting season.

Standards of Workmanship

- 4.11 All work shall be carried out in accordance with relevant British Standards, Codes of Practice and Legislation in operation at the time the maintenance is carried out. All aspects of the maintenance operations shall be carried out in such a manner as to ensure the uninterrupted functioning of the site and the continuance of a high quality appearance at all times.

Cleanliness

- 4.12 The Management Company shall remove or replace any soil, mulch or other debris disturbed during the maintenance visit and ensure that the site is at all times left in a neat and tidy condition.

5.0 Maintenance Specification

5.1 Retained Trees

Management Aim

- To prolong the life and enhance the aesthetic and wildlife value of the existing trees within the public open space.
- To enhance the functionality of the existing trees within the public open spaces.

Management Objectives

- To maintain the health and visual amenity of the retained trees;
- To protect the canopies and rooting environments of retained trees during construction and maintenance operations according to the guidelines set out in BS5837: 2012 "Trees in relation to design, demolition and construction."; and
- To enhance their ecological/ biodiversity value.

To avoid disturbing nesting birds, maintenance shall take place between September and February i.e. outside the bird nesting season.

A detailed condition survey of all trees will be carried out by a qualified arborist at least once every two years. Any necessary remedial works will be carried out as soon as possible. All tree work should be carried out in accordance with BS3998:2010 (or any subsequent updates).

5.2 New Trees

Management Aim

- To successfully establish new tree planting.
- To present and maintain high quality visual appearance of new trees.

Management Objectives

- To ensure successful establishment of new trees;
- To minimise competition from grass and weeds;
- To maintain appropriate form of trees for future growth; and
- To ensure trees do not present a hazard to site users.

An establishment survey of all trees will be carried out by a qualified arboriculturist annually for the first five years, making recommendations to assist with establishment. Any necessary remedial works will be carried out as soon as possible.

Treestakes, ties and guards will be regularly checked during the establishment period and adjusted as necessary to ensure that the developing trees are not damaged. Stakes, ties and guards will be removed by the landscape maintenance contractor at the earliest opportunity (typically between year 3 and year 5) when it is considered that the trees are self supporting.

There will be a minimal pruning policy for trees as pruning wounds can provide a source of infection. Formative pruning of new trees will only be carried out to remove dead and diseased wood and to create a well balanced tree with a single leader. Clear stems of 2 metres will be maintained by rubbing off any shoots and when the trees reach 5 to 6 metres high lower branches will be removed to give a canopy height of approximately 2.4 metres.

Where trees have become moribund due to compaction or lack of nutrients soil aeration techniques and the use of inoculants shall be considered.

5.3 Ornamental Planting

Management Aim

- To successfully establish areas of new ornamental planting.
- To present and maintain high quality visual appearance of planting.

Management Objectives

- To maintain newly planted shrubs and herbaceous plants to ensure a good survival rate and development;
- To minimise competition from grass and weeds; and
- To keep planted areas free from litter, rubbish, garden waste & dog faeces.

Ornamental planting is proposed around the periphery of the play spaces to provide additional sensory experiences to the spaces as well as help form a boundary to the spaces.

Formative pruning will be kept to a minimum but where necessary diseased and damaged plant material will be removed. Where shrubs overhang path edges they will be neatly clipped back in order to maintain the full width of pedestrian access routes.

Planting beds will be checked regularly throughout the growing season for pests and diseases and treated as necessary. If a particular plant becomes subject to a fatal pest or disease it shall be replaced by an alternative resistant plant with a similar form and habit.

5.4 Native and Ornamental Hedgerows

Management Aim

- To assist the establishment of attractive ornamental and native hedgerows to demarcate the open space and play areas.

Management Objectives

- To maintain a dense continuous hedge line with no gaps;
- To control weeds;
- To keep free from litter and rubbish;
- To maintain their health and visual amenity and enhance their ecological value;
- To take care in construction and maintenance operations near hedgerows; and
- To keep hedgerows free from litter and other waste.

Native (single species hedgerows) and ornamental hedgerows will be trimmed twice a year in order to maintain a well kept appearance. It is intended that the hedgerows will be maintained to create a dense and bushy structure, as at least 0.8m in width and approximately 1m in height. This will help to maintain visibility into the play spaces to enable natural surveillance.

