

Fox Wood Garden Village Phase 3

Landscape Management
& Maintenance Plan

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Appendix 1	Detailed landscape proposals
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1. Introduction

- 1.1. This document has been prepared by Randall Thorp on behalf of Taylor Wimpey to assist Knowsley Council's consideration of the application for proposed residential development on the site known as Fox Wood, Whiston Phase 3.
- 1.2. This document is focused on the management of the new public open spaces, SuDs features, incidental public green spaces, footpaths, new play area, and existing vegetation.
- 1.3. **Section 2** of this document sets out the design vision and management responsibilities.
- 1.4. **Section 3** outlines the management types and objectives.
- 1.5. **Section 4** provides details of the habitat management prescriptions. For each landscape type listed a brief prescription is given for the operation required, locations identified, and the species benefiting listed.
- 1.6. **Section 5** provides details of the landscape and ecological establishment and maintenance specification and provides a detailed list of requirements which must be satisfied to fulfil the objectives in section 3, and the prescriptions in section 4.
- 1.7. A management and maintenance schedule outlining proposed works over the course of each year is provided in Appendix 1.
- 1.8. This document should be read in conjunction with the Biodiversity Strategy (BS) produced by Tyler Grange. Where there are crossovers between the management prescriptions contained within this document and the BS, those within the BS should take precedence.
- 1.9. The detailed landscape proposals provide an overview of landscape typologies and are provided in Appendix 2.

2. Design vision and management responsibility

- 2.1. This management and maintenance plan will ensure the successful establishment and retention of high-quality landscape features, which form the public open spaces throughout the development, with particular focus on enhancing the ecological value and visual amenity of the site.
- 2.2. The management plan period shall be for the lifetime of the development.
- 2.3. A private management company will be responsible for the maintenance of all public open spaces.
- 2.4. The management company will require the necessary experience and certificates of competence to undertake landscape maintenance operations on site. The management company shall ensure that operations on site comply with the guidelines set out in this management plan.

3. Management types and objectives

Management Areas

3.1. The landscape management areas are shown on the submitted drawings (1008 05D, 06D, and 07D), and briefly comprise:

- Grassland and wildflower meadow
- Existing trees
- New trees and tree/shrub belts
- New hedges
- New attenuation pond features

Management strategy

3.2. The overarching strategy of the management plan is to:

- Safeguard and enhance the integrity of the existing landscape and ecological features
- Secure the long term future of new trees and shrubs
- Maintain public access and provide a clean and safe environment for all users
- Promote public awareness and appreciation of the habitats and associated flora and fauna
- Comply with legal obligations and constraints

3.3. Landscape objectives

Years 1-5	Ongoing
Obtain good plant establishment	Develop landscape character
Obtain rapid plant growth	Develop structural & visual diversity
Obtain visual impact	Develop Screening / shelter as needed
Creative rich / varied wildlife habitats	Increase wildlife habitats / value
Begin the development of natural ground layers	

4. Habitat management prescriptions

Grassland and wildflower meadow

Landscape maintenance prescription	Location	Species benefiting
Maintain a headland, adjacent to hedges, scrub patches and treed area margins, once annually after seed-set.	POS at edges of scheme	Brown hare, toads and other amphibians, grey partridge, skylark, dunnock, goldfinch, reed bunting, small mammals (and their predators barn owl, kestrel), scrub warblers, yellowhammer
Mow amenity grasslands (away from hedges etc) to keep turf <100mm.	Amenity areas adjacent to footpaths etc	Green woodpecker, song thrush, blackbird, starling, winter thrushes
Retain any anthills which form in areas of grassland, where practical, i.e. mainly where grazed.	POS at edges of scheme	Green woodpecker, starling, lichens, bryophytes
Manage grassland as spring flowering meadow; no cut after October-November until late summer.	POS at edges of scheme	Skylark, toads and other amphibians, brown hare, bats, butterflies, and other invertebrates
Minimise use of weedkillers, insecticides or lumbricides.	Throughout scheme	All species

Existing trees

Landscape maintenance prescription	Location	Species benefiting
Maintain all existing mature trees where possible - fell or trim only on safety grounds.	Existing trees	Pipistrelle and other bats, kestrel, spotted flycatcher, marsh tit, willow tit, canopy and hole-nesting birds, invertebrates, fungi
Retain all dead wood on site, in situ, unless there are safety implications; otherwise move as short a distance as possible and stack in situations similar to original site.	Existing trees / hedges at periphery of site	Pipistrelle, spotted flycatcher, marsh tit, willow tit, amphibians, saproxylic invertebrates, fungi, insectivorous birds and mammals
If felling or surgery required, retain timber close to original site stacking it under similar conditions.	Existing trees / hedges	Pipistrelle and other bats, green woodpecker, marsh tit, willow tit, invertebrates, fungi

Landscape maintenance prescription	Location	Species benefiting
Manage existing trees to provide some low cover for nesting and secure feeding.	Existing trees / hedges	Dunnock, blackbird, song thrush, marsh tit, willow tit, small mammals, other ground-nesting birds
Maintain external hedges at 1.5-2.5m.	Existing trees / hedges at periphery of site	Linnet, bullfinch, yellowhammer, bats
Inspect, maintain and replace bird and bat boxes as necessary.	Existing trees / hedges	Pipistrelle and other bats and birds.
Minimise use of insecticides and weedkillers anywhere on site.	Throughout scheme	All species

New trees and tree/shrub belts

Landscape maintenance prescription	Location	Species benefiting
Provide bat boxes in new treed areas as required as they mature.	Along site edges, all treed areas	Most bat species
Establish thick hedges on the outer margins of new planted areas.	POS at edges of scheme	Brown hare, grey partridge, turtle dove, bullfinch, linnet, yellowhammer, small mammals (and their predators barn owl, kestrel), toads and other amphibians
Maintain humid conditions in wooded areas by encouraging dense scrub/under storey growth in suitable areas.	Throughout scheme	Marsh tit, willow tit, invertebrates (small mammals), toads and other amphibians

New hedges

Landscape maintenance prescription	Location	Species benefiting
New hedges to be generally maintained at a height of no more than 1.5m.	Throughout scheme	Dunnock, blackbird, song thrush, linnet, yellowhammer and other scrub-nesting passerines, toads and other amphibians
Manage established hedges to produce dense low growth and a range of heights.	Throughout scheme	Dunnock, blackbird, song thrush, linnet, yellowhammer and other scrub-nesting passerines, toads and other amphibians

Landscape maintenance prescription	Location	Species benefiting
Trim all hedges no more often than once in two years (or alternate sides each year) to allow flowering and fruiting.	Throughout scheme	Blackbird, song thrush, bullfinch, passage and wintering passerines, small mammals, invertebrates (all insectivorous birds, all bats, amphibians and reptiles)
Lay mature hedges to increase density as required.	Throughout scheme	Dunnock, blackbird, song thrush, linnet, yellowhammer and other scrub-nesting passerines
Gap up as required with additional nectar and fruit producing species.	Throughout scheme	Dunnock, blackbird, song thrush, linnet, yellowhammer and other scrub-nesting passerines
Retain low stumps, dead or alive, in all hedges.	Throughout scheme	Marsh tit, willow tit, invertebrates, fungi, wren (all insectivorous birds, all bats, small mammals)
Retain all dead wood on site, in situ if possible, otherwise moving felled timber to nearest wood.	Throughout scheme and at periphery of site	Toads and other amphibians, pipistrelle and other bats, green woodpecker, spotted flycatcher, marsh tit, willow tit, invertebrates, fungi (small mammals)
Minimise use of weedkillers, insecticides or lumbricides.	Throughout scheme	All species

Water (new attenuation features)

Landscape maintenance prescription	Location	Species benefiting
Manage stands of tall marginals by cutting small areas on a medium rotation or dredging small areas on a long rotation.	New attenuation ponds	Water rail, swallow, reed bunting, reed warbler, sedge warbler, roosting wren, wagtails, buntings, grebes, ducks
Manage pond banks by mowing on a rotation to no lower than 150mm between October and February only (when amphibians are not expected to be moving between breeding and terrestrial habitat).	New attenuation ponds	Water vole, toads and other amphibians, reed bunting, goldfinch, small mammals (barn owl, kestrel)
Manage self-set waterside scrub by rotational coppicing to provide some low growth at all times.	New attenuation ponds	Reed bunting, toads and other amphibians, other passerines, small mammals (barn owl, kestrel)
Retain some overhanging bushes and trees.	To northern edge of attenuation ponds	Kingfisher, reed bunting, sedge warbler

Landscape maintenance prescription	Location	Species benefiting
Retain dead wood on site - in situ unless there are safety implications.	Southern POS	Pipistrelle, toads and other amphibians, all insectivorous birds, saproxylic invertebrates, fungi
Minimise use of insecticides and weedkillers on site and prevent access of pesticides to water courses.	Adjacent to and within attenuation features	All riparian species, all bat species, fish, aquatic invertebrates, aquatic plants
Remove 30% silt and excess vegetation between September and October on rotation, as required to maintain capacity of pond.	New attenuation ponds	Aquatic amphibians, aquatic invertebrates

5. 30-Year Management and Maintenance Schedule

Year(s)	Existing trees and woodland	New trees, woodland and tree belts	Species-Rich Grassland	Hedgerows	Wetland / SuDS	General Landscape Areas
1–5 (Establishment Phase)		Watering, staking & checking trees Replace failures annually Weed around bases Mulch application Formative pruning	Cut 2–3 times per year in Yr 1–2 One late summer cut from Yr 3 onwards Remove arisings Overseed bare areas	Watering & gapping up Light formative trimming in Yr 3–5 Weed control at base	Monthly checks for blockages Vegetation establishment weeding Sediment removal as needed	Replace failed shrubs Seasonal pruning Weed control Maintain access & safety
6–10		Reduce watering to dry years only Structural pruning Coppicing or thinning if required	Annual hay cut (late Aug/Sept) Spring spot-treat weeds Periodic overseeding	Trim 1× annually outside bird nesting season Gapping up only if necessary	Bi-annual inspections Remove excess sediment Manage reed growth	Prune shrubs annually Light renovation pruning- Maintain paths & street furniture
11–15		Selective thinning every 5 years Monitor tree health (pests/disease)	Maintain annual cut Periodic soil nutrient checks	Annual trimming Allow sections to flower in rotation (every 3 yrs)	Continue periodic desilting Manage invasive species	Hedge/shrub renewal where required Maintain surfacing, walls, boundaries
16–20		Woodland structure review Thinning/coppicing on 5–10 yr cycle Veteran tree management plan	Continue annual hay cut Introduce patch mowing for diversity	Rotational cutting for structural diversity	Habitat enhancement as needed (scrapes, marginal planting)	Replace aged planting- Ongoing maintenance of public realm

Year(s)	Existing trees and woodland	New trees, woodland and tree belts	Species-Rich Grassland	Hedgerows	Wetland / SuDS	General Landscape Areas
		begins				
21–25		Create deadwood habitat piles Canopy management if overshadowing	Maintain mixed sward structure Review botanical diversity	Continue rotational trimming	Sediment removal cycle (5-year)	Long-term renewal of planting areas
26–30 (Long-Term Management Phase)		Long-term resilience management Maintain structural diversity Monitor climate stress	Continue annual late-summer cut Scrub control if encroaching	Maintain healthy structure Gaps filled only if essential	Monitor hydrology Major desilting if required	Review & refresh planting areas Major hard-landscape repairs

Monitoring and reporting (across all 30 years)

Frequency	Action
Annual	Ecological monitoring report submitted to LPA / BNG Register; habitat condition assessment; photo-point monitoring
Every 5 Years	Full LMMP review and adaptive management updates
As Required	Invasive species treatment; storm-damage works; re-seeding of bare areas; supplementary planting

