Crowdhill Green, Fair Oak, Phase 3

Landscape and Open Space Management Plan

416.01545.00008

November 2015

Version No.5

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1.0 INTRODUCTION

1.1 This Landscape and Open Space Management Plan was prepared by Landscape Architects, SLR Consulting Limited on behalf of Bloor Homes, and with input from m & r ecology.

1.2 Landscape management objectives are set out in Section 2.0, followed by annual and periodic maintenance operations in Section 3.0 and Section 4.0.

Planning Application

1.3 As part of the Reserved Matters Planning Application for Crowdhill Green, Phase 3, and to satisfy Planning Condition No. 30 of the outline planning permission (Application no. O/13/73707), a Landscape and Open Space Management Plan (LMP) is required to address the management of the site during the construction and operation phases of the development. This report sets out the background to the scheme, landscape design proposals, the results of an arboricultural survey, and the measures to protect and manage retained features during and post construction.

1.4 To accord with planning Condition No. 31, the management plan covers a 5 year period, commencing at the end of the construction phase.

Spatial Scope

1.5 The extent of the LMP is shown on the management responsibilities plan at Appendix A. This is particularly relevant within the south-western field, where management prescriptions have been split between the landscape and open space management plan and the 'Ecological Mitigation and Management Plan' as produced by m & r ecology.

1.6 Elsewhere, management of garden areas will be the responsibility of house owners and management of trees within Crowdhill Copse which overhang the site will be the responsibility of the Woodland Trust. Management of the proposed community building and new bridleway are subject to separate planning applications. The play area will be developed and separately managed by Eastleigh Borough Council (EBC).

1.7 The LMP covers:

- during construction: in terms of protecting existing vegetation (adjacent to new development); and
- post construction: the woodland, tree and shrub planting, and grass areas that will not be conveyed to private dwellings (refer to management responsibilities plan at Appendix A for extents).

Landscape Proposals

1.8 Reference has been made to documents prepared by SLR Consulting as part of the application, namely the planting plans at Appendix B and the supporting plant schedule at Appendix C.

The Site

1.9 The Crowdhill Green site lies west of Winchester Road (B3354), on the semi-rural

edge of Fair Oak, to the east of Eastleigh.

1.10 The extent of the Phase 3 development site is shown on the management responsibilities plan in Appendix A.

1.11 The Phase 3 site is proposed for residential development and associated attenuation features, which will be complimented by development on adjoining land parcels. The management plan does not cover Phase 4 or the eastern parts of the site associated with Phases 1 and 2.

Existing Situation

1.12 The eastern area is currently arable with a mature hedgerow containing substantial native trees running along eastern boundary and bordered by mature woodland associated with Crowdhill Copse along northern and eastern boundaries.

1.13 The south-western are is currently meadow separated from the eastern area by dense areas of overgrown trees and scrub and bordered by Crowdhill Copse to the north, west and south. The field is overgrown in areas, with areas of bramble and oak saplings beginning to establish.

1.14 A public footpath follows the eastern boundary of the site on a north-south axis linking residential development south of Hardings Lane to Crowdhill Copse. A bridleway runs adjacent to the southern site boundary, on Hardings Lane.

1.15 Phase 1 and 2 housing areas lie to the north-east of the Phase 3 area.

2.0 LANDSCAPE MANAGEMENT OBJECTIVES

Generally

2.1 Management objectives will seek to:

- secure the long-term management of the landscape infrastructure;
- protect and manage the retained trees and hedgerows;
- provide an attractive hierarchy of open spaces and green corridors which balance biodiversity aims with a range of recreational and community facilities, with good public access and linkages to the wider public footpath network;
- provide an attractive, green environment for the new housing development and integrate the site into the wider landscape setting;
- ensure access to adjacent existing woodland is controlled to the satisfaction of the Woodland Trust;
- provide a wooded edge to Crowdhill Copse with suitable native woodland and understorey planting;
- create a pond of aesthetic value as well as value to amphibians and aquatic invertebrates, reptiles and birds;
- promote green infrastructure links with the surrounding area; and
- ensure that views of the development are filtered, in particular along Winchester Road.

Specific Objectives

Existing Trees

2.2 Objectives for existing trees are to:

- retain and manage mature trees where possible;
- maintain and enhance the value of the site for roosting bats and nesting and foraging birds;
- ensure that as trees grow, canopies do not obstruct lighting columns, or movement of high-sided vehicles, while maintaining their natural shape;
- undertake operations required for health and safety reasons and to prolong the useful life spans;
- ensure no construction work or digging of service trenches takes place within root protection zones; and
- undertake regular condition inspections and prepare a schedule of tree surgery required, to be agreed with EBC.

New Trees

2.3 Objectives for new trees are to:

- introduce a management regime that allows new trees to become established;
- maintain new tree planting to create a strong landscape framework to the site and define/enclose the public realm; and
- ensure trees do not obstruct lighting columns, or movement of high-sided vehicles, and do not obstruct views across the public realm.

New Wet Woodland and Understorey Planting

2.4 Objectives for new wet woodland and understorey planting are to:

- provide a level of protection to Crowdhill Copse and boundary trees from local residents;
- control access to surrounding public rights of way;
- provide a phased habitat between woodland and grassland;
- create wildlife corridors through the site with plant species which are seed, fruit and nut bearing to provide a food resource for wildlife or which are tolerant of the specific conditions;
- undertake periodic thinning to allow slower growing species to establish; and
- control invasive species such as bramble and bindweed.

Native Shrub Planting

2.5 Objectives for native shrub planting are to:

- provide additional height and interest within the central open space corridor, where the easement prevents tree planting;
- provide a protective buffer between open space areas and proposed dwellings;
- define open space crossing points along the central open space corridor;
- ensure full visibility for manoeuvring cars and for cyclists and pedestrians;
- provide year-round interest and colour;
- include species that are of value for wildlife; and
- ensure that plants have dead, dying and diseased wood removed to promote longevity.

Ornamental and Semi-ornamental Planting

2.6 Objectives for ornamental and semi-ornamental planting are to:

- provide a safe, tranquil and attractive environment for residents and visitors to the site;

- be low maintenance, including sizes and densities that form a weed excluding canopy 2-3 years after planting;
- be free of known health and safety risks;
- ensure management prescriptions respond to the original design intent;
- provide year-round interest and colour with a proportion of evergreen varieties;
- include species that are of value for wildlife;
- ensure full visibility for manoeuvring cars and for pedestrians on the site;
- ensure 'Secured by Design' principles are complied with;
- ensure that plants have dead, dying and diseased wood removed to promote longevity; and
- allow plants to achieve a natural form without annual or regular pruning into formalised shapes.