Hedgerow planting will be maintained by weeding, pest & disease control and adjustment /removal of ties/stakes. Any dead, diseased or dying plants will be replaced with equivalent species within the first five years post-planting.

5.5 Amenity Grass, Wildflower Grassland, and Bulbs

Management Aim

- For grassed areas to present and maintain high quality visual appearance with wildflower grassland to be maintained as a feature with potential for ecological value as well as amenity value.

Management Objectives

- To maintain amenity grass areas at specified height;
- To control weeds detrimental to appearance or usage in amenity lawns;
- To keep grass areas free from litter rubbish and dog faeces;
- To keep amenity grass areas in good condition, suitable for play, recreation and with aesthetic value;
- To allow bulb areas to flower each year; and
- To maintain ecological value of wildflower grassland.

The existing play spaces include amenity grass, with some swathes of wildflower grassland. Areas of bulb planting also add seasonal interest to the spaces.

Amenity grass areas shall have a well kept appearance at all times and shall be regularly cut during the growing season from April to September to maintain a height of between 25 and 50mm. Unless otherwise agreed, all arisings shall be boxed and taken to a green compost facility. Arisings shall be swept from hard surfaces adjacent to amenity lawns after each visit.

General Maintenance Information:

- Junctions between amenity grass lawns and plant beds/hard surfaces shall be regularly edged and trimmed to maintain a neat and tidy appearance. In order to avoid damage to trees in amenity grass areas no mower or strimmer will be allowed within 400mm of a tree trunk.
- Areas of failed grass shall be prepared and re-sown with the specified seed mix either in April or September. A spring “weed and feed” shall be applied to amenity grass areas at the manufacturer’s recommended rates.
- Grass growth regulator will not be permitted.
- Litter shall be hand picked and bagged from all grass areas prior to cutting. Bags shall be removed from site and legally disposed of.

5.6 Hard Landscape—including footpaths, paved areas and street furniture

Management Aim

- To present the visible indication of high quality, regular site maintenance.

Management Objectives

- To keep paths and paved areas free of debris, litter, graffiti & dog faeces;
- To keep weed colonisation at a minimum and acceptable level;
- To maintain footpaths and paved areas in safe condition;
- To maintain street furniture, including litter bins, seating and signage and replace if necessary; and
- To maintain railings, fences in good condition.

Hard areas and elements will be regularly checked for subsidence and damage and will be repaired at the earliest opportunity using the original specified material. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised.

Painted and stained surfaces shall be checked at five yearly intervals. Where necessary surfaces shall be prepared and repainted/stained using the same product to maintain the integrity of the original design.

A “no tolerance” policy will apply to graffiti which shall be removed as soon as it appears and where necessary specialist contractors shall be employed to carry out this work.

5.7 Playground Equipment

Management Aim

- To regularly inspect and maintain play and recreation areas to comply with current legislation and regulations.

Management Objective

- To maintain the recreational equipment in a safe and viable state which ensures freedom from unacceptable risk.

All play equipment both formal and informal will be regularly inspected to identify any obvious hazards, this includes a post installation inspection, weekly, monthly and annual inspections. The high quality appearance of the equipment will be maintained through maintenance inspections with work undertaken as required.

Post installation inspections (carried out by a ROSPA consultant) will ensure that the play space meets the required standards and has been installed correctly. The inspection will check the site on completion including equipment, surfacing, any ancillary items and undertake a disability and risk assessment with a report produced to confirm the findings.

Weekly and monthly inspections - regular checks will ensure the play space and its equipment is functional, and will help to identify any faults or dangers arising from vandalism or breakage. The weekly inspection will check the site, surfacing and equipment and record any faults within the log book. Should a fault be found on a piece of play equipment or the play area be found unsafe and cannot be immediately corrected the equipment should be removed or immobilised and the piece/space be cordoned off with a warning noticed attached.

Annual inspections are required to ensure the play equipment and ancillary items are compliant to EN 1176 and EN 1177 and should be undertaken by an independent, suitably qualified specialist. The annual inspection will look at the site design safety, ancillary item safety, equipment and surfacing safety. The condition of the equipment is assessed and any repair or refurbishment requirements noted. Where necessary the inspector would make suggestions where the quality of the site could be improved. The annual inspections will be non-dismantling, however, where dismantling work is required, this will be recommended.