Habitat / Feature	Monitoring Activity	Frequency	Performance Targets / Indicators	Responsible Person	Reporting Requirements	Adaptive Actions (If Targets Not Met)
Amenity Grassland	Visual condition check, sward height measurement, weed assessment	Annual (spring/summer)	Even, healthy sward; <5% bare ground; minimal broadleaf weeds	Landscape Manager	Included in Annual LEMP Report with photos	Overseed bare patches, adjust mowing, targeted weed control
Species-Rich Grassland / Meadows	Species count, sward height, presence of indicators, nutrient status observations	Annual (late summer)	Meets target species richness; <10% scrub encroachment; cut & collect regime maintained	Ecologist	Annual monitoring report + BNG condition sheet	Adjust cut timing, remove scrub, reduce nutrient inputs
Grassland Subcategories (B1, H etc.)	Condition check against intended function (amenity or ecological)	Annual	Sward structure appropriate for category; no excessive thatch	Landscape Manager	Annual LEMP compliance report	Alter mowing regime; re-seed underperforming areas
Shrub Planting	Health check, dieback, gaps, vigour, weed competition	Twice annually (spring & autumn)	Healthy shrubs, <5% losses, full cover within 5 years	Landscape Contractor	Maintenance logs submitted annually	Replace failed plants; adjust pruning; increase watering
Trees (New Planting)	Health, establishment, stake/ties, dieback, pests/disease	Twice annually for 5 years; annually thereafter	<5% annual losses; stable/staked trees; no major defects	Arboricultural Consultant / Landscape Manager	Tree establishment reports yrs 1–5	Replace failures; re-stake; pest/disease treatment
Existing Mature Trees	Visual tree safety inspection; structural defect review; pest/disease check	Annually; full inspection every 5 years	Safe condition; no unmanaged defects; deadwood managed appropriately	Arboricultural Consultant	5-year Arboricultural Report + annual notes	Safety works; disease treatment; install supports or reduce load
Hedgerows	Height/width assessment, gappiness, species mix	Annual	Maintained height/width; <10% gaps; good species distribution	Landscape Manager	Annual LEMP report + photos	Gap up; adjust trimming cycle; supplementary planting

Habitat / Feature	Monitoring Activity	Frequency	Performance Targets / Indicators	Responsible Person	Reporting Requirements	Adaptive Actions (If Targets Not Met)
Wetland & SuDS	Water levels, blockages, erosion, sediment accumulation, planting success	Quarterly	Free-flowing water; sediment <10%; planting established; no safety issues	SuDS Manager / Landscape Manager	Quarterly SuDS inspection forms	Desilt; replant margins; repair erosion; remove blockages
Waterbodies	Water quality (visual), bank condition, vegetation cover, litter	Quarterly	Clear water, safe banks, <10% invasive cover	Ecologist / SuDS Manager	Included in SuDS/LEMP report	Remove invasives; repair banks; adjust planting
Hard Landscape Areas	Surface condition, trip hazards, furniture/fencing integrity	Quarterly	Safe, functional, clean; no defects	Landscape Manager	Quarterly maintenance records	Repair defects; replace damaged components
Invasive Species	Presence/absence survey	Annual (peak season)	Zero tolerance; immediate action	Ecologist / Landscape Manager	Invasive Species Log	Treatment programme; follow-up monitoring
BNG Habitat Condition Monitoring	Habitat condition assessment using Defra Metric	Years 1, 5, 10, 20, 30	Habitat reaches target condition score for BNG legal compliance	Ecologist	Submit to LPA & BNG register	Habitat enhancement, additional planting, revised management

6. Landscape and ecological maintenance specification

General landscape requirements

6.1. SKILLED HORTICULTURAL LABOUR

- All establishment and maintenance work shall be performed by experienced workmen in accordance with BS4428 Landscape Operations, and good horticultural practice and under the supervision of a skilled foreman.

6.2. BS 7370: GROUNDS MAINTENANCE

- All operations and work shall be carried out in accordance with BS 7370:
 - Part 2: Recommendations for maintenance of hard areas (excluding sports - surfaces),
 - Part 3: Recommendations for maintenance of amenity and functional turf (other than sports turf) as amended herein and:
 - Part 4: Recommendations for maintenance of soft landscape (other than amenity turf), and as amended herein.

6.3. CIRIA GUIDANCE FOR MAINTENANCE AND MANAGEMENT OF SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

- All operations and work on SuDS systems to be undertaken in accordance with guidance provided in CIRIA's 'The SuDS Manual'. Relevant chapters:
 - Chapters 11-23: Specific Maintenance requirements for SuDS components
 - Chapter 32: Operations and maintenance best practice
 - Chapter 33: Waste management, including waste generated by maintenance operations

6.4. INSPECTIONS AND PROGRAMMES

- To be carried out in accordance with BS 7370: Part 2 and Part 4, section 3.2, 3.4, and 4.
- Forward Planning inspections to be carried out twice a year by fully qualified Managerial staff to plan future maintenance programme, follow on planting, staffing requirements
- Routine casual inspection should be carried out by supervisory staff on a fortnightly basis to record problems and assess up and coming maintenance requirements/tasks.
- Informal inspections should be carried out by operatives at each visit, any matters requiring attention should be noted.
- A brief report should be prepared for the Contract Administrator on a monthly basis.
- The report should include details of:
 - routine work carried out
 - problems, such as theft, vandalism, storm damage, etc.
 - remedial work carried out/required

6.5. CLIMATIC CONDITIONS

- Carry out the work during appropriate seasons and while soil and weather conditions are suitable for the relevant operations.

6.6. REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

6.7. MACHINES, TOOLS AND PROTECTIVE CLOTHING

- Machinery, tools and protective clothing shall be suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.
- Shears are not to be used for pruning, other than for hedges or where specifically instructed.
- All tools must be sterilised after contact with diseased parts of plants or where disease is suspected.

6.8. PEST CONTROL

- Pest population to be removed/ eliminated by approved means, in appropriate seasons and in humane manner. This work shall be undertaken when instructed, in defined areas by a nominated specialist sub-contractor.

6.9. WATER

- Water will be provided by the employer subject to availability of supply.

6.10. WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

6.11. CHEMICAL HERBICIDES AND PESTICIDES

- All work must comply with HSE 'Code of practice for using plant protection products (2006)' and Environment Agency's 'Use of herbicides in or near water (2017)'.
- All work involving chemicals including supply, transport, storage, handling, equipment, application, cleaning of equipment and disposal of waste chemicals and containers, shall comply with current legislation and HSE recommendations. Chemical herbicides or pesticides used for any purpose shall only be supplied or handled by personnel holding an appropriate National Proficiency Tests Council certificate of competence for pesticide application.
- Use of pesticides to be kept to a minimum. Application to be undertaken once consideration has been given to the impact of not treating, possible alternative control methods, reduction in quantity of pesticide used and long term impact of application.

- COSHH Assessments to be provided to Contract Administrator on all hazardous substances harmful to environment, people, plants and animals that are not being treated.
- Records must be kept of all operations involving the application of herbicides and or pesticides. Full copies of these records must be sent to the Contract Administrator upon completion of each application. Chemicals supplied must be in accordance with the current HSE 'Currently authorised plant protection products', appropriate for the job in hand, and must be supplied strictly in accordance with the manufacturer's directions, with particular attention to application rates and times of year of application.
- Disposal of waste pesticides or containers shall be disposed of safely off site, including any surplus spray.
- Chemical herbicides or pesticides should not be used within 5 meters of riverbanks or water bodies
- Contractor/ Landowner to obtain AqHerb01 agreement from the Environment Agency to apply herbicide near water.

6.12. CONTROL OF INVASIVE SPECIES

- If on inspection invasive plant species are identified on site an appropriate specialist consultant or contractor is to be appointed to provide a plan for removal.
- Control of invasive plant species must comply with the Wildlife and Countryside Act 1981 and Defra/APHA guidance on 'Invasive non-native (alien) plant species: rules in England and Wales' (Published 2020; updated 2022).

6.13. DISPOSAL OF ARISINGS

- Arisings that cannot be used on site shall be taken to a licensed tip. The contractor is to allow all transportation costs of such debris.
- The contractor shall take all reasonable steps in dealing with waste, to satisfy the Environmental Protection (Duty of Care) Regulations 1991, and the Environmental Protection Act 1990.
- In particular the Contractor must:
 - prevent any other person committing an offence under section 33 (unauthorised deposit or treatment of controlled waste) of the Act.
 - prevent waste escaping from his or any other person's control, and
 - on the transfer of waste - to prevent it passing to anyone who is not authorised either to keep it or transport it, and to provide a sufficient description of the waste.
- Arisings from tree, shrub or hedge felling or pruning shall be dealt with as follows:
 - All arisings up to 50mm diameter to be chipped on site and the chips spread and levelled to no thicker than 50mm as directed, or left whole and stacked on site in a confirmed location as directed, up to 2000m from the source.
 - All arisings over 50mm diameter shall be loosely stacked on the ground or in 'wigwams', no more than 10 metres from their existing location.
 - Allow for wiring 'wigwams' together for stability with galvanised fence line wire.

6.14. THEFT AND VANDALISM

- Inform the management company immediately on occurrence of any theft or vandalism. The cost of

making good thereof will be paid for by the client.

- Management company to notify police of any instances of illegal activity such as fly-tipping and abandoned vehicles. Liaise with the council with regard to responsibility of timely removal and disposal.

6.15. RUBBISH REMOVAL

Rubbish removal **to be carried out as part of each visit, or every 2 weeks**, whichever is the most frequent, to the following extents:

- Category A: **Litter**
 - From all planted areas and landscape types. Litter is defined as man-made products and materials that have not grown on site.
- Category B: **Fallen branches and accumulations of dead vegetation**
 - From all areas. Accumulation of dead vegetation is defined as dead leaves and grass cuttings.

6.16. PROTECTION OF EXISTING GRASS

- General: Protect areas affected by maintenance operations using boards/tarpaulins.
- Do not place excavated or imported materials directly on grass.

6.17. REINSTATEMENT / REPAIR

- In accordance with BS 7370: Part 2, as summarised and/or amended below.
- Matching materials must be used as far as is possible.
- Methods of construction and reinstatement should be to a similar functional standard, or to the standard than current for the function.

6.18. CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

6.19. SNOW CLEARANCE

- Applies to all sealed surface footpaths, cycleways and car parks.
- To be undertaken in accordance with BS7370-2: 1994
- Clearance: to be carried out as instructed.
- Rocksalt: Apply as instructed at a rate of 10g/m²

6.20. TOPSOILING FOR REMEDIAL WORKS

- Imported topsoil to be to BS 3882; general purpose grade. Texture slightly stoney. Soil pH 7.0. Maximum stone size of 50mm in any dimension. Topsoil to be free from an excessive amount of weed seeds, roots of perennial weeds, subsoil and extraneous matter.
- Select and use plant to minimise disturbance, trafficking and compaction. Do not contaminate with

subsoil, stone, hardcore, rubbish or material from demolition work. Handle topsoil in the driest conditions possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882, Annex N2.

- Topsoil shall be spread evenly in layers not exceeding 150mm depth to 450mm depth after lightly firming and settlement:
- Soils for grass seeding: should be low fertility topsoil or subsoil, maximum stone size of 50mm in any dimension. Soil pH 7.0. Minimum depth of soils after lightly firming and settlement: 150mm

Grass areas

6.21. INTRODUCTION

The categorisation of grassland types in this section is based on BS7370: Part 3 turf category, adapted at the needs of the site, and in particular to the grassland habit prescriptions of the Biodiversity Strategy.

- Anthills: anthills which form in Category F and H should be retained.
- Herbicide and fertiliser usage: throughout the site herbicide and fertiliser use should be kept to a minimum, and generally restricted to use during the establishment phase, and to the paths and road verges, adjacent to buildings and where there are serious infestations of undesirable weeds.

Grassland maintenance categories

6.22. CATEGORY B1 GRASSLAND/LAWNS

- Habitat Management Prescription: none
- **Location:** all turf in the immediate vicinity of buildings.
- **Establishment:** Once seedling grasses are established, cut on a high setting 50mm. In the following 12 months mow regularly progressively reducing the mowing height over the first spring / summer to finally achieve the desired height of 25mm.
- **Management once established:** General: to BS 7370: Part 3; Section 4, Category B1, as adapted below. The main operations are summarised below. The aim is to provide a lawn.
- **Mowing:**
 - Maintain a height between 15mm and 25mm.
 - Probably cut weekly.
 - Arisings: to be removed.
 - Adjacent hard areas: sweep clear of cuttings and remove after each cut.
- **Edges:**
 - No tufts or lengths of long grass to be left at edges.
 - Cut edges to hard areas and planting areas with bare ground weekly during growing season and remove arisings.
- **Feeding:** only required where growth is inadequate to withstand wear and tear and maintain healthy growth.
- **Herbicide:** keep area free of broad leaved weeds by spot application of suitable broad leaved herbicide.

