



**IMPLEMENTATION AND MAINTENANCE GUIDELINES**

- 1.0 GENERAL**
- All plants shall conform to BS 3936 and be in accordance with the National Plant Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as approved 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 firmed 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 75g/m<sup>2</sup> and Tree Planting and Mulching Compost at the rate of 200g/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.
- 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 fertiliser and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.
- Water to 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 treatments.  
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 one is to receive 20pans.  
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 pruning: Any damaged shoot/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.
- 3.0 NATIVE SHRUB PLANTING**
- 3.1. Ground Preparation**  
The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.
- 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 a for shelter or 2 for rabbit 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 centered 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 38x38x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.
- 4.2 Preparation**  
The 800mm wide hedge line shall be cultivated to 150mm incorporating Ernaag or equal at 75g/m<sup>2</sup>.
- 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 shrub secured with a stake and ties as recommended by the manufacturer.
- 4.4 Maintenance**  
Using approved herbicides a 800mm wide swathe centered 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 plants during the following planting season.
- 5.0 GRASS**
- 5.1 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 bowing contours with a fine 18h, incorporating pre-seeding fertilizer at 70g/m<sup>2</sup>.
- 5.2 Turfing**  
Turfing operations shall be in accordance with BS 4428.
- Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.
- 5.3 Seeding**  
Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be 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. 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 wirings shall be removed or spread evenly across grassland. Any bare patches shall be made good at this time.

**KEY**

- Site boundary**
- Soft landscape proposals**  
See plant schedule for details.
- Existing trees/vegetation to be retained**
- Existing trees/vegetation to be removed**
- Existing hedgerow along Camp Road to be removed**
- Areas of turf/grass seed**  
Turf to plot footings, amenity grass seed mix to less formal areas.
- 2m Substation buffer**
- Proposed levels**  
Please refer to the latest Woods Hawkwind proposals ref: HEYFSK26 A for more information and sectional details.
- BOUNDARY ENCLOSURE DETAILS**
- Acoustic fence**  
Acoustic fence, 5m in height to Dorchester Group specification.
- Metal fence**  
Existing metal fence to be retained to the boundary of the sub station.
- Low brick wall - to Plots 19 & 20**  
Wall and access gates to Dorchester Group specification.
- Timber fencing**  
Cantebury combed panel decorative fencing and gates to Dorchester Group specification.
- Four bar timber post and rail fence**  
Standard post and rail fencing 1.5m high to Dorchester Group specification.
- Native hedgerow**  
See specification for details.
- Masonry retaining wall**  
To Dorchester Group specifications.
- Removable bollard**  
Ref: B047 Sheffield stainless steel bollard (removable version) with reflective bands to top of column as supplied by Broap or similar approved.

**PLANT SCHEDULE**

**TREES - To plots and along Camp Road**

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
T1	Betula utilis jacquemontii	EH50	45/50/25	15/15	as shown
T2	Corylus avellana	EH50	42/50/20	14/16	as shown
T3	Corylus colurna	EH50	42/50/20	14/16	as shown
T4	Corylus colurna	HSD	35/40/25	12/14	as shown
T5	Malus tibiratica	HSD	35/40/25	12/14	as shown
T6	Sorbus aucuparia 'Cardinal Royal'	HSD	35/40/25	12/14	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.

**SPECIMEN SHRUBS**

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

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUGIA	Aucuba japonica	5L	40/60	Bushy	0.75
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CEATHR	Ceanothus thyrsiflorus repens	10L	60/80	Bushy	0.70
CHOP	Chaetia Azara-Pursh	10L	40/60	Bushy	0.70
CHOTES	Chaetia ternata 'Sundance'	10L	40/60	Bushy	0.70
CISSP	Cissis 'Silver Pink'	10L	40/60	Bushy	0.65
CORALE	Cornus alba 'Elegantissima'	3L	40/60	Branching	0.75
ELAPUNA	Elaeagnus pungens 'Maculata'	10L	40/60	Bushy	0.75
EUOFENG	Eucynymus fortunei 'Emerald Galaxy'	10L	30/40	Bushy	0.60
EUOFENG	Eucynymus fortunei 'Emerald Yr Gokk'	10L	30/40	Bushy	0.60
FATIA	Fatsia japonica	10L	60/80	Bushy	0.75
HEBMA	Hebe 'Magpie'	10L	30/40	Bushy	0.70
HEBPO	Hebe 'Purple Queen'	10L	30/40	Bushy	0.70
HEBPS	Hebe 'Purple Queen'	10L	30/40	Bushy	0.60
HEUMIPP	Heuchera 'Palace Purple'	3L	30/40	Full Flx	0.40
HYPER	Hypericum 'Hidcot'	10L	40/60	Bushy	0.70
LAVANHI	Lavandula angustifolia 'Hiscox'	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
PHOFRES	Philadelphus 'Fastest Roadster'	10L	60/80	Bushy	0.75
PRULACL	Prunus laurocerasus 'Otto Luyker'	10L	60/80	Bushy	0.70
PRULU	Prunus laurocerasus	10L	60/100	Bushy	0.70
RODUF	Rosa multiflora	10L	40/60	Bushy	0.70
RODUF	Rosa multiflora	10L	40/60	Bushy	0.70
SKJARU	Sakuramima japonica 'Royal'	10L	40/60	Bushy	0.70
VIDA	Viburnum coccineum	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)	HABIT	CTRS(m)
R2	Sorbus aucuparia	EH50	42/50/20	14/16	as shown
R3	Sorbus aucuparia	EH50	42/50/20	14/16	as shown
R4	Sorbus aucuparia	EH50	42/50/20	14/16	as shown
R5	Tilia x europaea	EH50	42/50/20	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**