After each annual inspection, a written report is to be supplied to the client covering site safety and condition, equipment, surfacing, and ancillary item safety and condition, and compliance with EN1176 where relevant.

Recommendations for any remedial action required are given together with risk ratings for each item. The report will note compliance with standards and notifications of failures/faults where necessary and an assessment of risk, notification of faults and suggested remedial action.

Whilst annual inspection is not mandatory law under Section 3 of the Health and Safety at Work Act 1974 requires a risk assessment.

6.2 Establishment Years 0-5

The below table sets out how the maintenance tasks for the management aims and objectives will be achieved for the establishment period of years 0-5:

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
6.2.1	All planting areas	Every Visit or as necessary	<ul style="list-style-type: none"> Ensure continued health of all landscaping - water and fertilise as required to ensure that the planting continues to establish successfully. Investigate any failed growth and take remedial action as necessary. In the event of sudden structural failure of a mature tree the Management Company/client will cordon off the area to prevent public access and make
		Monthly	<ul style="list-style-type: none"> Removal of rubbish and debris - clear litter and fly-tipped (there will be a 'no tolerance' policy on fly tipping) rubbish by hand and remove from site. Remove rubbish and debris from grass/wildflower areas before mowing. Inspect for vandalism - visual inspection of all landscaping for vandalism, report to client. On instruction from client replace any landscaping damaged by vandalism.
		Annually	<ul style="list-style-type: none"> Monitor and record any plant losses and report to client - on instruction from client remove dead plant and replace as per original approved specification, unless otherwise agreed to plant alternative species. Maintain to ensure survival. Re-planting to be undertaken in November/December. Remove exotic plant species that do not belong in each type of habitat/the general environment - check all landscaped areas for exotic species, clear by hand and remove from site Control vigorous plant species that are out competing less vigorous species - check all landscaped areas for invasive species e.g. self seeded sycamore, brambles, ground ivy and nettles. Reduce/clear by hand and remove from site. The Management Company shall collect leaves from amenity grass areas, shrub canopies and hard paved areas as necessary. Leaf litter may be left beneath mature shrubs as mulch.
		3 to 5 years after planting	<ul style="list-style-type: none"> Confirm root growth is well established and remove shelters, stakes, guards and ties from trees/shrubs/hedgerows - to avoid damage cut shelters away then remove stakes.
6.2.2	Trees - retained and newly planted	Monthly	<ul style="list-style-type: none"> Ensure trees/shrubs are stable - visually inspect tree/shrub guards/shelters to check for signs of bark damage or damage. Check that stakes, ties and guards are not too loose, too tight or broken. On instruction from client, replace or upgrade guards/shelters as necessary. Monitor transplants to ensure developing healthily - visual inspection of plants, if not stable/upright rectify by replanting in an upright position and re-firm, if plant remains unstable remove by hand and replace. Undertake for the first two years. Visual inspection for fungal activity (for trees this is to be performed by a qualified arboriculturist) - remove diseased wood or treat as appropriate. Keep use of pesticides to a minimum. Inspection to be undertaken March to October when trees/shrubs are still in leaf.
		3 times per annum	<ul style="list-style-type: none"> Visually inspect bark mulch areas around trees and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, do not use strimmers or herbicides in these areas - April/June/August. Visually inspect structural shrub surrounds for grass/weeds - remove by hand or spray grass/weeds with a glyphosate based herbicide. Do not use strimmers - April/June/August
		Annually	<ul style="list-style-type: none"> Establishment survey for new trees - to be undertaken by a qualified arboriculturist, any recommendations to assist with establishment must be undertaken as soon as possible re. tree safety. Remove dead, damaged or dying branches as appropriate. Keep paths/highway/parking clear from branches/vegetation - pruning/cut back any tree branches/vegetation encroaching. Trees shall be pruned to a height of 5m if overhanging highways and 3m if over paths. Formative pruning of new trees - to create a well balanced tree with a single leader and, by rubbing off any shoots, creating a clear stem of 2m. When the trees reach 5-6m in height, lower branches will be removed to give a canopy height of approximately 2.4m.