6.23. CATEGORY E GENERAL AMENITY GRASS

- **Habitat management prescription:** keep turf less than 100mm long.
- **Location:** Amenity spaces throughout scheme
- **General:** to BS 7370: Part 3; Section 4, Category E, as adapted below. The main operations are summarised below. The aim is to provide a cared-for appearance, without reaching lawn standards, to contrast with the more natural appearance of areas cut less frequently.
- **Mowing:**
 - Maintain a height between 50mm and 100mm.
 - Generally cut fortnightly using heavy duty cylinder mower or strimmer / brush cutter.
 - Remove all litter prior to cutting.
 - Arisings to be distributed evenly over the sward. Remove any accumulations of cuttings.
 - Clear adjacent paths and areas of hard standing after each cutting.
- **Grass cutting machinery:**
 - Must be appropriate to the grass cutting operation required, taking due regard to grass type, area to be mown, mowing specification, ground contour and condition.
 - Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.
- **Edges:**
 - No tufts or lengths of long grass to be left at edges.
 - Cut edges to hard areas and planting areas with bare ground weekly during growing season and remove arisings.
- **Re-sowing:** to failed areas of grass with same grass mix and appropriate sowing rate.
- **Herbicide:** Keep grassed areas free from serious infestations of undesirable broad-leaved weeds by spot application or weed wiping of suitable broad-leaved herbicide to encourage good grass cover. Herbicide to be used where the mowing regime fails to control weed growth.
- **Feeding:** required where growth is inadequate to withstand wear and tear and maintain healthy growth.

6.24. WILDFLOWER MEADOW

- **Habitat management prescription:** manage as spring flowering grassland.
- **Location:** Wildflower areas and site edges.
- **General:** to BS 7370: Part 3; Section 4, Category H, as adapted below. The main operations are summarised below. The aim is to create a natural looking sward, where the principal objective is to allow the grass and spring flowers to flower and set seed.
- **Mowing:**
 - Minimum height of sward 100mm to areas that are to be maintained long – probably cut once or twice a year depending on rate of growth (see establishment below)
 - Maintain 1m wide close-mown edges to hard areas and planting areas – mow fortnightly and remove arisings.
 - Remove all litter prior to cutting.
 - Timing of cuts to depend on the flowering season, i.e. after the seeds have set, and in accordance with the supplier's guidance – generally early in the season after the first flush of spring growth, as necessary.

- Arisings must be removed from areas of wildflower meadow after each cut, in order to reduce nutrient levels in the soil. Arisings to be removed from site.
- Clear adjacent paths and areas of hard standing after each cutting.
- **Grass cutting machinery:**
 - Must be appropriate to the grass cutting operation required, taking due regard to grass type, area to be mown, mowing specification, ground contour and condition.
 - Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.
- **Establishment:**
 - During the early years after sowing it will be necessary to mow three times per year in order to suppress agricultural weeds to less than 5% cover.
 - The first cut should be in April, the last in late October/November.
- **Herbicide / weeding:** Keep area free of undesirable broad leaved weeds by spot application of suitable broad leaved herbicide in early Spring. Undesirable weeds are defined as docks, thistles, nettles, ragwort, burdock, agricultural escapes such as oil seed rape.
- Thorough treatment in April of each year with follow-up visits as required. Hand-pulling of weeds where necessary and appropriate for scale of task.
- **Re-sowing:** to failed areas with same mix and appropriate sowing rate.

6.25. CATEGORY 'H4'/HEADLAND

- **Habitat Management Prescription 1:** Once established cut once in spring if necessary and again in autumn to a minimum height of 150mm (after seeding)
- **Location:** 5m wide headland adjacent to hedges, scrub patches and new woodlands.
- **Establishment:** In the first year after sowing, annual weed growth should be cut back regularly. This will encourage the development of a good perennial ground cover and will help control problem weeds found locally. Residual perennial weeds such as docks can be dealt with by spot treatment.
 - During the first and second years after sowing cut once a year (after seeds set) September – October, leaving tidy for the winter,
 - Cuttings should be left in place.
- **Management once established:** to BS 7370: Part 3; Section 4, Category H, as adapted below. The main operations are summarised below. The aim is to create a natural looking sward, where the principal objective is to allow the grass and spring flowers to flower and set seed.
- **Mowing:**
 - Minimum height of sward 150mm.
 - Cut once a year (after seeds set) September – October, leaving tidy for the winter,
 - Cuttings should be removed.
- **Herbicide / weeding:** Keep area free of undesirable broad leaved weeds by spot application of suitable broad leaved herbicide in early Spring. Undesirable weeds are defined as docks, thistles, nettles, ragwort, burdock, agricultural escapes such as oil seed rape.

6.26. CATEGORY 'H6'/ SUDS PONDS, WETLANDS AND DITCHES

- **Habitat Management Prescription 15:** cut once in spring if necessary and again in autumn to a minimum height of 150mm (after seeding)

- **Location:** ditch sides, ponds and attenuation basins
- **General:** as Category 'H1' spring meadow clause 218.

6.27. REPAIR AND RENEWAL OF GRASS AND MEADOW AREAS

- To be carried out in accordance with BS7370: Part3, section 12
- Badly compacted areas of close mown grass are to be aerated in accordance with BS 7370: Part 3 section 4. Any build-up of dead grass or thatches is to be removed using a lawn scarifier

Trees and shrubs/hedges

6.28. INTRODUCTION

The categorisation of trees and shrubs, woodlands and hedges in this section is intended to differentiate between new and established plants and or features, and to cover the various ecological management prescriptions. **The establishment period is taken as three years, after which plants or features treated as existing.**

6.29. ESTABLISHED/ MATURE TREES AND SHRUBS

In accordance with BS 7370: Part 4, section 4.2.3 (single trees), 4.2.5 (trees in groups), as amended below. This applies to free standing specimens and groups.

- **Inspection:** annual safety inspections and report on condition of all mature trees to be carried out by suitably qualified arboricultural advisor between October and December. Trees displaying signs of structural decline to be identified and monitored with surgery operations organised throughout the year as appropriate, in order that the requirement for emergency work is minimised.
- **Emergency tree work:** action must be taken to deal with dangerous trees within 36 hours of notification.
- **Pruning/ surgery/ felling:** to BS 7370: Part 4, sections 3.6, 3.7.2, 3.7.4 to remove:
 - **Arboricultural work:** shall be undertaken in accordance with The British Standard for Tree Work, current edition.
 - **Standards:** To BS 3998 and Health & Safety Executive (HSE) 'Forestry & arboriculture safety leaflets'.
 - **Implementation programmes** of recommended tree work to comply with BS 3998 'Recommendations for Tree Work'.
 - **Removing branches:** Cut as shown in Arboricultural Association Leaflet No 8 'Mature tree maintenance'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
 - **Appearance:** Leave trees with a well-balanced natural appearance.
 - **Chainsaw work:** Operatives must hold a Certificate of Competence.
 - **Tree work:** To be carried out by an approved member of the Arboricultural Association.
 - **Dead, dying, damaged or diseased wood:** Remove only where there is a danger to the public or the long-term survival of the tree. Leave dead wood standing wherever safety allows. Retain all dead wood on site, insitu, where practical, otherwise move arisings to nearest wood and stack in situations similar to the original site.

- **Thinning:** should be undertaken in accordance with BS 7370: Part 4; section 4.2.5 as necessary. Thinning programme and timing to be determined by species and general health of trees and shrubs.
- **Coppicing:** should be undertaken to appropriate species of trees and shrubs where necessary.
- **Bat and nesting boxes:** inspect, maintain and replace as necessary and supply in trees becoming established if appropriate.
- **Undisturbed areas:** manage woodland access by signage, fencing and other discouragement to create undisturbed areas.

Tree work

6.30. TREE WORK GENERALLY

- **Identification:** Before starting work agree which trees, shrubs and hedges are to be removed or pruned.

6.31. ESTABLISHMENT OF NEWLY PLANTED TREES AND SHRUBS

In accordance with BS 7370: as summarised and/ or amended below.

Definition: Applies to specimen and groups of trees and shrubs within open spaces (not woodland planting)

- **Stakes, ties, guards etc:**
 - Every month check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark and treat wound with fungicidal sealant.
 - After each growing season remove tree stakes and ties from all trees capable of being self-supporting. Remove all ties, reduce the height of all stakes to 600mm, and re-tie at new lower level on all trees capable of standing upright above this height.
- **Re-firming of trees and shrubs:**
 - Timing: After strong winds, frost heave and other disturbances.
 - Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.
 - Tying-in: of any climbing plants against structures
- **Pests and diseases:** Inspect plants to check on health and vigour. Any occurrence of disease or infestation likely to cause serious damage to the plant shall be treated immediately with an appropriate pesticide, to eradicate the disease or pest.
- **Establishment:** newly planted trees and shrubs should receive the particular care necessary to aid their establishment, Thereafter they are considered established.
- **Sugar solution root drench:** for semi-mature tree planting, sugars (either/or sucrose, fructose, glucose) to be applied weekly for 4 weeks immediately following bud break, at 30-50g per litre of water per square metre of ground from the trunk base to 1m beyond the canopy drip line for the first 2 years of irrigation.
- **Watering:** Planting will be watered as necessary to ensure establishment and continued thriving of planting, watering to full depth of topsoil without damaging or displacing plants or soil. Tree irrigation to be in accordance with BS 8545 2014: Trees from Nursery to Independence (p72).
 - During the first three years of establishment a monitored watering regime should commence

around the end of March/early April dependent on weather conditions to ensure healthy establishment. As a guide, from spring, extra heavy tree planting should receive 15 litres of water twice a week. Water is to be applied slowly into the underground irrigation tube. For trees in open spaces, a 'watering bund' should be built around the trunk to allow water to fully soak the rootball. While watering of the trees can be reduced, after the first three years of establishment they must still be watered in very dry and hot spells to ensure healthy growth and establishment.

- **Weeding:** Maintain a weed free area 1.0m diameter around the base of each freestanding tree in turf areas and 600mm round each tree and shrub in woodland planting blocks.
 - An application of an appropriate herbicide is likely to be required four times each growing season.
 - No strimmers to be used around the base of trees, shrubs and hedges to prevent bark stripping and avoid damage to plants.
- **Mulching:** At the end of the first year maintenance period ensure that soil is thoroughly moistened prior to re-mulching, applying water where necessary. Apply mulch to a depth of 75mm.
- **Fertiliser:** In Spring apply Enmag slow release fertiliser at a rate of 15g/plant up to 1000mm tall over the weed free area at the base of each plant, and 50g/plant over 1000mm tall.
- **Pruning:** to BS 7370: Part 4, sections 3.6, 3.7.2, BS 8545:2014 and BS3998:2010. Prune trees as and when appropriate for the species, to promote healthy growth, correct shape and form, and to remove:
 - dead or dying wood
 - diseased wood
 - broken or damaged branches or bark
 - suckers (where not appropriate for the species)
 - gross irregularities in shape.
 - Pruning cuts shall not be painted with any type of wound sealing paint unless instructed to do so.

Young trees up to 4m high will benefit from having their crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Duplicated branches and potentially weak or tight forks are to be removed by cutting back to live wood.