Grass

2.7 Objectives for amenity grassland are to:

- create areas of managed grassland for amenity;
- ensure healthy grass swards with no bare patches and relatively free from weeds;
- eradicate persistent perennials such as thistles, docks and dandelions, capable of seeding throughout the planting; and
- provide a neat, tidy appearance.

Wildflower Grassland (excluding south-western field)

2.8 Objectives for wildflower grassland areas are to:

- create areas of long grass with flower colour;
- maintain and enhance the value of the site for butterflies and other terrestrial invertebrates, through inclusion of appropriate species;
- maintain and enhance the value of the wildflower areas for slow-worms by cutting no lower than 150mm on a three year rotation during the hibernation period;
- maintain and enhance the value of the site as feeding areas for birds through the inclusion of species attractive to moths and other invertebrates; and
- maintain and enhance the value of the site for small mammals through cutting no lower than 150mm; this will provide a foraging resource for birds of prey.

Attenuation Basins and Swales (including marginal grass areas but excluding south-western field)

2.9 Objectives for attenuation basins and swales are to:

- provide marginal marsh habitats of value to invertebrates; and
- create a sunny aspect to the basins and swales to prevent overshadowing by tall vegetation.

Ponds

2.10 The objectives are to:

- create an attractive feature for the benefit of local residents;
- create habitats of value to breeding and foraging birds, amphibians, aquatic invertebrates and small mammals;
- provide appropriate safety features near deep water; and
- prevent overshadowing by tall vegetation.

Hard Landscape, Street Furniture and Fencing

2.11 Objectives are to:

- maintain paths and paving areas so that they do not become slippery, discoloured with algae, uneven, or with loose paviors/slabs;
- maintain paths and paving so that they are free from weeds and litter; and
- ensure street furniture and fencing is safe and secure and that any timber is free from decay.

3.0 MANAGEMENT OPERATIONS DURING CONSTRUCTION

Introduction

3.1 The management regime during the construction phase is described below, which excludes the south-western field in its entirety.

Underground Services

3.2 Landscape proposals have been coordinated with drainage, mechanical and electrical services layouts.

Programme for Vegetation Removal and Management

3.3 Prior to the erection of protective fencing, hedgerow pruning will be carried out, using a reciprocating blade cutter. Sides will be cut back to allow access for management of grass between the hedgerow and protective fence. Standard trees are to remain uncut and be allowed to grow on.

3.4 Where vegetation is to be removed, it will be carried out outside the bird nesting season, i.e. not between mid-February and mid-September, and avoiding frosty weather. Where works in the spring/summer are unavoidable, vegetation will be cleared the preceding winter or following a survey to confirm the absence of nesting birds.

3.5 Trees with the potential to house bat roosts will be subject to an endoscope/climbing survey prior to felling or arboricultural works being undertaken. If bats are found, a licence from Natural England will be required.

Protective Fencing

3.6 Prior to and during construction, the existing hedgerows and trees to be retained will be protected by braced Herras fencing on a scaffold framework in accordance with BS 5837:2012.

3.7 Root protection zones have been determined by the arboriculturalist.

3.8 Within the fenced zone, no excavation, storage, root severance, crown or trunk damage, cabin erection, foot traffic (unless imperative), vehicle parking or movement will take place. Fencing will be maintained in good condition until the end of the construction period.

3.9 The location of protective fencing will be agreed with EBC prior to the commencement of construction works, together with the removal of any vegetation/trees that it is not feasible to successfully retain. Fencing will be checked regularly (weekly) for wear and tear, and any necessary repairs carried out. Such fencing will be retained until construction operations in adjacent areas have been completed.

Existing Trees to be Retained

3.10 Any remedial tree surgery is to be:

- approved by EBC; and

- undertaken by a qualified arboriculturalist, between October and February to avoid the bird breeding season, unless required for health and safety reasons.

4.0 MAINTENANCE OPERATIONS POST CONSTRUCTION

Introduction

4.1 The ongoing management regime is described below in terms of the scope and frequency of long-term management operations.

Mature Trees

4.2 In order to ensure longevity of the trees in good condition and prevent potential instability as a result of severed roots, no compaction, excavation, digging of service trenches or level changes are to take place within the identified root protection zone.

4.3 Outside the root protection zone, tree roots over 50mm diameter will not be cut. Where cutting takes place, it will by means of a smooth cut with a hand saw, followed by backfilling over tree roots with original topsoil.

4.4 A health and safety inspection will be carried out at 12 month intervals to note any:

- major deadwood that needs to be removed from the crown;
- split or damaged branches, storm damage, hung-up limbs, and jagged or open wounds that require tidying;
- forks, cavities and major defects that could result in structural failure, cavities, cracks or bark wounds at the base of the tree, together with bracket fungus. An arboriculturalist will probe cavities as required to determine the course of action;
- basal suckers or epicormic growth that require removal from the main trunk;
- structural defects, such as forked trunks that may require pruning or felling; and
- diseases.

4.5 Ivy on the tree trunk will be retained, except where it needs to be removed to facilitate inspection of trees or where it has become extensive and could result in the tree falling in high winds.

4.6 Litter and fly-tipped material will be removed four times a year.

New Trees

4.7 Operations will ensure:

- dead, dying and diseased wood and suckers will be removed annually to promote healthy growth, a natural shape and to avoid health and safety concerns;
- dead, missing, dying or defective plants will be replaced annually for the first 5 years after implementation;
- all tree stakes, ties and guards will be adjusted/replaced/removed as required until anchorage has been achieved. This will be done biannually;
- rabbit protection will be maintained until no longer needed. This will be checked four times a year;

- it is recommended that a slow release fertiliser (4:19:10) is spread annually in early March in the first three years after planting or replanting after defects replacements. This is only applicable to street trees and not trees within other open space areas;

- trees will be watered in dry weather in the initial three year establishment period. Watering will be carried out twice a week to field capacity. Beyond the establishment period, watering will be in times of drought;

- trees will be maintained upright and adjustments will be made following strong winds; and

- formative pruning will be carried out.

