



IMPLEMENTATION AND MAINTENANCE GUIDELINES

- 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.
- ORNAMENTAL SHRUBS AND TREES**
 - 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 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. 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.
 - 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.
 - Maintenance**

The landscape contractor shall maintain all areas of new planting for the period up to and for 12 months following practical completion under the terms of the S106 Agreement until handover to the adopting authority.

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.
- GRASS**
 - Preparation**

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 tith, incorporating pre-seeding fertiliser at 70 g/m².
 - 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/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes to be specified in accordance with those set out in the approved management plan.
 - Initial cut**

When newly seeded areas reach 50mm they should be cut back to a height of 30mm and then cut twice annually in early Spring and late Summer. All arisings shall be removed or spread evenly across grassland. Any bare patches shall be made good at this time.

Sheet Location Plan
NTS

KEY

- Site boundary
- Plot soft landscape proposals
Refer to drawings Blr.4372_01 & 02 for details.
- Existing trees/vegetation to be retained
- Existing trees/vegetation to be removed
- Grass
Amenity grass seed mix to open space areas.
- Bench seat
Timber bench. Specification to be agreed.
- Litter bin
Specification to be agreed.
- Dog bin
Specification to be agreed.
- Easement

PLANT SCHEDULE

TREES	REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
	T1	Acer campestre	EHSStd	450/650	18/20	as shown
	T2	Carpinus betulus	EHSStd	450/650	18/20	as shown
	T3	Fagus sylvatica	EHSStd	450/650	18/20	as shown
	T4	Acer campestre	EHSStd	425/600	14/16	as shown
	T5	Prunus avium	EHSStd	425/600	14/16	as shown
	T6	Sorbus aria	EHSStd	425/600	14/16	as shown
	T7	Sorbus aucuparia	EHSStd	425/600	14/16	as shown
	T8	Fagus sylvatica	EHSStd	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.

SHRUBS MIX - to rear gardens walls

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJA	Aucuba japonica	5L	40/60	Bushy	0.75
CORALE	Cornus alba 'Elegantissima'	3L	60/100	Branched	0.75
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.75
FATJA	Fatsia japonica	5L	60/80	Bushy	0.75
PHOFRRER	Photinia x fraseri 'Red Robin'	5L	60/80	Bushy	0.75
PRULU	Prunus lusitanica	5L	40/60	Bushy	0.75

SHRUBS MIX - to attenuation areas

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CORALS	Cornus alba 'Sibirica'	3L	40/60	Branched	0.75
CORSA	Cornus alba 'Elegantissima'	3L	40/60	Branched	0.75
CORSTF	Cornus stolonifera 'Flaviramea'	3L	40/60	Bushy	0.75
CORAV	Corylus avellana	3L	40/60	Bushy	0.75
VIBOP	Viburnum opulus	3L	40/60	Bushy	0.75

SHRUB MIX - to play space

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJAR	Aucuba japonica 'Rozannie'	3L	60/80	Branched	0.70
BUDDAWHP	Buddleia 'White Profusion'	3L	40/60	Bushy	0.70
CORALS	Cornus alba 'Sibirica'	3L	40/60	Bushy	0.70
CORSAMF	Cornus sanguinea 'Midwinter Fire'	3L	40/60	Bushy	0.70
FATJA	Fatsia japonica	3L	40/60	Bushy	0.70
PHOFRRER	Photinia x fraseri 'Red Robin'	3L	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.

MEADOW MIXTURE FOR WETLANDS (EM8)

Wild flowers (%)	Grasses (%)
Achillea millefolium Yarrow 0.5	Agrostis capillaris Common Bent 12
Betonica officinalis Bistort 0.5	Alpeyus pratensis Meadow Fowl 4
Centaurea nigra Common Knapweed 2	Anthoxanthum odoratum Sweet Vernal-grass 2
Filipendula ulmaria Meadowweet 1.5	Cynosurus cristatus Crested Dogtail 36
Galium verum Lady's Bedstraw 1	Deschampsia cespitosa Tufted Hair-grass 1
Leucanthemum vulgare Oxeye Daisy 1.5	Festuca rubra ssp. juncea Slender-creeping Red-fescue 25
Lotus pedunculatus Greater Birdfoot Trefoil 0.5	
Plantago lanceolata Ribwort Plantain 1	
Primula veris Cowslip 1	
Primula vulgaris Selfheal 2	
Ranunculus acris Meadow Buttercup 2.5	
Rhnanthus minor Yellow Rattle 1.3	
Rumex acetosa Common Sorrel 1	
Sanguisorba officinalis Great Burnet 0.5	
Silaum silaus Pepper Scaevrage 1.5	
Silene flos-cuculi Flagged Robin 0.2	
Succisa pratensis Devil-bit Scabious 0.5	
Vicia cracca Tufted Vetch 1	Sown at 4g/m ²

GENERAL PURPOSE MEADOW MIXTURE (EM1)

Wild flowers (%)	Grasses (%)
Achillea millefolium Yarrow 0.5	Agrostis capillaris Common Bent 8
Centaurea nigra Common Knapweed 2	Cynosurus cristatus Crested Dogtail 40
Daucus carota Wild Carrot 1	Festuca rubra ssp. juncea Slender-creeping 28
Galium verum Lady's Bedstraw 2	Red-fescue 28
Leucanthemum vulgare Oxeye Daisy 2	Phleum bertolonii Smaller Cat's-tail 4
Plantago media Hoary Plantain 2	
Prunella vulgaris Selfheal 2	
Ranunculus acris Meadow Buttercup 2	
Rumex acetosa Common Sorrel 1	
Sanguisorba minor Salad Burnet 3	
Silene dioica Red campion 2.5	Sown at 4g/m ²

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 then be ploughed and raked to produce a medium till. Sowing operation will be carried out in Spring or late Autumn at a rate indicated. The grass will be allowed to establish over the first growing season with a single mowing operation in the Autumn to top out any weed growth. On-going mowing operations will be carried out either once annually in the Spring, or twice annually in Spring and Autumn if grass species become dominant. Grass will not be cut during late Spring and Summer months to allow flower and herb species to germinate.

BULBS

SPECIES	No./m ²
Crocus Dutch Collection (50% of area)	
'Queen of the Blues'	10
'Golden Yellow'	10
'Jeanne D'Arc'	10
Dwarf Daffodils (50% of area)	
'February Gold'	10
'Jet Fire'	10
'Canaliculatus'	10

All bulbs to be planted in accordance with the implementation and maintenance guidelines. No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

NOTES

- All landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- 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 should however 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.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

A. Rev Description Date Team
14/10/13 HJ Team

Heyford Park, Parcel B2A
POS Landscape Proposals

Client: Bovis Homes Central Region
www.pegasuspg.co.uk
Team HJ/AP
10/10/2013
Scale: 1:250 @A1