6.32. PROPOSED NATIVE SHRUB/WOODLAND PLANTING

Definition: applies to native shrub/woodland belts and areas of block planting

- Care must be taken to avoid basal damage to newly planted trees and shrubs. Any seriously damaged trees and shrubs must be replaced in the appropriate season.
- Grass to be mown as per grass management prescriptions, until the canopy begins to close and repress the growth of the grass.
- **Thinning:** should be undertaken in accordance with BS 7370: Part 4; section 4.2.5 as necessary.
 - Thinning programme and timing to be determined by species, general health of trees and shrubs and their contribution to the overall form of the woodland block or buffer.
 - Woodland / buffer assessment and surveys to be carried out after 5 years to establish a site-specific ongoing management plan which may include operations such as edge treatment; clearings; removal and relocation of deadwood; and coppicing.
 - First thinning to be carried out after 10 years to favour climax species, removing pioneer and nurse species competing with or affecting growth to enable shrubs to spread and climax trees to grow without competition.

- Second thinning to be carried out after 15 years, additional pioneer and nurse species to be thinned out. The best climax tree out of a group of three is to be selected and the remaining trees removed.
- Periodic coppicing to be carried out where necessary.

6.33. HEDGES

Definition: applies to new and existing hedges

- In accordance with BS7370: Part 4; section 4.3.
- **Newly planted hedges:** during establishment phase trim plant leaders annually to promote sideways growth. Once established, hedges should be cut back twice a year to encourage dense bushy growth and to a height of 1-1.5m.
- **Mulch to new hedges:** Initial mulch laid to base of hedge to a depth of 50mm to aid establishment.
- **Established hedges:** should be allowed to grow freely, subject to preventing nuisance to adjacent properties and obstruction of paths, sight lines and access to inspection chambers
- **Cutting established/ Mature hedges:** to be trimmed not more frequently than alternate years/ or alternate sides of each year. No more than 50% of hedges to be cut in any one year.
- **Mature Hedges:** should be laid or coppiced where they have become open at the base, to produce dense woody growth close to the ground.
- **Shelters / hedge protection:** Cell grown, transplants, whips and shrubs in native hedge mixes are to be provided with individual plastic shelters. Shelters are to be Tubex Standard Range or similar approved, 750 mm in height. Each shelter is to be fixed to its own softwood stake, 1.4 m. in length by 30 mm. cross section, driven into the ground to a depth of 500 mm, according to the manufacturer's instructions. Remove shelters, ties and stakes once tree / shrub is established and no longer requires protection, as advised by arboricultural consultant.

6.34. BEATING UP

- Replace all missing, dead, dying or diseased plants to give 100% stock at the end of the growing seasons.
- This requirement applies for 10 years after the initial planting of structural landscape or at any time thereafter if due to construction work.
- Replacement costs during contract rectification period will be at the contractor's costs, except where due to vandalism or theft.
- Where new trees appear in decline, rooting zone(s) to be assessed to establish potential soil aeration or use of soil inoculants.
- Subject to further investigation and specialist advice, failures of certain species within mass-planted areas should be re-specified with alternative species as appropriate.

Water/ wetland/ drainage system maintenance:

6.35. GENERAL CONDITIONS

- **Minimise disturbance to pond beds:** The methods techniques and operations used to maintain the pond shall be those that cause least disturbance to the bottom muds and silts.

- **Chemicals:** No chemicals shall be used within the immediate catchment area of the pond without EA agreement.
- **No treated water:** Ponds will be left to fill naturally, and water level will be allowed to fluctuate across the season. Treated water (tap water) will not be added to any of the ponds.
- **Care with machinery:** No oil, petrol, diesel or other noxious liquids shall be spilled within the water body catchment area.
- Ensure bed is kept clean and tidy with all litter removed from all areas visible from the water edge.
- Notify the client immediately of any problem with water levels or circulation system.

6.36. INLETS / OUTLETS / GRATINGS / INSPECTION CHAMBERS

- Inspect all structures monthly to check for damage, blockages and silt accumulation.
- Inlets and outlets: remove all debris and slit from apron below grating where present.
- Gratings: remove all debris and silt from apron below grating where present. Assess requirement to rod or jet pipe, specifically in autumn after leaf fall.
- Surface and below ground silt traps: Remove chamber covers and check for blockages, damage and accumulation of silt.
- Surface and pipe low flow channels: check for blockages, damage and accumulation of silt.
- Assess all structures for requirement to rod or jet, specifically in autumn after leaf fall.

6.37. DE-SILTING WORKS

- Pond to be monitored for accumulation of silt to ensure the pond capacity is maintained.
- If necessary excavate and remove 30% of accumulated silt using an agreed methodology retaining a full representative plant assemblage, carrying out operations during September to October to minimise risk to hibernating amphibians.
- Stack silt within 10m of the pond and allow dewatering, from 48 hours to month maximum to allow drying out.
- Remove plant remains to wildlife piles on site. Roughly spread to allow air to break silt down for approximately 1 month. Re-grade and over-seed as necessary.

6.38. REMOVAL OF CONTAMINATED WASTE

- Removal of contamination from the pond may be necessary due to accidental spillage or build-up of contamination in the soil over a period of time.
- Where contamination is suspected the area of collection shall be tested to verify pollution.
- Contaminated material to be excavated and removed to a land fill site licensed to accept hazardous waste.

6.39. FISH AND AMPHIBIANS

- **Small fish:** Do not stock or encourage fish populations within ponds.
- **Ponds** every 5 to 10 years remove silt and excess vegetation between November and January, in order to maintain open water. Maintain open canopy above ponds to ensure that fish and invasive species do not establish.

6.40. AQUATIC PLANTS / MARGINAL VEGETATION

- **Aim:** Maintain natural aquatic and marginal flora
- **Weeding:** Keep all areas free of undesirable weeds, thorough hand weeding or using handtools. Allow self-sown attractive species to grow on and naturalise.
- **Non-native or invasive species:** Contain the spread of non-native or invasive species where these thereafter other desirable species, through handweeding or cutting back using hand tools.
- **Open shallow margins:** maintain some open shallow margins to promote high invertebrate diversity for the benefit of local fauna such as amphibians. Shallow margins will also provide mud for nesting birds such as swallow.
- **Overhanging trees and bushes:** retain some along the southern bank only. Do not allow more than 60% of the ponds shoreline or 25% of the surface of ponds to be shaded.
- **Sedges, rushes and other marginals:** manage by cutting or burning small areas on a medium rotation or dredging small areas on a long rotation.
- **Non-native or invasive species:** Contain the spread of non-native or invasive species where these thereafter other desirable species, through handweeding or cutting back.

6.41. OPEN DITCH AND CHANNEL SYSTEM

- **Establishment phase**
 - Run off flow to be diverted until vegetation is well rooted.
 - Inlets/ outlets to protected from silt and sediment by coir roll or similar geotextile barrier.
 - Ditches to be monitored for grass establishment on banks. Poor or patchy areas to be overseeded using appropriate seed mix. Sediment at outlets or in the ditch bottom caused by erosion or slippage should be removed as it occurs and banks repaired using a stabilising geotextile or coir matting where necessary.
- **Ongoing management**
 - Check monthly, all ditches, weirs, culverts and grilles on outlets to ensure that they are unobstructed and able to function properly.
 - Remove silt from culverts and chambers when it reaches a level where it will impede their proper function.
 - Check french drains to ensure that they are functioning as designed. Where necessary remove silted up top layers and replace with clean stone.
 - Where it is necessary to remove silt or weed from a wet ditch this shall be done only in short lengths or alternative sides in rotation, by weed raking or slubbing.

6.42. SHALLOW UNDERDRAINED SWALES

- **Establishment Phase**
 - Flow of surface water to be diverted until vegetation is well rooted.
 - Inlets/ outlets to protected from silt and sediment by coir roll or similar geotextile barrier.
 - Swales to be monitored for grass establishment. Poor or patchy areas of grass after 4 weeks should be overseeded using appropriate seed mix.
 - Monitor swales for accumulation of sediment from construction work - clear from swale immediately and make good.

- **Ongoing management**
 - All swales to be kept free of litter and debris, ensuring they are unobstructed and functioning properly.
 - Category F1 Grass cutting regime to retain grass height of 75 -150mm. Grass to be cut as required (monthly during growing season) and when dry.
 - Re-seed areas of poor vegetation growth annually and repair erosion or other damage by reseeding or re-turfing.
- **Carry out remedial works as necessary which include:**
 - Re-levelling of uneven surfaces to be reinstated to design levels.
 - Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface.
 - Remove and dispose of oils or petrol residues using safe standard practices.
- **Monitor monthly:**
 - Inspect infiltration surfaces for ponding, compaction, silt accumulation. Record areas where water is ponding for more than 48 hours.
 - Inspect inlets for silt accumulation.

6.43. ATTENUATION PONDS AND WETLAND AREAS

- **Establishment phase:**
 - Flow of surface water to be diverted until vegetation is well rooted.
 - Inlets/ outlets to protected from silt and sediment by coir roll or similar geotextile barrier.
 - Monitor inlets/ outlets for accumulation of sediment from construction work - clear from area immediately and make good.
 - Coir rolls or base of slope trenches to be monitored for sediment run off from the establishing pond edges.
 - Pond banks to be monitored for grass establishment. Poor or patchy areas of grass after 4 weeks should be over-seeded using wetland seed mix.
 - Pond to be kept free of litter and debris, ensuring that inlets and outlets are unobstructed and functioning properly.
 - Grass cutting regime – mowing annually during winter to avoid disturbing newt habitat.
 - Re-seed areas of poor vegetation growth annually and repair erosion or other damage by reseeding.
- **Carry out remedial works as necessary which include:**
 - Re-levelling of uneven surfaces to be reinstated to design levels.
 - Remove and dispose of oils or petrol residues using safe standard practices.
- **Monitor monthly:** Inspect inlets for silt accumulation.
- **Vegetation clearance:** Annually between September and October cut up to 30% of wetland vegetation from ponds. Cut growth using scythe (not protector) to 100mm from base. Arisings to be raked off and stacked in piles at the pond edge to allow dewatering and wildlife to evacuate. Remove to compost piles after 48 hours.

Paths and paving

6.44. SEALED SURFACES

- Applies to asphalt cycleways and footpaths (adoptable and non-adoptable).
- To be undertaken in accordance with BS7370: Part 2 Sections 3.2 category B, 3.4, 3.10, 4.2, 4.3, 4.6, 4.9 as summarised and or amended below. All areas to be kept free from the following:
 - Rubbish, including leaves
 - Dust and accumulated grit
 - Stains and chewing gum to be removed by pressure washer, taking care not to dislodge aggregate
 - Weed moss and algae
- Edges of sealed surfaces to be maintained with shears or edging tool to retain crisp, sharp edge
- Ensure no herbicide drift, seepage or spillage onto adjacent soft areas occurs

6.45. PERMEABLE SURFACES

- Applies to surfaced or paved cycleways, footpaths and parking areas
- In accordance with BS 7370: Part 2, sections 3.2, category C, 3.4, 3.72, 3.10, 4.2, 4.3, 4.6, 4.9, as summarised and/or amended below.
- All areas to be kept free from the following:
 - rubbish, including leaves
 - dust and accumulated grit
 - stains, e.g. oil spills; graffiti, chewing gum
 - weeds, moss and algae
- Brush regularly and prevent silt from washing onto surface.
- Annually brush and suction clean after leaf fall in Autumn to remove embedded silt.
- Edges of surfaces to be maintained with shears or edging tool to retain crisp, sharp edge.
- Ensure no herbicide drift, seepage or spillage onto adjacent soft areas occurs

6.46. WEEDS, MOSS AND ALGAE ON SEALED SURFACES AND ROLLED STONE SURFACES

- In accordance with BS 7370: Part 2, sections 3.45, 3.10, 4.6 as summarised and/or amended below.
- Edges of sealed surfaces to be maintained with shears or edging tool to retain crisp, sharp edge.
- Keep surfaces and construction joints including edgings weed and moss free by applying a suitable herbicide.
- Ensure no herbicide or seepage onto adjacent soft areas occurs.
- No herbicides to be used closed to water bodies.
- Weeding to be carried out by mechanical means or hand weeding only.
- All dead weeds which do not wither away and disappear within a week shall be removed to leave the area tidy.

6.47. KERBS AND CHANNELS

- May-June spot spray weed growing at kerb edges, rumble strips and channels using translocated herbicide suitable for use in amenity areas.