New Wet Woodland and Understorey Planting

4.8 Operations will ensure:

- dead, dying and diseased wood and suckers will be removed annually to promote healthy growth, a natural shape and to avoid health and safety concerns;

- dead, missing, dying or defective plants will be replaced annually for the first 5 years after implementation;

- all shelters, netting guards and deer protection will be adjusted or replaced as required, until no longer needed. This will be checked four times a year;

- a weed-free circle will be maintained around each plant for the first three years using a suitable woodbark mulch, until the canopy closes, in order to avoid competition with grass areas for water and nutrients;

- litter and fly-tipped material will be removed four times a year;

- plants overhanging roads or paths will be trimmed back annually;

- bramble or other invasive weeds will be removed by digging up, avoiding the use of herbicides;

- self-sown trees will be removed annually by digging up, avoiding the use of herbicides;

- plants will be watered in dry weather in the initial three year establishment period. Watering will be carried out twice a week to field capacity. Beyond the establishment period, watering will be in times of drought; and

- formative pruning of young trees annually.

Native Shrub, Ornamental and Semi-ornamental Planting

4.9 Management operations will ensure:

- planting beds are kept weed-free by removing weeds manually or with a translocated non-residual herbicide. This will be carried out fourteen times a year. (Maintenance input will reduce after Year 5 to eight visits a year when a weed excluding canopy should have been achieved.) Weeding, watering, fertiliser

applications and topping up the mulch are important in achieving the weed excluding canopy;

- litter will be removed. This will be done at the time of each maintenance visit;
- pests will be identified and eradicated;
- watering will take place in dry periods, especially during the 3 year establishment period following planting/replanting, and thereafter in times of drought. This will be carried out to full field capacity;
- composted woodbark mulch will be topped up annually to 75mm depth for the first 3 years after implementation to suppress weeds and retain moisture;
- it is recommended that a slow release fertiliser is applied annually in March;
- plants will remain upright. Any adjustments will be made four times a year;
- plants will be pruned annually to remove any dead, dying or diseased wood and suckers to promote healthy growth and a natural shape;
- dead, dying, defective or missing plants will be replaced annually for the first five years after planting;
- herbaceous material will be cut back/deadheaded annually in accordance with good horticultural practice and according to species requirements;
- adjacent to roads/footpaths, edge plants will be cut back annually to a 45 degree angle to retain any sightlines and to prevent overhanging;
- plants will be cut back annually adjacent to signs and to avoid obscuring sightlines or visibility for manoeuvring vehicles and pedestrians;
- self-sown trees will be removed annually;
- selected shrubs will be pruned annually/every two years. Other species will be pruned periodically to maintain vigour; and
- fallen leaves will be removed in the autumn.

Grass Areas

4.10 Amenity grass areas, including the kickabout area, will be managed as follows:

- grass will be cut regularly to 50mm throughout the growing season. The maximum height will not exceed 100mm. Cutting will be suspended in periods of drought. Litter will be removed before each cut, and cuttings will be collected and removed. Edges will be cut and be well defined, including around obstacles such as manhole covers and lamp posts at the time of each mowing visit;
- a selective herbicide will be applied to ensure perennial weeds/moss do not make up over 20% of the sward;
- fallen leaves will be removed in autumn;

- a grass-free circle of 1.0m diameter will be maintained around new trees, to avoid mower damage;

- a general purpose fertiliser will be applied in the autumn to maintain healthy growth; and

- wear and tear, bald patches or wheel ruts will be reinstated by means of recultivation and reseeding. This will be done biannually.

4.11 Wildflower grassland areas will be managed as follows:

- wildflower meadows will be cut once during the first year establishment period, in order to suppress vigorous grasses and allow wildflowers to establish; all arisings will be removed. Perennial weeds such as broadleaved dock will be killed by selective spot weeding;

- well established and floriferous meadows will be cut once a year in October, with their arisings removed;

- litter will be removed prior to each cut;

- fallen leaves will be removed in autumn;

- wear and tear, bald patches or wheel ruts will be reinstated by means of recultivation and reseeding. This will be done biannually; and

- invasive weeds such as thistles will be spot treated.

Attenuation Basins and Swales

4.12 Management operations will ensure:

- rubbish, vegetation and litter will be removed, including adjacent to any pipes, overflows or grates. This will be done biannually;

- wildflower and marginal wetland grassland within attenuation basins and swales to be cut bi-annually to ensure attenuation volume is not reduced;

- marginals and aquatics will be allowed to find their own equilibrium, and this is dependent upon unpredictable water levels;

- dead foliage/flower stems will be cut down annually in early autumn;

- vegetation removed from drainage/water features will be left on the sides for 48 hours for invertebrates to crawl back into the pond, and then removed; and

- reseeding will not take place where grass/wildflowers have died out due to regular water inundation.

Ponds

4.13 Management operations will ensure:

- rubbish, vegetation and litter will be removed, including adjacent to any pipes, overflows or grates. This will be done biannually;

- marginals and aquatics will be cut back each year in early autumn. Dead flower stems will be removed;

- there will be an annual replacement of dead/dying/missing/diseased plants at the end of each growing season;

- vegetation removed from ponds will be kept on the sides for 48 hours for invertebrates to crawl back into the water, and then be removed;

- peripheral scrub or woodland will not be allowed to encroach into open areas to cast too much shade over the water. Sensitive management of tree cover at the water's edge will be undertaken every two years to provide a variety of light and shade conditions to enhance ecological value; and

- algae will be controlled annually, or as required, with the use of barley straw or biodegradable chemicals.

Hard Landscape and Street Furniture

4.14 Weeds and moss on hard surfaces and along kerbs will be prevented from becoming established by being removed manually or using suitable herbicides when they are less than 50mm in height.

4.15 Paving will be maintained free of algae through the use of a preparatory cleanser applied each winter. Jet cleaning will not be carried out to prevent undermining paving sub-base materials.

4.16 Any fencing and gates within public areas will be checked annually for damage and deterioration. Any necessary repairs will be carried out in accordance with UK and EU safety standards.

4.17 Chipped paths will be raked four times a year to remove local depressions and achieve an even finish.

4.18 Deer fencing and gates will be inspected and repaired/replaced as necessary. This will be carried out four times a year.

4.19 Timber seating, litter bins, lifebuoys, gates, and steps will be checked four times a year. Missing or broken items will be replaced.