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Trees - retained and newly planted cont.	Biennial (or as recommended)	<ul style="list-style-type: none"> Check tree safety - identify hazards and carry out necessary maintenance works. A visual tree assessment is to be undertaken by a qualified arboriculturist of all new and existing tree planting, with instrumental back up where necessary. Any resulting tree works are to be carried out to BS 3998:2010. Keep records up to date.
6.2.3	Native and Ornamental Hedgerows - newly planted	Monthly	<ul style="list-style-type: none"> Keep hedgerow planting free from weeds - visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas - March to October.
		Annually	<ul style="list-style-type: none"> Prune/shape new hedgerow planting to a shape and form appropriate to the species with formative and seasonal pruning to create and maintain a dense and bushy structure 1m in height, minimum 0.8m width, pruning dead foliage and extension growth as necessary. Re-plant in an upright position and re-firm plants that suffer from wind-rock - January/February.
6.2.4	Ornamental Planting	Monthly	<ul style="list-style-type: none"> Keep planting beds free from weeds - visually inspect bark mulch areas around planting and top up to 75mm depth, if required. Remove any weeds within the mulch by hand, hoe or fork. Take care not to disturb shrub roots and excessive treading of bed surface. Do not use strimmers or herbicides in these areas - March to October. Keep paths and parking bays clear from vegetation - prune back ornamental planting which has encroached. As required from March to October. Keep ornamental planting in prime condition and appearance - qualified horticultural staff to inspect and check on condition of ornamental planting. Prune dead foliage, flowers and extension growth as necessary. Divide perennials as necessary. Formative and seasonal pruning to shrubs to create a natural shape - do not routinely clip shrub. Apply organic fertiliser if required. Re-plant in an upright position and re-firm plants that suffer from wind-rock. Management to be undertaken as required depending on species. Check on health of ornamental planting - qualified horticultural staff to inspect planting and deal with individual problems as they arise. Keep pesticide use to a minimum - March to October.
		2 times per annum	<ul style="list-style-type: none"> Removal of excessive leaf litter and fallen twigs and branches - use leaf blower and leaf litter collection equipment - November to December
6.2.5	Grasslands - amenity grass, long grass, wildflower grassland wetland meadow grass and bulbs	Cutting Regime - Year 1 - wildflower grassland	<ul style="list-style-type: none"> <u>Wildflower grass</u>: mow regularly during the first year of establishment to a height of between 40-60mm to control annual weeds and help establish a quality sward (if sown in autumn, allow to grow during spring and early summer.) Dig out of spot treat any residual perennial weeds such as docks. Do not cut grass in drought conditions. Mow with suitable machinery - no mower or strimmer will be allowed within 400mm of a tree trunk. Remove arisings from site and dispose of responsibly. Clean adjoining paths after mowing where necessary.
		Cutting Regime - Year 2 onwards - wildflower grassland	<ul style="list-style-type: none"> <u>Wildflower grassland</u>: - after flowering in July/August, mow/cut the grassland to 50mm (leave the 'hay' to dry and shed seed for 1-7 days then remove from site). Mow the re-growth through autumn/winter to 50mm and again in spring if needed. Do not cut grass in drought conditions. Mow with suitable machinery - no mower or strimmer will be allowed within 400mm of a tree trunk. Edge and trim junctions between grassland / wildflower and hard surfaces to maintain a neat and tidy appearance. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing.