ABBR	SPECIES	SUPPLY	SIZE(cm)	MIX %	CTRS(m)
CORAV	Corylus avellana	T 1+1	60/80	12.5	0.30
CRAMON	Crataegus monogyna	2x Flx	125/150	80	0.30
ROSCA	Rosa carolina	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 hedgerow 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 500mm wide bed and mulched in accordance with implementation and maintenance guidelines. The feathered Hawthorn is to have a upright central stem furnished with evenly spaced 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 9e and cut back to 1m in height at time of planting.

**CLIMBERS - To electric sub station buffer**

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
C1	Hedera coccinea 'Paddy's Pride'	10L	175/200	Cane	As Shown
C2	Hedera helix 'Hibernica 'Glaucifera'	10L	175/200	Cane	As Shown
C3	Hedera helix 'Hibernica 'Gold 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.

**HEDGEROW**

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
EUICE	Eucynymus repens	10L	60/80	Bushy	0.40

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. The hedgerow 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 500mm wide bed and mulched 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**

ABBR	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
MAHJASP	Mahonia aquifolium 'Kodjok'	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.

Q	Position of hedgerow to Camp Road adjusted.	16/06/16	AP
N	115 lowered by 2m when overhang between. <td>17/11/15 <th>SP</th> </td>	17/11/15 <th>SP</th>	SP
M	Planting lines adjusted to full width. <td>18/10/15 <th>AP</th> </td>	18/10/15 <th>AP</th>	AP
L	Planting lines adjusted to full width. <td>09/09/15 <th>AP</th> </td>	09/09/15 <th>AP</th>	AP
J	Tree to each western corner repositioned to coordinate with Phase 2 proposals. <td>05/08/15 <th>AP</th> </td>	05/08/15 <th>AP</th>	AP
K	Tree species to new garden of plots 19 & 20 substituted to smaller species. <td>24/06/15 <th>AP</th> </td>	24/06/15 <th>AP</th>	AP
I	Removable bollards substituted to steel. <td>28/05/15 <th>AP</th> </td>	28/05/15 <th>AP</th>	AP
H	Tree to be replaced by MA. See substation buffer and hedgerow landscaping to be replaced. <td>12/02/15 <th>EW</th> </td>	12/02/15 <th>EW</th>	EW
G	Levels updated to include hedgerow and gates. <td>12/01/15 <th>EW</th> </td>	12/01/15 <th>EW</th>	EW
F	Revised to new layout. <td>28/05/14 <th>EM</th> </td>	28/05/14 <th>EM</th>	EM
E	Site boundary and the hedgerow edge corrected. <td>14/04/14 <th>LM</th> </td>	14/04/14 <th>LM</th>	LM
D	Heardley wall substituted to masonry. <td>10/04/14 <th>LM</th> </td>	10/04/14 <th>LM</th>	LM
C	Updated to latest current regarding hedgerow. <td>03/04/14 <th>LM</th> </td>	03/04/14 <th>LM</th>	LM
B	Updated to latest current regarding hedgerow. <td>31/03/14 <th>LM</th> </td>	31/03/14 <th>LM</th>	LM
A	Revised to latest current. <td></td> <th></th>		
Rev	Description	Date	Team

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

Client: Dorchester Group

www.pegasus.co.uk  
Team LMAP  
11/03/2014  
Scale: 1:250@A0

**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 lawn 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.

**Pegasus Landscape Design**  
Bir.4322\_170