5.0 ANNUAL MAINTENANCE OPERATIONS: FIRST 5 YEARS

5.1 A summary of annual maintenance operations during the first 5 years are as follows:

Operation	J	F	M	A	M	J	J	A	S	O	N	D
1. Existing Trees: - annual safety and condition inspection;										1		
- remedial work.											1	
2. New Planting and Trees: - annual tree inspection and remedial pruning as required;										1		
- replacements;											1	
- weeding and litter pick;			1	2	2	2	2	2	2	1		
- fertiliser application;			1									
- watering (as required).												
3. New Wet Woodland and Understorey Planting: - annual pruning, cut back overhanging vegetation;										1		
- replacements;											1	
- check shelters and guards;				1		1		1		1		
- remove invasive weeds;			1	1	1	1	1	1	1	1		
- litter and fly-tipping;		1			1			1			1	
- watering (as required).												
4. Amenity Grass Areas: - cutting and litter pick.			1	2	2	2	2	2	2	2	1	
- clear fallen leaves;										1	1	
- fertiliser application;											1	
- reinstatement.				1							1	
5. Wildflower Grasslands (once established): - cutting and litter pick;										1		
- clear fallen leaves;										1	1	
- reinstatement.				1							1	
6. Attenuation Basins and Swales: - vegetation and litter removal;				1				1				
- wildflower and marginal wetland grass cutting					1					1		
- dead foliage/flower stem									1			

Operation	J	F	M	A	M	J	J	A	S	O	N	D
removal.												
7. Paths/Paving: - kept free of litter, grass cuttings, and general debris;	1	1	1	1	1	1	1	1	1	1	1	1
- annual wear and tear inspection.			1									
8. Fencing and Street Furniture: - annual inspection for wear and tear.									1			
- rake chipped paths and remove weeds.				1		1		1		1		
- inspect and repair deer fencing/gates.		1			1			1			1	
- inspect street furniture.		1			1			1			1	
Note: Numbers in columns denote frequency and monthly seasons when visits are to be undertaken.												

6.0 CLOSURE

6.1 This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

6.2 This report is for the exclusive use of Bloor Homes; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

6.3 SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

APPENDIX A



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BLOOR HOMES

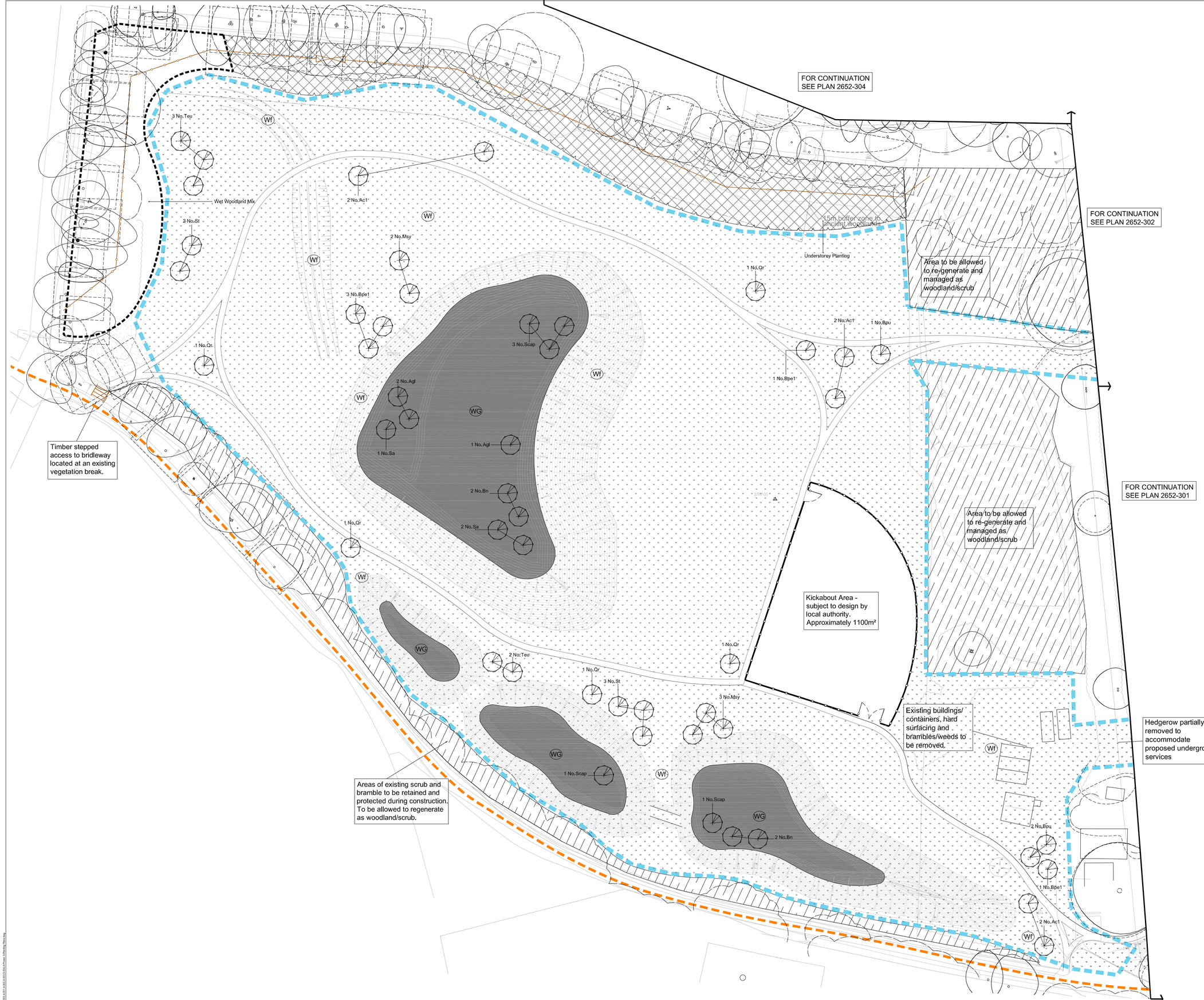
CROWDHILL GREEN, FAIR OAK: PHASE 3

LANDSCAPE MANAGEMENT PLAN

2652/305

Scale	Date
1:1500 @ A3	JULY 2015

APPENDIX B



LEGEND

N W E S

EXISTING

- Tree Canopy
- Tree RPA
- Existing Scrub
- Bridleway
- Grassland

PROPOSED

- Proposed Trees
- Wf — Wildflower Meadow - 4g/m2 - (Emorsgate Seed Mix EM10, or similar and equivalent approved)
- WG — Marginal Wetland Grass - 4g/m2 - (Emorsgate Seed Mix EP1 or similar approved)
- Wet Woodland Mix
- Understorey Planting Mix
- Post and rail fence - approximately 1.2m high
- Timber Gate
- Deer Fence - approxlmately 1.8m high. Round timber posts driven into ground. high tensile galvanised steel mesh netting (Note 4)
- Deer Maintenance Gate - Timber/ galvanised frame with locking mechanism, approximately 1.8m high
- Timber steps
- Areas to be protected during construction of attenuation ponds. Exact area to be confirmed by the ecologist
- 1.2m wide footpath using local chipping's from existing local pits with timber edging. Grass mown 1m either side.