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Grasslands cont.	Monthly	<ul style="list-style-type: none"> Control height of <u>amenity grass</u> to between 25-50mm (approx 12 times during growing season e.g. fortnightly April-September). Do not cut grass in drought conditions. Mow with appropriate machinery eg. a ride on rotary mowers can be used on larger areas of grass but a small rotary mower and/or strimmer shall be used for more inaccessible areas. Remove arisings from site and dispose of responsibly. Clean adjoining path areas after mowing. Edge and trim junctions between amenity grass and planting/hard surfaces to maintain a neat & tidy appearance. Allow <u>bulbs</u> to flower and build up energy - do not cut grass in bulb areas until 6 weeks after flowering. Keep grass areas/wildflower free from weeds - remove weeds and encroaching scrub by hand, hoe or fork, or mowing, as appropriate. Undertake monthly from March to October, or as required. Scrub removal from wildflower to be undertaken outside of the bird nesting season.
		Annually	<ul style="list-style-type: none"> Keep grassland areas in good condition - check and report to client on damaged areas. Apply feed treatment to amenity grass only, do not apply feed to wildflower grass. Undertake aeration and thatch removal if required. April or September. Areas of failed grass shall be prepared and re-sown with the specified seed mix either in April or September as instructed by the client.
6.2.6	Playground equipment <small>*Play spaces are to be fenced off (with appropriate signage to tell users not to enter) until the post installation inspection is completed and the play space is fit for purpose/use.</small>	Post Installation*	<ul style="list-style-type: none"> Post installation inspections are to be carried out by a ROSPA consultant and will ensure that the play space (equipment, safety surfacing and any ancillary items including gates, fences, seats etc.) meet the required standards and has been installed correctly. The inspection will include a disability and risk assessment with a report (including photographs) produced to confirm the findings including the quality of the installation and equipment finish. The report will be sent to the client.
		Weekly	<ul style="list-style-type: none"> Routine visual inspection of all play areas to identify obvious hazards or respond to complaints by public. Check for signs of vandalism and remove any litter, glass etc. Check safety surface for faults. If parts are found to be unsafe and cannot be immediately repaired the equipment should be immobilised or cordoned off with a warning noticed attached. Check each item against a checklist (as provided by manufacturer for play equipment item) and record each visit on a spreadsheet, including any actions. Note – Inspection to be undertaken by suitably qualified/competent professional.
		Monthly	<ul style="list-style-type: none"> Perform operational inspection of all items of equipment, fences and gates to check the operation and stability. Checks to include: <ul style="list-style-type: none"> all working parts and oil and grease bearings as necessary; all ropes, chains and shackles; anti slip surfaces e.g. on step treads; that structures and foundations are secure; for trip hazards and obstructions in surrounding area; finger traps; wooden items for splinters and cracks; metal items for corrosion and sharp edges; 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 checklist (as provided by manufacturer for play equipment item) and record each visit on a spreadsheet, including corresponding actions and any remedial actions undertaken. Note – Inspection to be undertaken by suitably qualified/competent professional. Inspect superficial appearance of equipment and street furniture - as required, sand down and re-paint or re-stain equipment, seats, bins and fences to specification provided by supplier.

Establishment Years 0-5			
Ref	Management Categories	Timing	Maintenance Task and Method
	Playground equipment cont.	Annual Inspection	<ul style="list-style-type: none"> Annual technical inspection of all play areas to establish overall level of safety of the equipment (whilst an annual inspection is not mandatory a risk assessment is required by law under the Health and Safety Regulations) - to be carried out by RPII (Register of Play Inspectors International) trained and certified inspectors or manufacturers inspection engineers. Ensure the play space meets the relevant standards (EN1176) and will note any faults or failures and suggest appropriate remedial action and identify risks. Assess all elements of site design safety, ancillary items, equipment and surfacing including an operational inspection of all to check the operation and stability. Checks to include: <ul style="list-style-type: none"> all working parts and oil and grease bearings as necessary; all ropes, chains and shackles; anti slip surfaces e.g. on step treads; that structures and foundations are secure; for trip hazards and obstructions in surrounding area; finger traps; wooden items for splinters and cracks; metal items for corrosion and sharp edges; 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 checklist (as provided by manufacturer for play equipment item) and record each visit on a spreadsheet, including corresponding actions and any remedial actions undertaken. Includes a non-dismantling inspection of all equipment where recommended. To be supported by a detailed technical report highlighting any action required. 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.
6.2.7	Hard Landscape	As necessary	<ul style="list-style-type: none"> Remove graffiti - a 'no tolerance' policy will apply to graffiti which shall be removed as soon as it appears, where necessary specialist contractors shall be employed to carry out this work.
		Weekly	<ul style="list-style-type: none"> Undertake check of street furniture including fences and gates for vandalism and damage to check that the elements of hard landscaping are safe and in a clean condition. Monitor and report to client on damaged areas/items and repair or replace as instructed by the client or as necessary (ie. play area fencing/gates). Repair using the original material/product to maintain the integrity of the design. Areas where damage poses a hazard to pedestrians shall be cordoned off with bollards and high visibility tape until repair can be organised. Make regular checks of paved areas and edgings for damage and trip hazards. The Management Company will confirm any verbal instructions to carry out repair as soon as possible.
		Fortnightly	<ul style="list-style-type: none"> Empty bins - remove and replace bags form bins and deposit in legal tip. Keep hard landscape areas clean - remove litter, debris and faeces. Use pressure washer to remove. chewing gum and staining. Fortnightly March to October and as required during the winter months. Check hard surfaces and edges for damage and trip hazards. Inform client and repair as instructed by the client as soon as possible.
		2 or 3 times per annum	<ul style="list-style-type: none"> Removal of excessive leaf litter and fallen twigs and branches - use leaf blower and leaf litter collection equipment - November to December. Keep hard landscaped areas clear of weeds - kill weeds using a herbicide spray containing glyphosate using a knapsack sprayer - April, July.
		Every 5 years	<ul style="list-style-type: none"> Check painted and stained surfaces for fading/damage - where necessary prepare and re-paint/stain using the same product to maintain the integrity of the design.