Walls, fences, other structures and equipment

6.48. GENERAL

- In accordance with BS 7370: Part 2, section 5 as summarised below.
- The maintenance objectives should:
- Ensure the structure fulfils the functions for which it is provided;
- Extend the life of the structure; and
- Maintain safe conditions.
- Broken, defective or unsafe components to be removed from site immediately following replacement to designed standards.
- Temporary structures (e.g. protective fencing) should be replaced when necessary to satisfy the original criteria, and/or removed from site when no longer required.

6.49. TIMBER STRUCTURES / FENCES AND FURNITURE

- In accordance with BS 7370: part 2, sections 5.4 as summarised and/or amended below.
- All timber features and components should be regularly inspected for rot, decay and defects.
- Damaged defective timber should be replaced with suitable hardwoods or treated softwood.
- Fencing (including posts and rails) to be extended and/or strengthened as required, and consistent with existing designs, particularly where planting is becoming eroded, trampled or damaged.
- Surface treatments such as stains and paint should be kept in good condition and touched up/ reapplied as necessary.

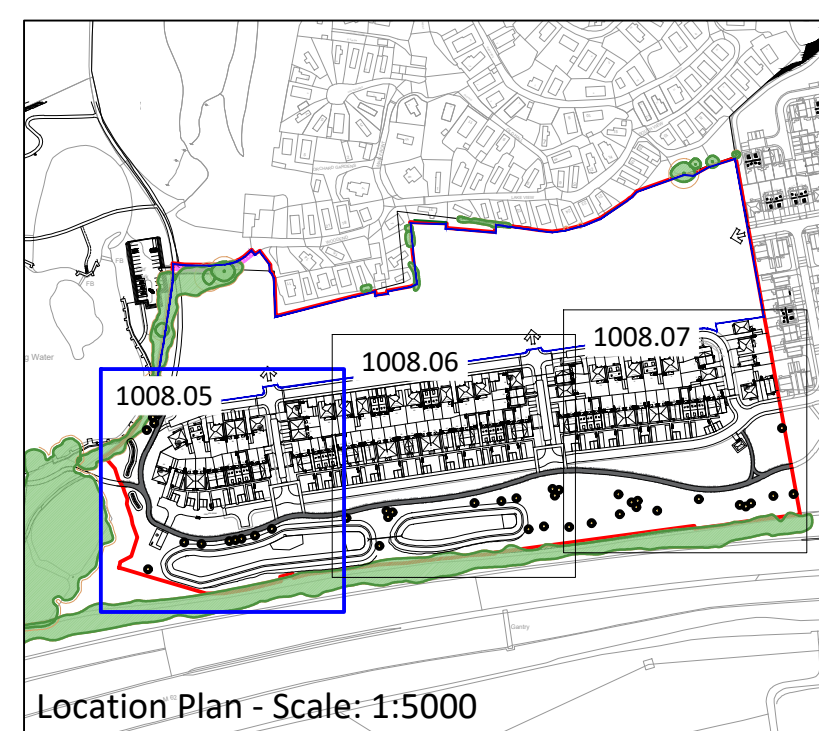
6.50. METAL/ WIRE FENCES / GATES / FURNITURE AND WALLS

- In accordance with BS 7370: Part 2, sections 5.5 as summarised below.
- Fencing should be regularly inspected for decay, defects and corrosion.
- Fencing (including posts and rails) to be extended and/or strengthened as required, and consistent with existing designs, particularly where planting is becoming eroded, trampled or damaged.
- Surface treatments such as paint should be kept in good condition and touched up and reapplied as necessary.
- Slack wires should be re-tensioned and missing components replaced as necessary as soon as possible.
- Hinges, latches and moving parts should be regularly checked and maintained / replaced as necessary to ensure continued operation to original standard.
- Brick and stone walls and copings to be regularly inspected for structural integrity.
- Where damaged or missing, repair or replace bricks, stone, copings and mortar joints as necessary, to match original design and materials.
- Stains and graffiti to be removed by pressure washer, or suitable cleaning products, taking care not to damage materials or adjacent landscaping.

KEY:

- Site boundary
- Existing trees and details Refer to A10 for details
- Proposed tree planting
- Proposed specimen planting
- Proposed native scrub planting. Area to be seeded with BR501 Hedgerow & Shade Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed ornamental shrub planting
- Proposed ornamental hedge planting
- Proposed native hedge planting
- Proposed bulb planting
- Proposed wear tolerant amenity grass Rowland Medallion Turf or similar to plot frontages, A2 - Quality Lawn from Germinal seeds to rear plots.
- Proposed native grasses & Grasses & Golf Rough Grass Seed Mix from Phoenix Amenity Supplies or A18 Road Virge & Embankments, and A6 Supreme Shade from Germinal seeds to public open space as appropriate
- Proposed wildflower mix - UM13 - Treasure Trove Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed wildflower mix for Hedgerows & Shade BR501 - Hedgerow & Shade Mix from Phoenix Amenity Supplies or similar approved
- Proposed Flowering Lawn Wildflower BR513 - Flowering Grasses Lawn Wildflower Seed Mix from Phoenix Amenity Supplies or similar approved
- Proposed neutral grassland area
- Proposed Marginal dry mix for SUDs basin slope - Pro Flora 6 for Dry Soils from Phoenix Amenity Supplies or similar approved
- Proposed Marginal wet mix for SUDs basin base - Pro Flora 5 for Wet Soils from Phoenix Amenity Supplies or similar approved
- Furniture and Play Features
 - Proposed benches with backrest
 - Hutton Rustic 4 Star Seat from Broxap or similar approved. 2 no. slat standard backrest, roof fixed
- Hard Materials
 - Proposed Bitmac surface to match existing / proposed shared footway / cycleway link to the east
 - Proposed resin bound gravel - Bull
 - Proposed granite setts

REVISIONS
A 21.01.26 MD
Amends to latest Layout
B 27.01.26 MD
Amends to include hedgerow in open space
C 11.02.26 MD
Amends to ecology comments
D 18.02.26 MD
Amends to POS Landscape Strategy



Full Planting Schedule

Number	Abbreviation	Species	Specification	Height	Girth
14 No.	A B	Amelanchier 'Ballerina'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	A ca 'E'	Acer campestre 'Elsrijk'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
11 No.	A col	Alnus cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
24 No.	A gl	Alnus glutinosa	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
5 No.	A gl	Alnus glutinosa	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
8 No.	A l co	Alnus cordata	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
16 No.	B pe	Betula pendula	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	Be A F	Betula albosinensis 'Fascination'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
17 No.	BETPU	Betula pubescens	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
13 No.	C be	Carpinus betulus	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
19 No.	C be	Carpinus betulus	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
12 No.	C be 'F F'	Carpinus betulus 'Frans Fontaine'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
17 No.	CRAPR	Crataegus prunifolia	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
16 No.	F s	Fagus sylvatica	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	Liquidambar styraciflua 'Worpleston'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	Liquidambar styraciflua 'Worpleston'	4x Semi-mature 'Clear Stem min. 200cm -RB	600-650cm	30-35cm
7 No.	M sy	Malus sylvestris	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
19 No.	P sy	Pinus sylvestris	6x Leader with laterals	450-500cm	
18 No.	PRUUM	Prunus 'Umineko'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
23 No.	Q r	Quercus robur	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
23 No.	T co	Tilia cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
16 No.	TICG	Tilia cordata 'Green Spire'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
6 No.	TSHE	Tsuga heterophylla	4x Leader with laterals -RB	450-500cm	
Total: 286 No.					

Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
120 No.	A ca	Acer campestre	1+1: Transplant -BR 60-80cm 1ctr	5m		
236 No.	C av	Corylus avellana	1+1: Transplant -BR 60-80cm 1ctr	10%		
890 No.	C mo	Crataegus monogyna	1+1: Transplant -BR 60-80cm 1ctr	38%		
167 No.	I a	Ilex aquifolium	1+1: Transplant -BR 60-80cm 1ctr	7%		
73 No.	L vu	Ligustrum vulgare	1+1: Transplant -BR 60-80cm 1ctr	3%		
50 No.	M s	Malus sylvestris	1+1: Transplant -BR 60-80cm 1ctr	2%		
27 No.	P av	Prunus avium	1+1: Transplant -BR 60-80cm 1ctr	1%		
515 No.	P sp	Prunus spinosa	1+1: Transplant -BR 60-80cm 1ctr	22%		
120 No.	R can	Rosa canina	1+1: Transplant -BR 60-80cm 1ctr	5%		
50 No.	S au	Sorbus aucuparia	1+1: Transplant -BR 60-80cm 1ctr	2%		
120 No.	V op	Viburnum opulus	1+1: Transplant -BR 60-80cm 1ctr	5%		
Total: 2368 No.						

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
642 No.	ACCA	Acer campestre	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	13%	
249 No.	C san	Cornus sanguinea	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
740 No.	C av	Corylus avellana	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	15%	
2234 No.	C mon	Crataegus monogyna	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	45%	
249 No.	I a	Ilex aquifolium	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
249 No.	I a	Ilex aquifolium	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
593 No.	PRUSP	Prunus spinosa	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	12%	
Total: 4935 No.					

Hedges	Number	Abbreviation	Species	Specification	Height	Pot Size	Density
482 No.	Ac	Acer campestre	1+1-Transplant	40-60cm	3L	5/m	
175 No.	ACECAM	Acer campestre	Branches 3 brks	125-150cm	10L	2/m	
149 No.	BSu	Brachyglottis 'Sunshine'	Branches 4 brks	40-60cm	3L	5/m	
1349 No.	C be	Carpinus betulus	1+1-Transplant	40-60cm	3L	5/m	
655 No.	E 'J' H'	Euonymus japonicus 'Jean Hughes'	Bushy 4 brks	30-40cm	3L	5/m	
368 No.	EDS	Escallonia Donard Seedling	Bushy 4 brks	40-60cm	3L	5/m	
178 No.	HMW	Hebe 'Mrs Winder'	Bushy 5 brks	40-60cm	3L	5/m	
1172 No.	HYPHI	Hypericum 'Hidcote'	Bushy 5 brks	40-60cm	3L	5/m	
464 No.	L vu	Ligustrum vulgare	Branches 4 brks	125-150cm	10L	5/m	
489 No.	LaM	Lavandula angustifolia 'Munstead'	Bushy 5 brks	40-60cm	3L	5/m	
357 No.	LoA	Ligustrum ovalifolium 'Aureum'	Branches 7 brks	40-60cm	3L	5/m	
359 No.	P lau 'O' L'	Prunus laurocerasus 'Otto Luyken'	Bushy 3 brks	40-60cm	3L	5/m	
1116 No.	P lau 'O' L'	Prunus laurocerasus 'Zabellana'	Bushy 3 brks	40-60cm	3L	5/m	
554 No.	WEIFLVA	Weigela florida 'Variegata'	Bushy 3 brks	40-60cm	3L	5/m	