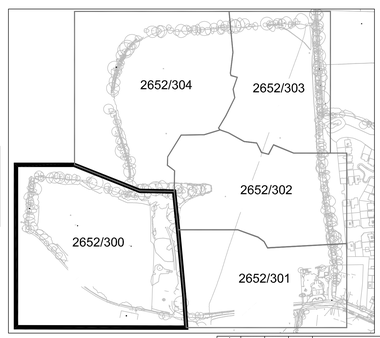
NOTES

1. Location of existing trees and RPAs taken from Mike Savage and Associates Drawing: BH/MS.01/02 (October 2014).

2. Attenuation features taken from WSP drawing no. 4286/D/154.

3. Refer to plant schedule for plant species, sizes and densities.

4. Taken from Figure 13 of 'Forest Fencing: Technical Guide' (Forestry Commission 2006)



Key Diagram

0 9m 20
Metres 1:250

Revision	By	Ch'd By	Date	Comments
4	SLK	HS	10.11.15	Minor amendments due to services locations
3	SLK	HS	13.8.15	Arboricultural consultant comments added
2	SLK	HS	31.7.15	Key diagram added
1	SLK	HS	23.07.15	Plant Species added

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Site: BLOOR HOMES

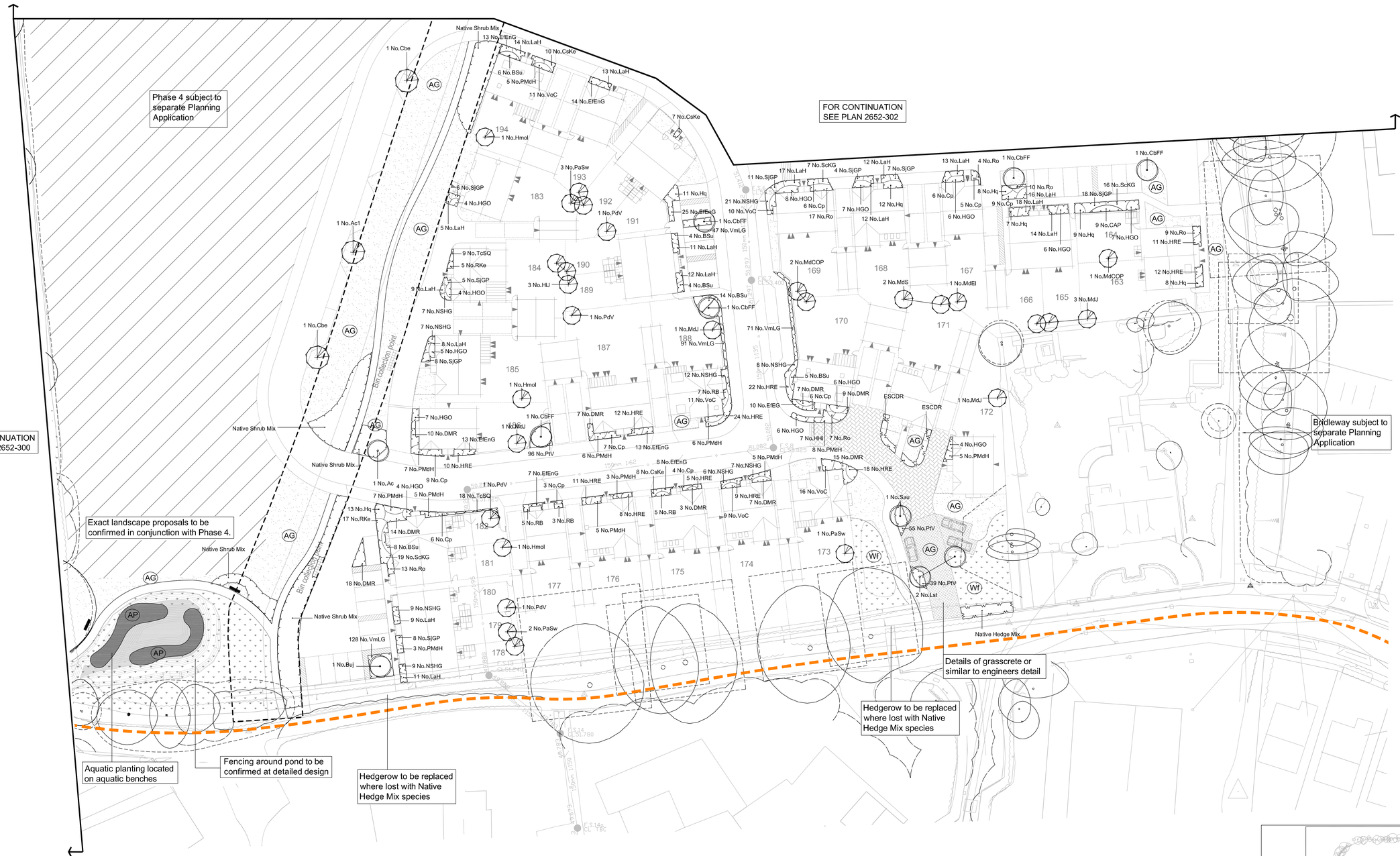
Project: CROWDHILL GREEN, FAIR OAK/PHASE 3

Drawing Title: **PLANTING PLAN - SOUTH-WESTERN PUBLIC OPEN SPACE**

Scale: 1:250 @A0 | Date: JULY 2015

Drawing Number: **2652/300** | Revision: **4**

300\305.005\LAND\DWGS\Illustrator\Planting Plans.dwg



N
W E
S

LEGEND

EXISTING

- Tree Canopy
- Tree RPA
- Water main easement
- Existing Scrub
- Bridleway

PROPOSED

- Proposed Trees
- Proposed Street Trees
- Proposed Back Garden Trees
- Proposed Feature Shrub
- Proposed Climber
- Proposed Shrub Planting
- Proposed Hedge Planting
- (Wf) Wildflower Meadow - 4g/m2 - (Emorsgate Seed Mix EM4, or similar and equivalent approved)
- (WG) Marginal Wetland Grass - 4g/m2 - (Emorsgate Seed Mix EP1 or similar and equivalent approved)
- (AG) Amenity Grassland
- Wet Woodland Mix
- Understorey Planting Mix
- (AP) Aquatic Planting Mix
- Post and rail fence - approximately 1.2m high
- Timber Gate
- Deer Fence - approximately 1.8m high. Round timber posts driven into ground. high tensile galvanised steel mesh netting (Note 4)
- Deer Maintenance Gate - Timber/ galvanised frame with locking mechanism, approximately 1.8m high
- Timber steps
- Proposed Timber Seating
- Proposed LEAP

NOTES

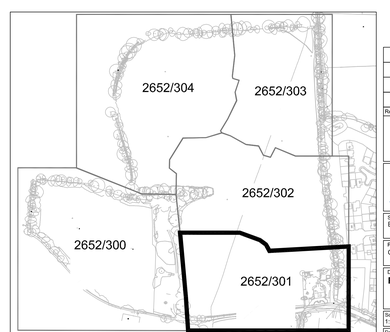
1. Location of existing trees and RPAs taken from Mike Savage and Associates Drawing: BH/MS.01/02 (October 2014).

