



KEY	
	Site boundary
	Existing off-site trees
	Soft landscape proposals
	Existing trees to be retained
	Existing trees to be removed
	Existing hedgerow/vegetation to be removed
	2.00m wide gravel maintenance strip to electric substation
	Grass/turf to open spaces and verges
	Footpaths
	Highways
	Driveways
	Proposed housing
	Four bar timber post and rail fence to southern boundary
	Brick screen wall

## IMPLEMENTATION AND MAINTENANCE GUIDELINES

### 1.0 GENERAL

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. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 300mm for shrubs and 150mm for grass.

### 2.0 ORNAMENTAL SHRUBS AND TREES

#### 2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 20litres/m<sup>2</sup> 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 to the specified size 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. Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

#### 2.2 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 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 buried.

### 2.3 Maintenance

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.

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

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 chaffing 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.

### 3.0 GRASS

#### 3.1 Preparation

The area 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 tili, incorporating pre-seeding fertiliser at 70 g/m<sup>2</sup>.

#### 3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowlawn. 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.

#### 3.3 Turf

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.

#### 3.4 Seeding

Grass seed shall be sown in 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 35 g/m<sup>2</sup>. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

#### 3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings should be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

### CAMP ROAD LANDSCAPE STRATEGY

As the primary route through the settlement, Camp Road will have a strong character which is reinforced through the landscape design. Where appropriate existing trees will be retained to provide a mature setting for the development, reinforced with new avenue tree planting along Camp Road, creating a sense of arrival and local distinctiveness for Heyford Park's future evolution. Trees will be selected to provide an upright, uniform habit. Species selection will be determined by the final drainage solution and potential impact of de-icing salt from Camp Road, therefore alternative species to that specified within the approved parameters (Tilia x euchiora) are proposed. Variation in tree species along the whole of Camp Road will announce the users sense of arrival and departure from one character area to another.

#### AVENUE TREES - to Camp Road

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Acer campestre 'Streetwise'	EHSId	450/625	16/18	as shown
Betula pendula	EHSId	450/625	16/18	as shown
Carpinus betulus 'Frans Fontaine'	EHSId	450/625	16/18	as shown
Tilia x euchiora	EHSId	450/625	16/18	as shown

#### FEATURE TREES - to entrances and focal points

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Acer platanoides 'Columnare'	EHSId	450/650	18/20	as shown
Corylus colurna	EHSId	450/650	18/20	as shown
Prunus avium 'Piena'	EHSId	450/650	18/20	as shown
Sorbus aria 'Majestica'	EHSId	450/650	18/20	as shown

#### REPLACEMENT TREES - to southern boundary

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Betula pendula	EHSId	425/600	14/16	as shown
Carpinus betulus	EHSId	425/600	14/16	as shown
Prunus avium 'Piena'	EHSId	425/600	14/16	as shown
Sorbus aucuparia	EHSId	425/600	14/16	as shown

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

#### HEDGEROW - to electric substation

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Prunus laurocerasus 'Rotundifolia'	20L	125/150	Bushy	0.50

All hedgerow shrubs to be planted in accordance with the implementation and maintenance 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 in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

### PLOT LANDSCAPING

The landscape design aims to create an attractive environment for the setting of the new homes and open space through a species palette which provides year round interest, colour, texture and scent. Tree planting within the street scene and gardens provide year round interest and feature trees selected for their floristic value or autumnal interest are placed at entrances and key intersections. Ornamental shrubs and hedgerows provide continuity through the development with specimen shrubs punctuating focal points and entrances.

#### TREES - to internal grass verges and gardens

SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
Betula utilis 'Jacquemontii'	EHSId	425/600	14/16	as shown
Corylus colurna	EHSId	425/600	14/16	as shown
Malus trilobata	EHSId	425/600	14/16	as shown
Sorbus aucuparia 'Cardinal Royal'	EHSId	425/600	14/16	as shown
Photinia x fraseri 'Red Robin'	Std (70L)	200/225	10/12	as shown

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

#### HEDGEROWS - to plots

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Eleagnus x ebbingei	10L	80/100	Bushy	0.40
Prunus lusitanica	10L	80/100	Bushy	0.40

All hedgerow shrubs to be planted in accordance with the implementation and maintenance 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 in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

#### SHRUBS/HERBACEOUS

SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
Aucuba japonica	10L	40/60	Bushy	0.75
Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
Choisya 'Aster Pearl'	10L	40/60	Bushy	0.70
Choisya ternata	10L	40/60	Bushy	0.70
Choisya ternata 'Sundance'	10L	40/60	Bushy	0.70
Cistus 'Silver Pink'	10L	40/60	Bushy	0.65
Cornus alba 'Elegantissima'	3L	60/80	Branched	0.75
Eleagnus 'Maculata'	10L	60/80	Bushy	0.75
Euonymus fortunei 'Emerald n Gold'	10L	30/40	Bushy	0.60
Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.60
Fatsia japonica	10L	50/60	Bushy	0.75
Hebe 'Marjorie'	10L	30/40	Bushy	0.70
Hebe 'Mrs Winder'	10L	30/40	Bushy	0.65
Hebe pinguifolia 'Sutherlandii'	10L	40/60	Bushy	0.70
Heuchera 'Palace Purple'	3L	-	Full pot	0.40
Hypericum 'Hidcote'	3L	40/60	Bushy	0.70
Lavandula ang. 'Hidcote'	10L	30/40	Bushy	0.60
Lonicera nitida 'Baggesen's Gold'	10L	40/60	Branched	0.70
Lonicera nitida 'May Green'	10L	40/60	Branched	0.70
Phormium tenax 'Sundowner'	25L	100/125	Triple crwn	0.80
Photinia x fraseri 'Red Robin'	10L	60/80	Bushy	0.75
Prunus laurocerasus 'Otto Luyken'	10L	60/80	Bushy	0.70
Prunus lusitanica	10L	60/80	Bushy	0.75
Rosmarinus officinalis	10L	60/80	Bushy	0.70
Sarcococca confusa	5L	20/30	Bushy	0.60
Skimmia japonica	10L	40/60	Bushy	0.70
Viburnum davidii	10L	40/60	Bushy	0.70

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Mixed beds, individual species to be planted in groups of 3-5.

Planting bed ascend to large ornamental evergreen shrubs  
Occasional specimen shrubs punctuate key entrances  
Ground cover ornamental shrubs align paths  
Sensory shrubs create added appeal to planting beds



Heyford Park, Upper Heyford

Phase 1 and Camp Road  
Landscape Proposals

Dorchester Group

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Pegasus  
Landscape Design