6.3 Monitoring and Review

The below table sets out how the monitoring and review processes:

Monitoring and Review			
Ref	Management Categories	Timing	Maintenance Task and Method
6.3.1	Landscape Management	As necessary	<ul style="list-style-type: none">• Monitor comments/suggestions from residents and other users - feedback comments to client and respond as instructed and incorporate into LMP as required.• Respond to comments from client and incorporate into LMP as required.
6.3.2	LMP Review	Every 5 years	<ul style="list-style-type: none">• Suitably experienced professional to undertake a review of landscape establishment and quality, respond to review and incorporate into LMP as required.

Appendix 1

Detailed Landscape Plans for the Existing Open Spaces

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

- 1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

Ground Preparation and Tree Pit Excavation

- ### Tree Planting

- 2.6. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

- 2.8. 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.

- 2.11. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity. Ornamental composted bark mulch will be spread to a depth of 75mm across a 1.0m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

Maintenance

- 2.13. The site is to be visited monthly throughout the year to undertake the following operations

- Weed clearance: All tree pits are to be kept weed free by hand weeding or herbicide treatment. The bark mulch shall be topped up at least once annually.
- Litter clearance: All litter is to be removed from tree planting areas.
- Watering: All trees are to be watered during the growing season following any dry periods of 7 days.
- Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing occurs. Any broken ties, stakes, wire, plastic, grids and guards shall be checked at least once annually, where no longer necessary or physically damaging the tree these should be removed.
- Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice (BS 3998) to maintain healthy well-shaped specimens which are appropriately shaped for their circumstances.

3.1. Shrubs plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

- 3.2. Recommended rooting depths are 600mm for shrubs plants. Multi-purpose topsoil depths shall be 300mm for shrubs, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

- 3.3. Within the day of planting shrub plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

- 3.4. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

Ground Preparation

- 4.1. 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. 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

- 4.2. The planting arrangement shall be as set out in the plant schedule on the relevant planting plan.

- 4.3. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 6 plants per linear metre (using L-shaped notches) using spaces 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 formed round the roots in line with the guidelines as set out in BS 4428 (1989).
- 4.4. 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.

Maintenance during first growing season

- 4.5. 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.

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

Preparation

- 5.1. Areas to be turfed or 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. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.

- 5.2. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

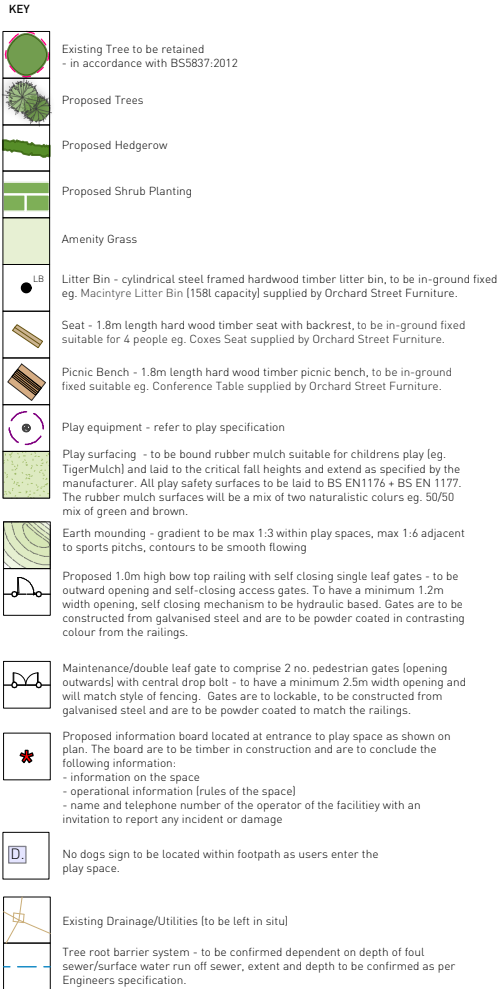
- 5.3 Turf shall be supplied in accordance with BS3699. It shall be close textured and green in colour and be sufficiently pliable to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles on a dry surface. It shall be stored in a frosty or waterlogged area and shall not be stored in rolls for more than three months. 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.

