

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3398 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, trees 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 Marking Compound at the rate of 200g/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.

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 formed.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertiliser and Tree Planting and Marking Compound 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 plate 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 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.

2.4 Watering
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 litres.
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.
Fertiliser: Any damaged shrubs/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 300x30x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.

Either 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.

or for pit planting
A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.

3.2 Planting
All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on an informal grid. To avoid straight lines each planting station can be moved by up to 300mm in any direction.

Either for a shelter or for a root ball fence
a. All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 600mm high respectively, secured with stakes and ties as advised by the manufacturer.
b. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturers recommendations.

3.3 Maintenance
Using approved herbicides a 900mm diameter circle centred on each planting station 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 during the following planting season.

4.0 NATIVE HEDGE PLANTING

4.1 Setting Out
The hedge line shall be set out using 30x30x1200 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 Preparation
The 800mm wide hedge line shall be cultivated to 150mm incorporating Enmag or equal at 75g/m².

4.3 Planting
Plants shall be notch planted in two rows 300mm apart and staggered at 300mm centres. All plants are to be protected with a 600mm proprietary shelter secured with a stake and ties as recommended by the manufacturer.

4.4 Maintenance
Using approved herbicides a 900mm wide swath centred on the hedge line 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 during the following planting season.

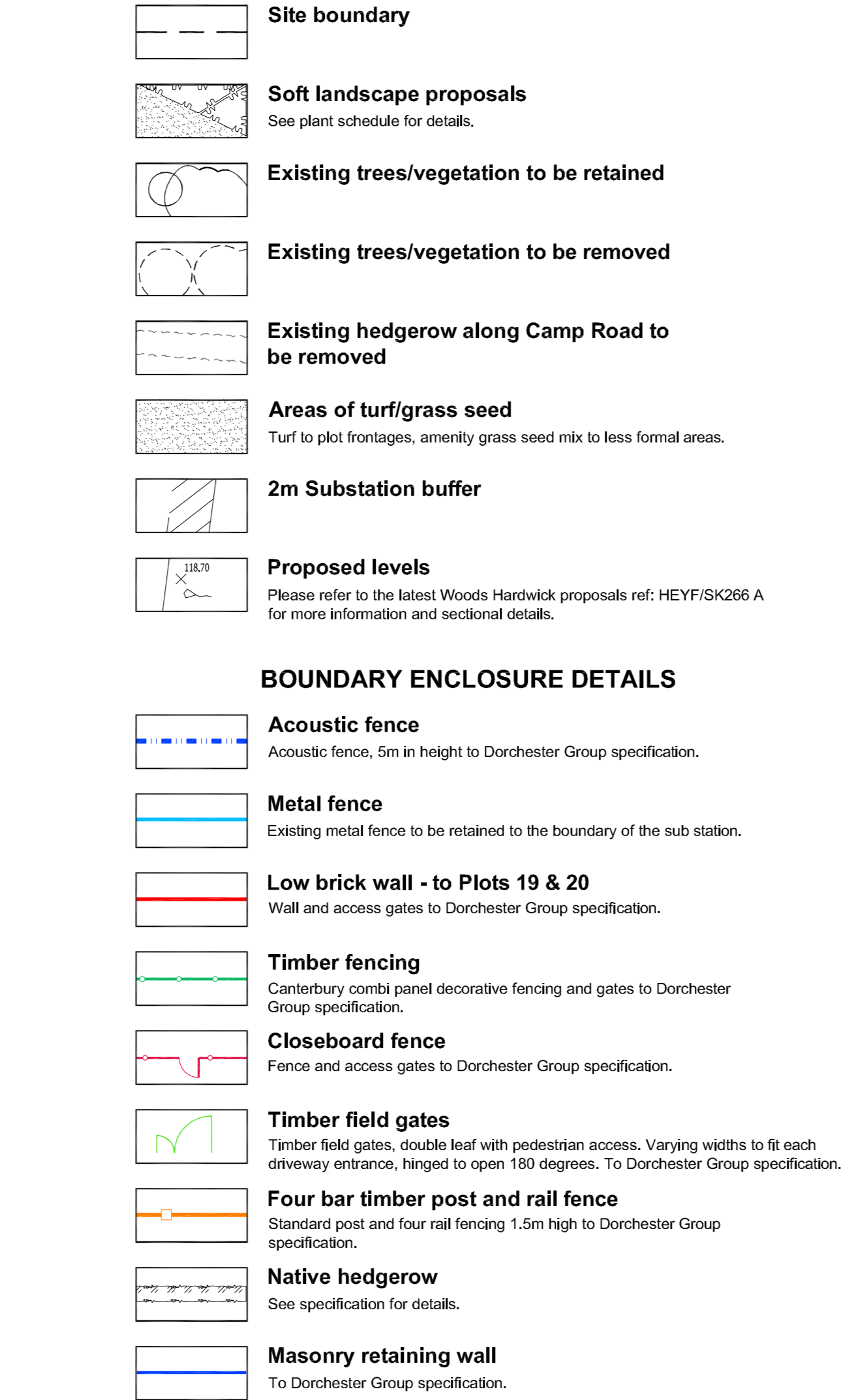
5.0 GRASS
The area is to be seeded shall be sown with a glyphosate based herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine 10th, incorporating pre-seeding fertilizer at 70g/m².