2. Attenuation features taken from WSP drawing no. 4286/D/154.

3. Refer to plant schedule for plant species, sizes and densities.

4. Taken from Figure 13 of 'Forest Fencing: Technical Guide' (Forestry Commission 2006)

0 5m 20
Metres
1:250



Key Diagram

Revision	By	Ch'd By	Date	Comments
4	SLK	HS	30.11.15	Minor amendments due to services/lighting locations
3	SLK	HS	30.10.15	New architects layout, minor amendments
2	SLK	HS	30.7.15	Minor amendments
1	SLK	HS	24.7.15	On plan proposals and species added

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Site: BLOOR HOMES

Project: CROWDHILL GREEN, FAIR OAK-PHASE 3

Drawing Title: **PLANTING PLAN**

Scale: 1:250@A0
Date: JULY 2015

Drawing Number: **2652/301**
Revision: **4**

2652-SLR-XX-XX-DR-L-0301-S4-P4Plan_3-Planting Plans.dwg

FOR CONTINUATION SEE PLAN 2652-304

FOR CONTINUATION SEE PLAN 2652-303

Bridleway subject to separate Planning Application

Design of LEAP including specification of fencing, surfacing and play equipment, to be detailed by Eastleigh Borough Council

LEAP
450m²

Details of boundary treatment between roads and open space defined on architects drawings

Details of boundary treatment between roads and open space defined on architects drawings

Footpath connection to Phase 4 to be confirmed

Phase 4 subject to separate Planning Application

PHASE 4

Bridleway subject to separate Planning Application

FOR CONTINUATION SEE PLAN 2652-300

FOR CONTINUATION SEE PLAN 2652-301

Bin collection point

Bin collection point

LEGEND

EXISTING

- Tree Canopy
- Tree RPA
- Water main easement
- Existing Scrub
- Bridleway

PROPOSED

- Proposed Trees
- Proposed Street Trees
- Proposed Back Garden Trees
- Proposed Feature Shrub
- Proposed Climber
- Proposed Shrub Planting
- Proposed Hedge Planting
- Wf — Wildflower Meadow - 4g/m2 - (Emorsgate Seed Mix EM4, or similar and equivalent approved)
- WG — Marginal Wetland Grass - 4g/m2 - (Emorsgate Seed Mix EP1 or similar and equivalent approved)
- AG — Amenity Grassland
- Wet Woodland Mix
- Understorey Planting Mix
- AP — Aquatic Planting Mix
- Post and rail fence - approximately 1.2m high
- Timber Gate
- Deer Fence - approximately 1.8m high. Round timber posts driven into ground. high tensile galvanised steel mesh netting (Note 4)
- Deer Maintenance Gate - Timber/ galvanised frame with locking mechanism, approximately 1.8m high
- Timber steps
- Proposed Timber Seating
- Proposed LEAP

NOTES

1. Location of existing trees and RPAs taken from Mike Savage and Associates Drawing: BH/MS.01/02 (October 2014).

2. Attenuation features taken from WSP drawing no. 4286/D/154.

3. Refer to plant schedule for plant species, sizes and densities.

4. Taken from Figure 13 of 'Forest Fencing: Technical Guide' (Forestry Commission 2006)

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Metres
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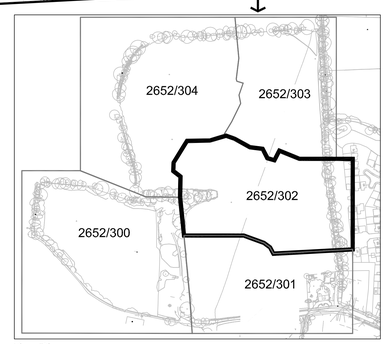
Key Diagram



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3	SLK	HS	30.10.15	Minor amendments, updated architects base
2	SLK	HS	31.7.15	Minor amendments
1	SLK	HS	24.7.15	On plot landscape proposals and species added