Seeding

- 5.4. Grass seed shall be sown either in April/May or September/October 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 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

- Initial Cut
- 5.5. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All anisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.

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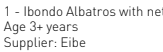
Design

HEDGEROW PLANTING –

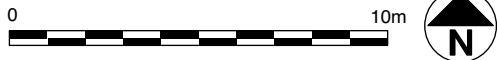
To be planted at 6/linear metre, in a double staggered row, 0.4 offset between rows.

Species	Height/ Spread cm	Habit	Root Condition	Planting Density /m ²	Quantity
Ceanothus thyrsiflorus v. repens	30-40	Bushy	3L C	3	8
Ceanothus 'Sylvark'	30-40	Bushy	3L C	3	17
Corylus avellana [ms]	150-200	Multi-stem	B C	Counted	3
Chaenomeles speciosa 'Moerlosei'	40-60	Branchy	3L C	3	17
Cornus ternata 'Sundance'	30-40	Bushy	3L C	3	17
Cornus alba 'Elegantissima'	30-40	Bushy	5-7 L C	3	5
Cornus sanguinea 'Midwinter Fire'	30-40	Bushy	5-7 L C	3	17
Deschampsia cespitosa 'Goldtau'	n/a	n/a	3L C	3	5
Hebe rakaiensis	30-40	Bushy	3L C	3	8
Hebe 'Mrs Winder'	30-40	Bushy	3L C	3	14
Rudbeckia 'Goldtrum'	n/a	n/a	3L C	3	8
Spiraea japonica 'Goldflame'	30-40	Bushy	3L C	3	8

Note: all planting should avoid man-made grids and lines, and should group species together in groups of 3-5 plants



Note: Equipment to be relocated from Phase 2 play space. Re-installation to be completed as per manufacturers specification.





Please note: this drawing is an indicative layout plan for planning purposes based upon on-site measurements of the Community Garden. Miscellaneous items eg. garden ornaments are not included. Refer to annotations for description of spaces. For detailed information/measurements we advise that the site must be visited.

Detailed Landscape Proposals - Community Garden (Existing) (Sheet 2 of 4)

Heyford Park - Existing Open Spaces

Client: Dorchester Group

DRWG No: **D.0341_138**

Drawn by: RVF

Date: 17/02/2017

Scale: 1:200@A3

Sheet No: **2** REV: -

Approved by: RVF

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1. Stilts (ref. Kompan NRO806) or similar approved to be secured into the sculptural mounding to play manufacturer's requirements.



4. Double balance beams (ref. Kompan NRO803) or similar approved.



2. Rounded glacial boulders approx. 600-900mm diameter, buried into the ground by one third.



5. Up and Over Net (ref. Kompan NRO812) or similar approved.



3. Fallen tree trunk - soft wood tree trunk (for seating and clambering) to be trimmed & prepared for use by public. Supplied by Streetscape Products and Services Ltd or similar approved play manufacturer. To be installed into concrete footings (GEN2). Supplied by an approved play manufacturer.