5.2 Turf
Turfing operations shall be in accordance with BS 4428.
Where 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 sown in two equal sowings in opposite 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.

5.4 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 awnings shall be removed or spread evenly across grassland. Any bare patches shall be made good at this time.

KEY



TREES - To plots and along Camp Road

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	Betula pendula	EHSJ	45/90/25	16/18	as shown
T2	Betula utilis jacquemontii	EHSJ	42/50/00	14/16	as shown
T3	Corylus colurna	EHSJ	42/50/00	14/16	as shown
T4	Corylus avellana	HSD	35/40/25	12/14	as shown
T5	Malus tatarica	HSD	35/40/25	12/14	as shown
T6	Sorbus aucuparia 'Cardinal Royal'	HSD	35/40/25	12/14	as shown

SPECIMEN SHRUBS

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Phormium 'Jester'	25L	100/125	Triple Crown	as shown
S2	Phormium 'Sundowner'	25L	100/125	Triple Crown	as shown
S3	Phormium 'Yellow Wave'	25L	100/125	Triple Crown	as shown

All feature shrubs to be planted in accordance with the implementation and maintenance guidelines. No feature shrub species, size or location should be altered without prior approval from the Landscape Architect.

SHRUBS/HERBACEOUS

ABBV	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUGJA	Aucuba japonica	5L	40/60	Bushy	0.75
BRASA	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CEATHR	Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
CHOPP	Chamaecyparis 'Purpurea'	10L	40/60	Bushy	0.70
CHOTIES	Chamaecyparis 'Sundance'	10L	40/60	Bushy	0.70
CHOSP	Chamaecyparis 'Silver Pink'	10L	40/60	Bushy	0.65
CORALE	Cornus alba 'Elegantissima'	3L	40/60	Branching	0.75
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	40/60	Bushy	0.75
EUOFONG	Eucryphia fortunei 'Emerald Galaxy'	10L	30/40	Bushy	0.60
EUOFONG	Eucryphia fortunei 'Emerald Galaxy'	10L	30/40	Bushy	0.60
FATIA	Fatsia japonica	10L	60/80	Bushy	0.75
HEBARM	Hebe 'Magical'	10L	30/40	Bushy	0.70
HEBPO	Hebe 'Purple Queen'	10L	30/40	Bushy	0.70
HEBRS	Hebe 'Purple Queen'	10L	30/40	Bushy	0.60
HEUMIPP	Hebe 'Purple Queen'	10L	40/60	Bushy	0.70
HYPH	Hypericum 'Hidocor'	10L	40/60	Bushy	0.60
LAVANHM	Lavandula angustifolia 'Hidocor'	10L	30/40	Bushy	0.60
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40/60	Bushy	0.70
LONNIBG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
PHOFREBR	Phlox 'Fastest Red Robin'	10L	60/80	Bushy	0.75
PRULACL	Prunus laurocerasus 'Otto Luyken'	10L	60/80	Bushy	0.70
PRULU	Prunus laurocerasus	10L	60/100	Bushy	0.75
RODOP	Rosa 'Romantica'	10L	40/60	Bushy	0.70
SKJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70
VIDBA	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.