Numbers	Abbreviation	Species	Specification	Height	Pot Size	Density
101 No.	ABEGR	Abelia grandiflora	Bushy 3 brks	30-40cm	3L	5/m ²
127 No.	C A P'	Choisya 'Aztec Pearl'	Bushy 5 brks	30-40cm	3L	5/m ²
102 No.	CEAREPA	Ceanothus thyrsiflorus repens	Bushy 5 brks	30-40cm	3L	5/m ²
45 No.	CHOSUNA	Choisya ternata 'Sundance'	Bushy 4 brks	30-40cm	3L	5/m ²
243 No.	CuS	Cistus pulverulentus 'Sunsan'	Bushy 4 brks	20-30cm	3L	5/m ²
76 No.	EFEG	Euonymus fortunei 'Emerald Gayety'	Bushy 7 brks	20-30cm	3L	5/m ²
144 No.	EFEG	Euonymus fortunei 'Emerald n' Gold'	Bushy 7 brks	20-30cm	3L	5/m ²
140 No.	H 'G' O'	Hebe 'Great Orme'	Bushy 3 brks	30-40cm	3L	5/m ²
116 No.	H a A'	Hydrangea arborescens 'Annabelle'	Branches 3 brks	40-60cm	3L	5/m ²
221 No.	H m A'	Hakonechloa macra 'Aureola'	Full Pot	3L	3L	5/m ²
159 No.	H p S'	Hebe pinguifolia 'Sutherland'	Bushy 5 brks	20-30cm	3L	5/m ²
178 No.	HEGG	Hebe 'Green Globe'	Bushy 7 brks	15-20cm	3L	7/m ²
270 No.	P E	Potentilla fruticosa 'Elizabeth'	Bushy 3 brks	30-40cm	3L	5/m ²
21 No.	PIRA	Potentilla fruticosa 'Red Ace'	Bushy 3 brks	30-40cm	3L	5/m ²
115 No.	PIELFR	Philomela fruticosa	Branches 4 brks	30-40cm	3L	5/m ²
100 No.	PIPMF	Pieris japonica 'Mountain Fire'	Branches 6 brks	30-40cm	3L	5/m ²
105 No.	ROSTHF	Rosa 'The Fairy'	Cuttin Bush 3 brks	30-40cm	3L	5/m ²
730 No.	S h	Sarcococca humilis	Bushy 6 brks	20-30cm	3L	7/m ²
131 No.	V m 'G' J'	Vinca minor 'Gertrude Jekyll'	Several shoots 3 brks	30-40cm	3L	5/m ²
139 No.	V EPE	Viburnum tinus 'Eve Price'	Bushy 3 brks	30-40cm	3L	5/m ²
118 No.	WVIF	Weigela florida 'Variegata'	Bushy 3 brks	30-40cm	3L	5/m ²

Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
4613 No.	ALUR	Allium ursinum	110-125cc: Root trainer /Well rooted /British native-origin	15cm	30%	
2565 No.	NaGe	Narcissus 'Geranium'	Grade 10/12		50/m ²	25%
4102 No.	NARTT	Narcissus 'Tete a Tete'	Grade 10/12		80/m ²	25%
1644 No.	TULWF	Tulip 'White Flag'	Grade 11/12		40/m ²	20%
Total: 12924 No.						

Planting notes:

- General notes on planting mixes
 - Herbaceous stock, small grasses and ground cover shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled), and located at the front of beds, adjacent to footpaths or at the entrance to the side of properties.
 - Woody shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled).
 - Large shrubs should not be positioned in front of ground floor windows or immediately adjacent to footpaths in order that views and / or access is not obstructed.
- 1.0 SODS: Substrate / subsoil to be prepared in accordance with BS 4828 and 2007 specification. Substrate / subsoil to be prepared to 150mm depth, to eliminate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007. Mulch to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well buttled up, pegged to slopes where required. Well water after laying to avoid shrinkage.
- 2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance with BS3827: 2005 figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2, at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter (trees with more than one stem arising below 1.5m above ground level) refer to Clause 5.2.2. Further precautions are to be taken as detailed within BS3827: 2005 9.4.
- 3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 3998: 1989. Arisings to be removed to a licensed tip.
- 4.0 TREE PLANTING: All trees to be in accordance with BS 3938 / 4043. Trees to be planted in accordance with BS 4342: 2014 and securely staked and tied into pits. All trees to be planted as shown in the specification notes and tree pit details within the National Design Guide. Where necessary trees to be protected from rabbits with securely staked individual rabbit mesh guards. Trees within areas of public open space to be fitted with stunner guards.

5.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4828. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth bark mulch and kept weed free.

6.0 HEDGE PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4828. Hedge plants to be planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked.

7.0 NATIVE WOODLAND/SHRUB PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4828. Native woodland / shrub plants to be planted in double staggered rows 300mm apart at 450mm centres (or as scheduled) in random groupings of 10-15 shrub species and 5-7 tree species. Transplants to be root dipped with Agrilure prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh guards securely fixed to timber stakes).

8.0 TURFING: Grass turf areas to be Rowland Medallion® Turf or similar approved cultivated turf, laid in accordance with BS4248. Topsoil to be corrected and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-laying fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well buttled up, pegged to slopes where required. Well water after laying to avoid shrinkage.

9.0 SEEDING: Grass areas to be seeded in accordance with BS 4828. Near gardens and large areas of public open space to be seeded during March, April or September. Topsoil to be corrected and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.

10.0 WILDFLOWER SEEDING: Grass areas to be seeded in accordance with BS 4828 during March, April or September. Unimproved topsoil to be imported, corrected and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Lightly rake areas after sowing. Refer to schedules for seed mixes and sowing rates.

11.0 BULB PLANTING: each bulb to be planted at a depth of approximately twice its height, base in contact with bottom of hole. Backfilled with finely broken brick, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall, existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out and free from pests, diseases and fungus.

12.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- a) Eradicate weeds by hand or chemical means.
- b) Cut out dead or / and damaged sticks or branches, prunes as required.
- c) Ensure all shrubs and trees are firmed in, securely staked and tied.
- d) Collect litter, sweep and tidy site.
- e) Apply suitable pesticides, fungicides and fertilisers as required.
- f) Carry out grass mowing to turf when attained 100mm, cut to 55mm.

Substrate Foundations: are to be provided to accommodate proposed tree planting and retained trees in accordance with the NRC Standards. The NRC raft for each tree is a guide only, based on an assumed medium soil type and minimum foundation depths and should not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers (Greenleaf, Hefel or similar) are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utility guidance notes subject to client / local authority approval. Proprietary root barrier Greenleaf, Refecto or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

Scale: 1:200

0m 2 4 6 8 10m



Number	Abbreviation	Species	Specification	Height	Girth
14 No.	A	'Amelanchier' 'Ballerina'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	A ca 'E'	'Acer campestre' 'Elsrijk'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
11 No.	A col	'Alnus cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
24 No.	A gl	'Alnus glutinosa	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
5 No.	A gl	'Alnus glutinosa	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
8 No.	Al co	'Alnus cordata	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
16 No.	B pe	'Betula pendula	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	Be a F	'Betula albosinensis' 'Fascination'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
17 No.	BETPU	'Betula pubescens	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
13 No.	C be	'Carpinus betulus	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
9 No.	C be	'Carpinus betulus	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
12 No.	C be 'F'	'Carpinus betulus' 'Frans Fontaine'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
17 No.	CRAPR	'Crataegus prunifolia	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
16 No.	F s	'Fagus sylvatica	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	'Liquidambar styraciflua' 'Worpleston'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	'Liquidambar styraciflua' 'Worpleston'	4x Semi-mature 'Clear Stem min. 200cm -RB	600-650cm	30-35cm
7 No.	M sy	'Malus sylvestris	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
19 No.	P sy	'Pinus sylvestris	6x Leader with laterals	450-500cm	
18 No.	PRUUM	'Prunus 'Unimeko'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
23 No.	Q r	'Quercus robur	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
9 No.	T co	'Tilia cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
16 No.	TICG	'Tilia cordata' 'Green Spire'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
6 No.	TSHE	'Tsuga heterophylla	4x Leader with laterals -RB	450-500cm	
Total :286 No.					

Native Scrub Mix						
Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
120 No.	A ca	Acer campestre	1+1: Transplant -BR	60-80cm	1ctr	5%
236 No.	Cav	Corylus avellana	1+1: Transplant -BR	60-80cm	1ctr	10%
890 No.	Cmo	Crataegus monogyna	1+1: Transplant -BR	60-80cm	1ctr	38%
167 No.	I a	Ilex aquifolium	1+1: Transplant -BR	60-80cm	1ctr	5%
73 No.	L vu	Ligustrum vulgare	1+1: Transplant -BR	60-80cm	1ctr	3%
50 No.	Ms	Malus sylvestris	1+1: Transplant -BR	60-80cm	1ctr	2%
27 No.	Pav	Prunus avium	1+1: Transplant -BR	60-80cm	1ctr	1%
515 No.	P sp	Prunus spinosa	1+1: Transplant -BR	60-80cm	1ctr	22%
120 No.	R can	Rosa canina	1+1: Transplant -BR	60-80cm	1ctr	5%
50 No.	Sau	Sorbus aucuparia	1+1: BR	40-60cm	1ctr	2%
120 No.	V op	Viburnum opulus	1+1: Transplant -BR	60-80cm	1ctr	5%
Total :2368 No.						

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
643 No.	ACCA	'Acer campestre	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	13%	
249 No.	C san	'Cornus sanguinea	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
740 No.	C av	'Corylus avellana	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	15%	
2234 No.	C mon	'Crataegus monogyna	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	45%	
249 No.	I a	'Ilex aquifolium	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
249 No.	PRUSP	'Prunus spinosa	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	12%	
Total :4935 No.					

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
482 No.	Ac	'Acer campestre	1+1: Transplant	40-60cm	3L	5/m ²
175 No.	ACECAM	'Acer campestre	Branched :3 breaks	125-150cm	10L	2/m ²
149 No.	BSu	'Brachyglottis 'Sunshine'	Branched :4 brks	40-60cm	3L	5/m ²
1349 No.	C be	'Carpinus betulus	1+1: Transplant	40-60cm	3L	5/m ²
655 No.	E 'J' H'	'Euonymus japonicus' 'Jean Hughes'	Bushy :4 brks	30-40cm	3L	5/m ²
368 No.	EDS	'Escallonia Donard Seedling'	Bushy :4 brks	40-60cm	3L	5/m ²
178 No.	HMW	'Hebe 'Mrs Windsor'	Bushy :5 brks	30-40cm	3L	5/m ²
1172 No.	HYPHI	'Hypericum 'Hidcote'	Bushy :5 brks	40-60cm	3L	5/m ²
464 No.	L vu	'Ligustrum vulgare	Branched :4 brks	125-150cm	10L	5/m ²
480 No.	LaM	'Lavandula angustifolia' 'Munstead'	Bushy :5 brks	40-60cm	3L	5/m ²
357 No.	LoA	'Ligustrum ovalifolium' 'Aureum'	Branched :7 brks	40-60cm	3L	5/m ²
359 No.	P lau 'O' L'	'Prunus laurocerasus' 'Otto Luyken'	Bushy :3 brks	40-60cm	3L	5/m ²
1116 No.	PRUSP	'Prunus laurocerasus' 'Zabelliana'	Bushy :3 brks	40-60cm	3L	5/m ²
554 No.	WEFLVA	'Weigela florida' 'Variegata'	Bushy :3 brks	40-60cm	3L	5/m ²

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
101 No.	ABEGR	'Abelia grandiflora	Bushy :3 brks	30-40cm	3L	5/m ²
127 No.	C a 'P'	'Choisya 'Aztec Pearl'	Bushy :5 brks	30-40cm	3L	5/m ²
102 No.	CEAREPA	'Ceanothus thyrsiflorus' repens	Bushy :5 brks	30-40cm	3L	5/m ²
45 No.	CHOSUNA	'Choisya ternata' 'Sundance'	Bushy :4 brks	30-40cm	3L	5/m ²
243 No.	CsS	'Cistus pulverulentus' 'Sunset'	Bushy :4 brks	40-60cm	3L	5/m ²
76 No.	EFEG	'Euonymus fortunei' 'Emerald Gaiety'	Bushy :7 brks	20-30cm	3L	5/m ²
144 No.	EFEG	'Euonymus fortunei' 'Emerald 'n' Gold'	Bushy :7 brks	20-30cm	3L	5/m ²
140 No.	H 'G' O'	'Hebe 'Great Orme'	Bushy :3 brks	30-40cm	3L	5/m ²
116 No.	H a 'A'	'Hydrangea arborescens' 'Annabelle'	Branched :3 brks	30-40cm	3L	5/m ²
221 No.	H m 'A'	'Hakonechloa macra' 'Aureola'	Full Pot	3L	5/m ²	
159 No.	H p 'S'	'Hebe pinguifolia' 'Sutherlandii'	Bushy :5 brks	20-30cm	3L	5/m ²
170 No.	HEGGB	'Hebe 'Green Gobe'	Bushy :7 brks	15-20cm	3L	5/m ²
270 No.	PPE	'Potentilla fruticosa' 'Elizabeth'	Bushy :3 brks	30-40cm	3L	5/m ²
21 No.	PIRA	'Potentilla fruticosa' 'Red Ace'	Bushy :3 brks	30-40cm	3L	5/m ²
115 No.	PHLFR	'Philomelis fruticosa	Branched :4 brks	30-40cm	3L	5/m ²
100 No.	PIFM	'Pieris japonica' 'Mountain Fire'	Branched :6 brks	30-40cm	3L	5/m ²
105 No.	ROSTHF	'Rosa 'The Fairy'	Cuttin :Bush :3 brks	30-40cm	3L	5/m ²
730 No.	SH	'Sarcococca humilis	Bushy :6 brks	20-30cm	3L	7/m ²
131 No.	V m 'G' J'	'Viburnum minor' 'Gertrude Jekyll'	Several Shoots :3 brks	3L	5/m ²	
139 No.	WV	'Viburnum tinus' 'Eve Price'	Bushy :3 brks	30-40cm	3L	5/m ²
118 No.	WV	'Weigela florida' 'Variegata'	Bushy :3 brks	30-40cm	3L	5/m ²

Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Percentage Contribution
4613 No.	ALLU	'Allium ursinum	110-125cm: Root trainer /Well rooted /British native-origin			50/m ²	25%
2565 No.	NaGe	'Narcissus 'Geranium'	Grade 10/12			80/m ²	25%
4102 No.	NARTT	'Narcissus 'Tete a Tete'	Grade 10/12			40/m ²	20%
1644 No.	TULWF	'Tulip 'White Flag'	Grade 11/12				
Total :12924 No.							