KEY

- Existing Trees to be retained - in accordance with BS5837:2012
- Tree removed to enable utilities
- Proposed Trees
- Existing Amenity Grass to be retained - areas adjacent to works to be made good as per Summary Planting Specification
- Existing Tarmac Path to be retained
- Litter Bin - Tydeman as supplied by Orchard Street Furniture or similar approved.
- Dog Bin - supplied by Orchard Street Furniture.
- Bench - 1.8m length hard wood timber seat with armrests and backrest, to be in-ground fixed, suitable for 4 people eg. Coxes Seat supplied by Orchard Street Furniture.
- Picnic Bench - 1.8m length hard wood timber picnic bench, to be in-ground fixed suitable eg. Conference Table supplied by Orchard Street Furniture.
- Existing above ground telegraph wire (left in situ)
- Proposed utility cables (SSE HV Cables and HV Cable GTC)
- Tree root barrier system - to be confirmed dependent on depth of foul sewer/surface water run off sewer, extent and depth to be confirmed as per Engineers specification.
- Waymarker signpost adjacent to seat to indicate direction of Roper Road and Carswell Circle B play spaces, and village green eg. FSC Certified hardwood timber sign post by Woodscape with text.
- Play equipment - refer to play specification
- Play surfacing - Recycled bonded rubber eco-mulch safety surfacing in green and laid to the critical fall heights and extend as specified by the manufacturer. All play safety surfaces to be laid to BS EN1176 + BS EN 1177.
- Grass sculptural mounding - topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm and to a depth of 150mm for grass. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying in with all existing levels. Contours shown at 0.25m intervals. Mounding to be laid with premium grade turf.
- Safety surfaced sculptural mounding - The gradient of the slopes shall be smooth-flowing, and suitable for the requirement of the play equipment and marrying in with all existing levels. Contours shown at 0.25m intervals.
- 0.6m high timber knee rail

PLANTING SCHEDULE						
TREE PLANTING						
Species	Form	Birth	Height cm	Clear Stem	Root Condition	Quantity
Betula pendula	EHS	14-16	425-400cm	Min 200cm	75 L	5
Prunus avium 'Plena'	EHS	14-16	425-600cm	Min 200cm	75 L	5
Tilia cordata	EHS	14-16	425-600cm	Min 200cm	75 L	1



SUMMARY PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

- 1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
- 1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- 1.3. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. 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. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
- 1.4. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

- 2.1. Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- 2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball/container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- 2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

Tree Planting

- 2.4. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
- 2.5. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
- 2.6. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 200mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

- 2.7. General-purpose slow release fertiliser (at the rate of 75g/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.
- 2.8. Extra heavy standard trees shall be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

- 2.9. Trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

- 2.10. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity. Ornamental composted bark mulch will be spread to a depth of 75mm across a 1.0m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

Maintenance

- 2.11. In the autumn following planting the CA/landscape contractor will prepare a list of all trees which are dead, dying or diseased and are to be replaced during the following planting season. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

- 2.12. The site is to be visited monthly throughout the year to undertake the following operations.

- Weed clearance: All tree pits are to be kept weed free by hand weeding or herbicide treatment. The bark mulch shall be topped up at least once annually.
- Litter clearance: All litter is to be removed from tree planting areas.
- Watering: All trees are to be watered during the growing season following any dry periods of 7 days.
- Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. All grilles, grids and guards shall be checked at least once annually, where no longer necessary or physically damaging the tree these should be removed.
- Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice (BS 3998) to maintain healthy well-shaped specimens which are appropriately shaped for their circumstances.

3. AMENITY GRASS (To be made good where necessary after installation of play elements and street furniture)

Preparation

- 3.1. Areas to be turfed or 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 tith. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.
- 3.2. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

Turf

- 3.3. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. 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.

Seeding

- 3.4. Grass seed shall be sown either in April/May or September/October 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 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

- 3.5. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.

Revisions:

First Issue- 24/02/2017 RVF

- A - (21/03/2017 RVF) Revised to client comment
- B - (26/01/2018 RVF) Minor revision to client comment
- C - (13/03/2018 ASK) Minor revision to client comment
- D - (30/04/2018 RVF) Minor revision to client comment
- E - (03/09/2018 RVF) Timber knee rail added to LPA comment

Detailed Landscape Proposals - Carswell Circle A (Sheet 3 of 4)

Heyford Park - Existing Open Spaces

Client: Dorchester Group

DRWG No: **D.0341_138**

Drawn by : RVF/ASK

Date: 03/09/2018

Scale: 1:500@A3

Sheet No: **3** REV: E

Approved by: TH/RVF

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