TREES - Replacement trees to Southern boundary

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
R11	Acacia hippocastanum	EHSJ	42/50/00	14/16	as shown
R12	Betula pendula	EHSJ	42/50/00	14/16	as shown
R13	Carpinus betulus	EHSJ	42/50/00	14/16	as shown
R14	Sorbus aucuparia	EHSJ	42/50/00	14/16	as shown
R15	Tilia x europaea	EHSJ	42/50/00	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.

NATIVE HEDGE MIX

ABBV	SPECIES	SUPPLY	SIZE(cm)	MIX %	CTRS(m)
CORAV	Corylus avellana	T 1+1	60/80	12.5	0.30
CHAMOM	Crataegus monogyna	2x FMS	125/150	80	0.30
ROSCA	Rosa carina	T 1+1	60/80	7.5	0.30

Hedgerow shrubs to be supplied as bare root stock unless stated and to be planted in accordance with the implementation and maintenance guidelines. The hedge proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 4 per linear metre within a 500m wide bed and matched in accordance with implementation and maintenance guidelines. The feathered Hawthorn is to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Shrubs to be attached to a double line support (one for feathered Hawthorn at 1m high and one for hazel and dog rose at 60cm high) fence using an approved clip tie and cut back to 1m in height at time of planting.

CLIMBERS - To electric sub station buffer

ABBV	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
C1	Hedera ciliata 'Paddy's Pride'	10L	175/200	Cane	As Shown
C2	Hedera helix 'Hibernica 'Glasnevin'	10L	175/200	Cane	As Shown
C3	Hedera helix 'Hibernica 'Oak Heart'	10L	175/200	Cane	As Shown
C4	Hedera helix 'Hibernica'	10L	175/200	Cane	As Shown

All feature climbers to be planted in accordance with the implementation and maintenance guidelines. No feature shrub species, size or location should be altered without prior approval from the Landscape Architect.

HERBAGE

ABBV	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BUISSE	Bouteloua ischaemum	10L	60/80	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 matched in accordance with implementation and maintenance guidelines. Shrubs to be cut back to 60cm at time of planting and maintained at this height.

GROUND COVER MIX

ABBV	SPECIES	SUPPLY	SIZE(cm)	MIX %	CTRS(m)
CEATHR	Ceanothus thyrsiflorus repens	5L	40/60	20	0.60
HEBALRE	Hebe abietans 'Red Edge'	5L	30/40	20	0.60
LONNIBG	Lonicera nitida 'May Green'	5L	40/60	20	0.60
MAMAGAP	Mazus equisetum 'Kopdy'	5L	30/40	20	0.60
RUBBA	Rubus 'Betty Ashburner'	3L	30/40	20	0.60

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. Individual species to be planted in groups of 5-9 plants.

Rev	Description	Date	Team
G	Layout updated to include landscape and architectural drawings	12/01/15	EW
F	Revised to include	28/05/14	EA
E	Site boundary shown in blue on site plan	14/04/14	EA
D	Revised to include landscape and architectural drawings	10/04/14	EA
C	Updated to reflect comments regarding tree lines	10/04/14	EA
B	Updated to include a gate and to show the existing driveway	03/04/14	EA
A	Revised to client comments	31/03/14	EA

Phase 1 and Camp Road, Heyford Park, Upper Heyford Composite plan - Including site boundary and perimeter enclosures

Client: Dorchester Group
Team LMAP
11/03/2014
Scale: 1:2500@A0
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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 level beds, the shape of the latter should be adjusted if necessary to accommodate the selected tree position.
- All planting must be matched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the Christmas 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.