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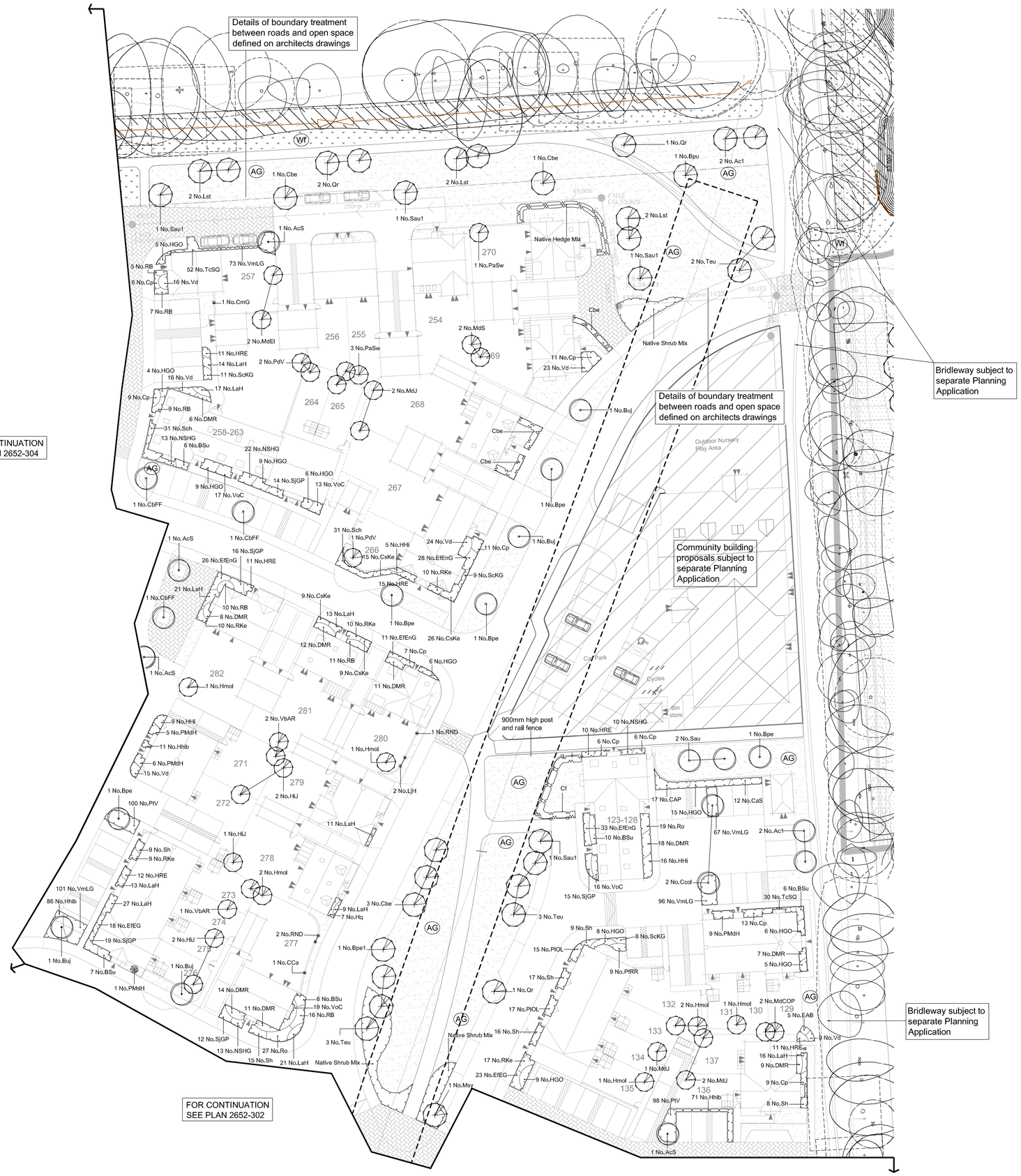
Project: CROWDHILL GREEN, FAIR OAK:PHASE 3

Drawing Title: **PLANTING PLAN**

Scale: 1:250@A0 | Date: JULY 2015

Drawing Number: **2652/302** | Revision: **4**



LEGEND

EXISTING

- Tree Canopy
- Tree RPA
- Water main easement
- Existing Scrub
- Bridleway

PROPOSED

- Proposed Trees
- Proposed Street Trees
- Proposed Back Garden Trees
- Proposed Feature Shrub
- Proposed Climber
- Proposed Shrub Planting
- Proposed Hedge Planting
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- Wet Woodland Mix
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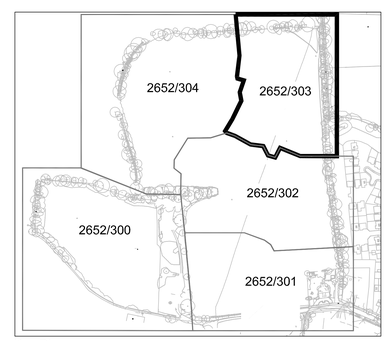

Key Diagram

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Revision	By	Chk'd By	Date	Comments
5	SLK	HS	30.11.15	Minor amendments due to revised building positions
4	SLK	HS	30.10.15	Minor amendments obtained architects base
3	EW	HS	11.8.15	Minor amendments
2	SLK	HS	31.7.15	Minor amendments
1	SLK	HS	24.7.15	On plan landscape proposals and 'access added'

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Site: BLOOR HOMES

Project: CROWDHILL GREEN, FAIR OAK:PHASE 3

Drawing Title: **PLANTING PLAN**

Scale: 1:250 @A0

Date: JULY 2015

Drawing Number: **2652/303**

Revision: **5**

Details of boundary treatment between roads and open space defined on architects drawings

15m buffer zone to ancient woodlands

Bin collection point

Details of boundary treatment between roads and open space defined on architects drawings

Native Hedge Mix

Fencing around pond to be confirmed at detailed design

FOR CONTINUATION SEE PLAN 2652-303

FOR CONTINUATION SEE PLAN 2652-302

FOR CONTINUATION SEE PLAN 2652-300

LEGEND

EXISTING

- Tree Canopy
- Tree RPA
- Water main easement
- Existing Scrub
- Bridleway

PROPOSED

- Proposed Trees
- Proposed Street Trees
- Proposed Back Garden Trees
- Proposed Feature Shrub
- Proposed Climber
- Proposed Shrub Planting
- Proposed Hedge Planting
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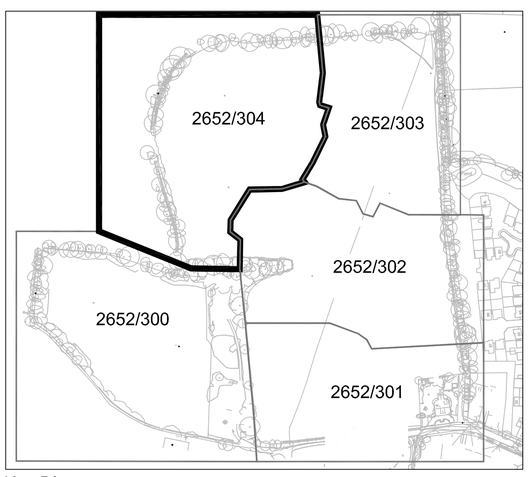
Key Diagram



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Metres
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Project: CROWDHILL GREEN, FAIR OAK:PHASE 3