Planting notes:

- General notes on planting mixes
- Herbaceous stock, small grasses and ground cover shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled), and located at the front of beds, adjacent to footpaths or at the entrance to the site of properties.
- Woody shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled).
- Large shrubs should not be positioned in front of ground floor windows or immediately adjacent to footpaths in order that views and/or access is not obstructed.

1.0 SOLIS: Substrate / subsoil to be prepared in accordance with BS 4248 and BS 4249, or as specified in the specification notes and tree pit details, within the following dimensions: 1.0 SOLIS: Substrate / subsoil to be prepared in accordance with BS 4248 and BS 4249, or as specified in the specification notes and tree pit details, within the following dimensions: 1.0 SOLIS: Substrate / subsoil to be prepared in accordance with BS 4248 and BS 4249, or as specified in the specification notes and tree pit details, within the following dimensions:

N.B. Proposed services (electric, water, gas etc) in landscape areas should be installed at a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance with BS 5837:2005 figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2, at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter (multi-stem trees) to be protected from rabbits, with securely staked individual rabbit mesh guards. Trees within areas of public open space to be fitted with strimmer guards.

3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 3998:1988. Arisings to be removed to a licensed tip.

4.0 TREE PLANTING: All trees to be in accordance with BS 3938 / 4043. Trees to be planted in accordance with BS 4248: 2014 and securely staked and tied into pits. All trees to be planted as shown in the specification notes and tree pit details, within the following dimensions: 1.0 SOLIS: Substrate / subsoil to be prepared in accordance with BS 4248 and BS 4249, or as specified in the specification notes and tree pit details, within the following dimensions:

5.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4248. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth bark mulch and kept weed free.

6.0 HEDGE PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4248. Hedge plants to be planted in double staggered rows 300mm apart at 500mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked.

7.0 NATIVE WOODLAND/SHRUB PLANTING: plants to be in accordance with BS 3938 and planted in accordance with BS4248, substrate to be cross ripped at 1.2m intervals prior to planting to alleviate compaction. Transplants to be planted at 2 metre centres (or as scheduled) in random groupings of 10-15 shrub species and 5-7 tree species. Transplants to be root dipped with Agrilume prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).

8.0 TURNING: Grass turf areas to be below Medallion® Turf or similar approved cultivated turf, laid in accordance with BS4248. Topsoil to be corrected and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-planting fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

9.0 SEEDING: Grass to be seeded in accordance with BS 4248. Near gardens and large areas of public open space to be seeded during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.

10.0 WILDOVER SEEDING: grass areas to be seeded in accordance with BS 4248 during March, April or September. Unimproved topsoil to be imported, rotated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Lightly rake areas after sowing. Refer to schedules for seed mixes and sowing rates.

11.0 BULB PLANTING: plants to be planted at a depth of approximately twice its height, base in contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall, existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out and free from pests, diseases and fungi.

12.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:
a) Establish weeds by hand or chemical means.
b) Cut out dead or / and damaged sticks or branches, prunes as required.
c) Ensure all shrubs and trees are firmed in, securely staked and tied.
d) Collect litter, sweep and tidy site.
e) Apply suitable pesticides, fungicides and fertilisers as required.
f) Carry out grass mowing to turf when attained 100mm, cut to 55mm.

KEY:

- Site boundary
- Existing trees and details
Referring to A10 for details
- Proposed tree planting
- Proposed specimen planting
- Proposed native scrub planting. Area to be seeded with BR501 / Hedgerow & Shade Wildflower Mix from Phoenix Anemity Supplies or similar approved
- Proposed ornamental shrub planting
- Proposed ornamental hedge planting
- Proposed native hedge planting
- Proposed bulb planting
- Proposed we tolerant amenity grass
Rowland Medallion Turf or similar top frontages, A2 - Quality Lawn from Germal seeds to rear plots.
Bead of location: Carnation Grass & Golf Rough Grass Seed Mix from Phoenix Anemity Supplies or A28 Road Verge & Embankments, and A Supreme Shade from Germal seeds to public open space as appropriate
- Proposed wildflower mix
UM13 - Treasure Trove Wildflower Mix from Phoenix Anemity Supplies or similar approved
- Proposed wildflower mix for Hedgerows & Shade
BR501 - Hedgerow & Shade Mix from Phoenix Anemity Supplies or similar approved
- Proposed Flowering Lawn Wildflower
BIS 330 - Flowering Grasses Lawn Wildflower Seed Mix from Phoenix Anemity Supplies or similar approved
- Proposed neutral grassland area
- Proposed Marginal dry mix for SUDs basin slope
Pro Flora 6 for Dry Grasses from Phoenix Anemity Supplies or similar approved
- Proposed Marginal wet mix for SUDs basin base
Pro Flora 5 for Wet Soils from Phoenix Anemity Supplies or similar approved

Furniture and Play Features

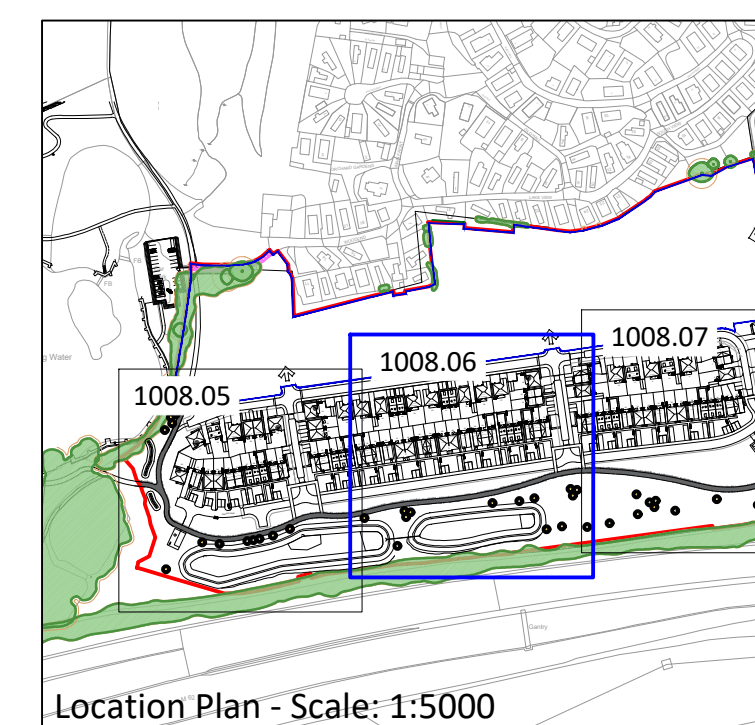
- Proposed benches with backrest
Heston Rustic 4 Star Seat from Brockup or similar approved. 2 no. 5ft standard backrest, roof fixed

Hard Materials

- Proposed Bitum: surface to match existing / proposed shared Footway / Cycleway link to the east
- Proposed resin bound gravel - Buff
- Proposed granite sets

REVISIONS

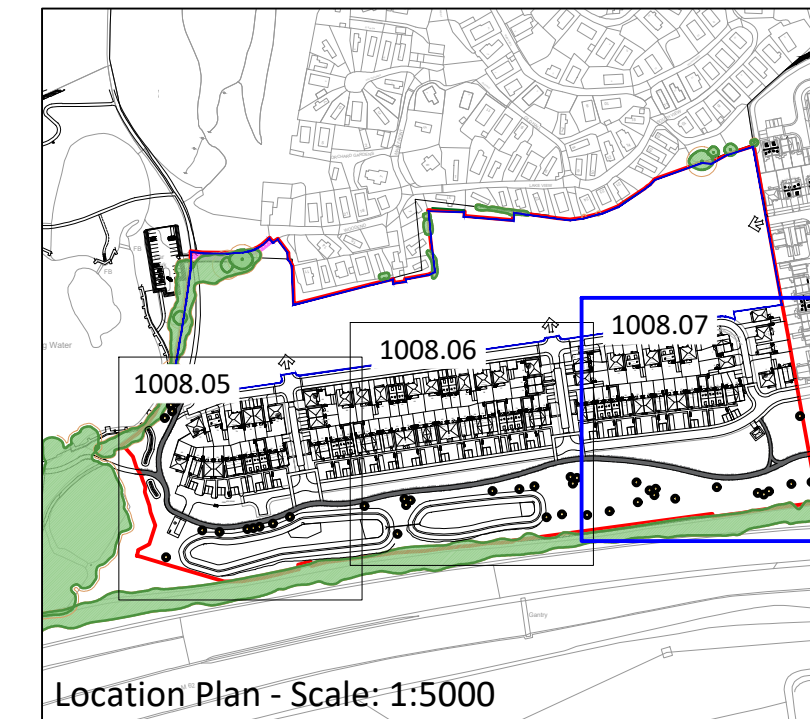
- A 21, 01, 26 MD
Amends To latest Layout
B 27, 01, 26 MD
Amends to include hedgerow in open space
C 11, 02, 26 MD
Amends to ecology comments
D 18, 02, 26 MD
Amends to ROS Landscape Strategy



KEY:

- Site boundary
- Existing trees and hedgerows - Refer to A10 for details
- Proposed tree planting
- Proposed specimen planting
- Proposed native scrub planting. Area to be seeded with BR50 (Hedgerow & Shade Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed ornamental shrub planting
- Proposed ornamental hedge planting
- Proposed native hedge planting
- Proposed bulb planting
- Proposed wear tolerant amenity grass
Bowland Medallion Turf or similar to plot footpaths. A2 - Quality Lawn from Germinal seeds to rear plots.
Basil or localised Canavalia Grasses & Golf Rough Grass Seed Mix from Phoenix Amenity Supplies or A18 Road Verge & Embankments, and A6 Supreme Shade from Germinal seeds to public open space as appropriate
- Proposed wildflower mix
LUM13 - Treasure Trove Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed wildflower mix for Hedgerows & Shade
BR50P1 - Hedgerow & Shade Mix from Phoenix Amenity Supplies or similar approved
- Proposed Flowering Lawn Wildflower
BIS 130 - Flowering Grasses Lawn Wildflower Seed Mix from Phoenix Amenity Supplies or similar approved
- Proposed neutral grassland area
- Proposed Marginal dry mix for SUDs basin slope
Pro Flora 6 for Dry Soils from Phoenix Amenity Supplies or similar approved
- Proposed Marginal wet mix for SUDs basin base
Pro Flora 5 for Wet Soils from Phoenix Amenity Supplies or similar approved
- Furniture and Play Features
 - Proposed benches with backrest
 - Hutton Rustic 4 Star Seat from Broxap or similar approved
 - Approved 2 no. 1st standard backrest, roof fixed
- Hard Materials
 - Proposed Bitmac surface to match existing / proposed shared Footway / Cycleway link to the east
 - Proposed resin bound gravel - Bull
 - Proposed granite sets

- REVISIONS
- A 21_01_26 MD
 - Amends to latest Layout
 - B 27_01_26 MD
 - Amends to include hedgerow in open space
 - C 11_02_26 MD
 - Amends to ecology comments
 - D 18_02_26 MD
 - Amends to POS Landscape Strategy



Number	Abbreviation	Species	Specification	Height	Girth
14 No.	A 1'	Amelanchier 'Ballerina'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	A ca 'E'	Acer campestre 'Elsrijk'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
11 No.	A col	Alnus cordata	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
24 No.	A gl	Alnus glutinosa	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
5 No.	A gl	Alnus glutinosa	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
8 No.	Al co	Alnus cordata	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
16 No.	B pe	Betula pendula	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	Be A F	Betula albosinensis 'Fascination'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
17 No.	BETPU	Betula pubescens	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
13 No.	C be	Carpinus betulus	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
19 No.	C be	Carpinus betulus	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
12 No.	C be 'F'	Carpinus betulus 'Frans Fontaine'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
17 No.	CRAPR	Crataegus prunifolia	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
16 No.	F s	Fraxus sylvatica	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L 1st 'W'	Liquidambar styraciflua 'Worpleston'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L 1st 'W'	Liquidambar styraciflua 'Worpleston'	4x Semi-mature 'Clear Stem min. 200cm -RB	600-650cm	30-35cm
7 No.	M sy	Malus sylvestris	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
19 No.	P sy	Prunus sylvestris	6x Leader with laterals	450-500cm	
18 No.	PRUUM	Prunus 'Umineko'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
23 No.	Q r	Quercus robur	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
8 No.	T co	Tilia cordata	2x Standard 'Clear Stem 175-200cm 3 brks -RB	250-300cm	8-10cm
16 No.	TICG	Tilia cordata 'Green Spire'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
6 No.	TSHE	Tsuga heterophylla	4x Leader with laterals -RB	450-500cm	
Total :286 No.					

Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
120 No.	A ca	Acer campestre	1+1: Transplant -BR 60-80cm 1ctr	5%		
236 No.	Cav	Corylus avellana	1+1: Transplant -BR 60-80cm 1ctr	10%		
890 No.	Cmo	Crataegus monogyna	1+1: Transplant -BR 60-80cm 1ctr	38%		
167 No.	I a	Ilex aquifolium	1+1: Transplant -BR 60-80cm 1ctr	7%		
73 No.	L vu	Ligustrum vulgare	1+1: Transplant -BR 60-80cm 1ctr	3%		
50 No.	Ms	Malus sylvestris	1+1: Transplant -BR 60-80cm 1ctr	2%		
27 No.	Pav	Prunus avium	1+1: Transplant -BR 60-80cm 1ctr	1%		
515 No.	P sp	Prunus spinosa	1+1: Transplant -BR 60-80cm 1ctr	22%		
120 No.	R can	Rosa canina	1+1: Transplant -BR 60-80cm 1ctr	5%		
50 No.	Sau	Sorbus aucuparia	1+1: BR 40-60cm 1ctr	2%		
120 No.	V op	Viburnum opulus	1+1: Transplant -BR 60-80cm 1ctr	5%		
Total :2368 No.						

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
641 No.	ACCA	Acer campestre	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	13%	
249 No.	C san	Cornus sanguinea	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
740 No.	C av	Corylus avellana	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	15%	
2234 No.	C mon	Crataegus monogyna	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	45%	
240 No.	I a	Ilex aquifolium	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
249 No.	P sp	Prunus spinosa	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	5%	
593 No.	PRUSP	Prunus spinosa	1+1: Transplant -BR 0.2ctr Double Staggered at 0.3m offset	12%	
Total :4935 No.					

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
482 No.	Ac	Acer campestre	1+1: Transplant	40-60cm	3L	5/m ²
175 No.	ACECAM	Acer campestre	Branches 3 breaks	125-150cm	10L	2/m ²
145 No.	BSu	Brachyglottis 'Sunshine'	Branches 3 brks	40-60cm	3L	5/m ²
1349 No.	C be	Carpinus betulus	1+1: Transplant	40-60cm	3L	5/m ²
655 No.	E 'J' H'	Eunymus japonicus 'Jean Hughes'	Bushy 4 brks	30-40cm	3L	5/m ²
368 No.	EDS	Escallonia Donard Seedling	Bushy 4 brks	40-60cm	3L	5/m ²
178 No.	HMW	Hebe 'Mrs Winder'	Bushy 5 brks	40-60cm	3L	5/m ²
1172 No.	HYPHI	Hypericum 'Hidcote'	Bushy 5 brks	40-60cm	3L	5/m ²
464 No.	L vu	Ligustrum vulgare	Branches 4 breaks	125-150cm	10L	5/m ²
480 No.	LaM	Lavandula angustifolia 'Munstead'	Bushy 5 brks	40-60cm	3L	5/m ²
357 No.	LoA	Ligustrum ovalifolium 'Aureum'	Branches 7 brks	40-60cm	3L	5/m ²
359 No.	P 'au 'O' L'	Prunus laurocerasus 'Otto Lyken'	Bushy 3 brks	40-60cm	3L	5/m ²
1116 No.	RZ	Prunus laurocerasus 'Zabellana'	Bushy 3 brks	40-60cm	3L	5/m ²
554 No.	WEFLVA	Weigela florida 'Vareiegata'	Bushy 3 brks	40-60cm	3L	5/m ²

Shrubs	Number	Abbreviation	Species	Specification	Height	Pot Size	Density
101 No.	ABEGR	Abelia grandiflora	Bushy 3 brks	30-40cm	3L	5/m ²	
127 No.	C 'A' P'	Choisy 'Aster Pearl'	Bushy 5 brks	30-40cm	3L	5/m ²	
102 No.	CEAREPA	Ceanothus thyrsiflorus repens	Bushy 5 brks	30-40cm	3L	5/m ²	
45 No.	CHOSUNA	Choisya ternata 'Sundance'	Bushy 4 brks	30-40cm	3L	5/m ²	
243 No.	CoS	Cotinus pulverulentus 'Sunset'	Bushy 4 brks	30-30cm	3L	5/m ²	
76 No.	EFEG	Eunymus fortunei 'Emerald Galety'	Bushy 7 brks	30-30cm	3L	5/m ²	
144 No.	EFEG	Eunymus fortunei 'Emerald 'n' Gold'	Bushy 7 brks	30-30cm	3L	5/m ²	
140 No.	H 'G' O'	Hebe 'Great Oracle'	Bushy 3 brks	30-40cm	3L	5/m ²	
116 No.	H 'A' A'	Hebe arborescens 'Annabelle'	Branches 3 brks	3L	5/m ²		
221 No.	H m 'A'	Hakonechloa macra 'Aureola'	Full Pot	3L	5/m ²		
159 No.	H p 'S'	Hebe pingulifolia 'Sutherlandii'	Bushy 5 brks	20-30cm	3L	5/m ²	
178 No.	HEGGG	Hebe 'Green Globe'	Bushy 7 brks	15-20cm	3L	7/m ²	
270 No.	PPE	Potentilla fruticosa 'Elizabeth'	Bushy 3 brks	30-40cm	3L	5/m ²	
21 No.	PIRA	Potentilla fruticosa 'Red Ace'	Bushy 3 brks	30-40cm	3L	5/m ²	
115 No.	PHLFR	Philomela frutescens	Branches 4 brks	30-40cm	3L	5/m ²	
100 No.	PIMF	Pieris japonica 'Mountain Fire'	Branches 5 brks	30-40cm	3L	5/m ²	
105 No.	ROSTHF	Rosa 'The Fairy'	Cuttin Bush 3 brks	30-40cm	3L	5/m ²	
730 No.	Sh	Sarcococca humilis	Bushy 5 brks	20-30cm	3L	7/m ²	
131 No.	V m 'G' J'	Vinca minor 'Gertrude Jekyll'	Several shoots 3 brks	3L	5/m ²		
139 No.	WEPE	Viburnum tinus 'Eve Price'	Bushy 4 brks	30-40cm	3L	5/m ²	
118 No.	WVIF	Weigela florida 'Vareiegata'	Bushy 3 brks	30-40cm	3L	5/m ²	

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
4613 No.	ALUR	Allium ursinum	110-125ctr: Root trainer 'Well rooted -British native-origin'	75/m ²	30%
2565 No.	NaGe	Narcissus 'Geranium'	Grade 10/12	50/m ²	25%
4102 No.	NARTT	Narcissus 'Tete a Tete'	Grade 10/12	80/m ²	25%
1644 No.	TULWF	Tulip 'White Flag'	Grade 11/12	40/m ²	20%
Total :12924 No.					

Planting notes:

- General notes on planting mixes
 - Herbaceous stock, small grasses and ground cover shrubs to be planted in small groups (max. 5m²) at 4 plants per m² or as otherwise scheduled, and located at the front of beds, adjacent to footpaths or at the entrance to the site of properties.
 - Woody shrubs to be planted in small groups (max. 5m²) at 4 plants per m² or as otherwise scheduled.
 - Large shrubs should not be positioned in front of ground floor windows or immediately adjacent to footpaths in order that views and/or access is not obstructed.
- 1.0 SODS: Substrate / subsoil to be prepared in accordance with BS 4428 and embanked or rippled to 200mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS8882: 2007. Mulch should be 100mm deep and organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS882: 2007 and embanked as required to meet the required characteristics as detailed within Table 1 of BS882: 2007 specification. Grass areas to be a minimum depth of 150mm. Shrub beds 300mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate appropriate non peat compost to 50L PAK 100 to 50mm depth evenly worked into soil.
- N.B Proposed services, electric, water, gas etc in landscape areas should be installed at a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.
- 2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waistline fencing on a scaffold framework in accordance with BS 5837:2005 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2, at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter (trees with more than one stem arising below 1.5m above ground level) refer to Clause 5.2.2. Further precautions are to be taken as detailed within BS 5837:2005 9.4.
- 3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 3998:1988. Arisings to be removed to a licensed pit.
- 4.0 TREE PLANTING: All trees to be in accordance with BS 3938 / 4043. Trees to be planted in accordance with BS 8543: 2014 and securely staked and tied using A14. All trees to be planted as shown in the specification notes and tree pit details within the Halesford Design Guide. Where necessary trees to be protected from rabbits, with securely staked individual rabbit mesh guards. Trees within areas of public open space to be fitted with stirming guards.

- 5.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All shrubs to have a minimum of three breaks, except Hebe with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).
- 6.0 HEDGE PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be planted in double staggered rows 300mm apart at 500mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).
- 7.0 NATIVE WOODLAND/SHRUB PLANTING: plants to be in accordance with BS 3938 and planted in accordance with BS4428, subgrids to be cross ripped at 1.2m intervals prior to planting to alleviate compaction. Transplants to be planted at 2x metre centres (or as scheduled) in random groups of 10-15 shrub species and 5-7 tree species. Transplants to be root dipped with Agrilure prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).
- 8.0 TURFING: Grass turf areas to be Bowland Medallion® Turf or similar approved cultivated turf, laid in accordance with BS4428. Topsoil to be corrected and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-burial fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to stoppers where required. Well water after laying to avoid shrinkage.
- 9.0 SEEDING: Grass areas to be seeded in accordance with BS 4428. Rear gardens and large areas of public open space to be seeded during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.
- 10.0 WILDOFLOWER SEEDING: Grass areas to be seeded in accordance with BS 4428 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Lightly rake areas after sowing. Refer to schedules for seed mixes and sowing rates.
- 11.0 BULB PLANTING: Each bulb to be planted at a depth of approximately twice its height, base in contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall, existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out and free from pests, diseases and fungus.
- 12.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:
 - a) Establish weeds by hand or chemical means.
 - b) Cut out dead or and damaged sticks or branches, prunes as required.
 - c) Ensure all shrubs and trees are firmed in, securely staked and tied.
 - d) Collect litter, sweep and tidy site.
 - e) Apply suitable pesticides, fungicides and fertilisers as required.
 - f) Carry out grass mowing to turf when attained 100mm, cut to 50mm.





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ASSESS

IMAGINE

CREATE