Drawing Title: **PLANTING PLAN**

Scale: 1:250:@A0

Date: JULY 2015

Drawing Number: **2652/304**

Revision: **4**

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APPENDIX C

PLANT SCHEDULE: CROWDHILL GREEN, FAIR OAK: PHASE 3

DRAWING NOS.: 2652: 300 – 304
11TH NOVEMBER 2015

Trees

Abbrev.	Botanical Name	Common Name	Girth/Dia. Cm	Height cm	Root Zone	Specification
Ac1	Acer campestre	Common Maple	10-12	300-350	RB	2x; SS; clear stem min. 200cm; 4 brks
Ac	Acer campestre	Common Maple	14-16	400-450	RB	3x; EHS; clear stem min. 200cm; 5 brks
AcS	Acer campestre 'Streetwise'	Field Maple 'Streetwise'	14-16	400-450	RB	3x; EHS; clear stem min. 200cm; 5 brks
ArAr	Acer rubrum 'Armstrong'	Red Maple 'Armstrong'	14-16	400-450	RB	3x; EHS; clear stem min. 200cm; 5 brks
Agl	Alnus glutinosa	Common Alder	10-12	300-350	RB	2x; SS; clear stem min. 200cm; 4 brks
Bn	Betula nigra	River Birch	10-12	300-350	RB	2x; SS; clear stem min. 200cm; 4 brks
Bpe1	Betula pendula	Common Silver Birch	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Bpe	Betula pendula	Common Silver Birch	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
Bpu	Betula pubescens	Downy Birch	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Buj	Betula utilis jacquemontii	White-barked Himalayan Birch	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
Cbe	Carpinus betulus	Common Hornbeam	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
CbFF	Carpinus betulus 'Frans Fontaine'	Hornbeam 'Frans Fontaine'	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
Ccol	Corylus colurna	Turkish Hazel	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
Lst	Liquidambar styraciflua	Sweet Gum	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Msy	Malus sylvestris	Common Crab Apple	10-12	300-350	B	2x; SS; clear stem 175-200cm; 4 brks
Mtr	Malus trilobata	a Flowering Crab Apple	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
PSB	Prunus 'Sunset Boulevard'	Flowering Cherry 'Sunset Boulevard'	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
Qr	Quercus robur	Common Oak	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Sa	Salix alba	White Willow	10-12	300-350	B	2x; SS; clear stem 175-200cm; 4 brks
Scap	Salix caprea	Goat Willow	10-12	300-350	B	2x; SS; clear stem 175-200cm; 4 brks
Sau1	Sorbus aucuparia	Rowan	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Sau	Sorbus aucuparia	Rowan	14-16	400-450	RB	3x; EHS; clear stem 175-200cm; 5 brks
St	Sorbus torminalis	Wild Service Tree	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks
Teu	Tilia x europaea	Common Lime	10-12	300-350	RB	2x; SS; clear stem 175-200cm; 4 brks

Shrubs

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
BSu	Brachyglottis 'Sunshine'	Shrub Ragwort	30-40	3L	Branched; 4 brks	4.0
CAP	Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'	30-40	3L	Bushy; 5 brks	2.0
Cp	Cistus x purpureus	a Rock Rose	30-40	3L	Bushy; 4 brks	3.0
CaA	Cornus alba 'Aurea'	Golden Dogwood	40-60	3L	Branched; 4 brks	3.0
CaS	Cornus alba 'Sibirica'	Westonbirt Dogwood	40-60	3L	Branched; 3 brks	2.0
CsKe	Cornus stolonifera 'Kelseyi'	Red Osier Dogwood 'Kelseyi'	30-40	2L	Several shoots; 3 brks	5.0
DMR	Deutzia x hybrida 'Mont Rose'	Deutzia 'Mont Rose'	40-60	3L	Branched; 4 brks	3.0
EAB	Escallonia 'Apple Blossom'	Escallonia 'Apple Blossom'	40-60	3L	Bushy; 4 brks	3.0
EfEG	Euonymus fortunei 'Emerald Gaiety'	Spindle 'Emerald Gaiety'	20-30	2L	Bushy; 5 brks	6.0
EfEnG	Euonymus fortunei 'Emerald 'n' Gold'	Spindle 'Emerald 'n' Gold'	20-30	2L	Bushy; 5 brks	6.0
HGO	Hebe 'Great Orme'	Shrubby Veronica 'Great Orme'	30-40	3L	Bushy; 3 brks	2.0
HRE	Hebe 'Red Edge'	Shrubby Veronica 'Red Edge'		2L	Bushy; 3 brks	5.0
Hq	Hydrangea quercifolia	Oak-leaved Hydrangea	30-40	3L	Branched; 3 brks	3.0
HHi	Hypericum 'Hidcote'	St John's Wort 'Hidcote'	30-40	3L	Bushy; 5 brks	3.0
LaH	Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'	20-30	3L	Bushy; 5 brks	6.0
NSHG	Nepeta 'Six Hills Giant'	Catmint 'Six Hills Giant'		2L	Full pot	5.0
PMdH	Philadelphus 'Manteau d'Hermine'	Mock Orange 'Manteau d'Hermine'	30-40	3L	Branched; 4 brks	2.0
PfRR	Photinia x fraseri 'Red Robin'	Christmas Berry 'Red Robin'	30-40	3L	Branched; 6 brks	3.0
PlOL	Prunus laurocerasus 'Otto Luyken'	Cherry Laurel 'Otto Luyken'	30-40	3L	Bushy; 3 brks	4.0
RsPS	Ribes sanguineum 'Pulborough Scarlet'	Flowering Currant 'Pulborough Scarlet'	40-60	2L	Branched; 3 brks	3.0
RB	Rosa 'Ballerina'	Rose 'Ballerina'	30-40	B	Budded; bush; Quality A	3.0
RKe	Rosa 'Kent'	Rose 'Kent'	30-40	2L	Cutting; bush; strong	4.0
Ro	Rosmarinus officinalis	Rosemary	20-30	2L	Bushy; 3 brks	4.0
Sh	Sarcococca humilis	Dwarf Sweet Box	20-25	3L	Bushy; 6 brks	4.0
ScKG	Skimmia x confusa 'Kew Green'	Skimmia 'Kew Green'	20-30	2L	Bushy; 3 brks	4.0
SjGP	Spiraea japonica 'Golden Princess'	Japanese Spiraea 'Golden Princess'	20-30	3L	Bushy; 6 brks	4.0
VbD	Viburnum x bodnantense 'Dawn'	Viburnum 'Dawn'	40-60	3L	Branched; 2 brks	3.0
Vd	Viburnum davidii	a Viburnum	20-30	2L	Bushy; 2 brks	5.0
VoC	Viburnum opulus 'Compactum'	Guelder Rose 'Compactum'	20-30	2L	Bushy; 3 brks	4.0

Back Garden Trees

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification
BSu	Brachyglottis 'Sunshine'	Shrub Ragwort	30-40	3L	Branched; 4 brks
CAP	Choisya 'Aztec Pearl'	Mexican Orange Blossom 'Aztec Pearl'	30-40	3L	Bushy; 5 brks
HiJ	Hamamelis x intermedia 'Jelena'	Witch Hazel 'Jelena'	60-80	10L	Branched; 5 brks
Hmol	Hamamelis mollis	Chinese Witch Hazel	60-80	10L	Branched; 5 brks
MdCOP	Malus domestica 'Cox's Orange Pippin'	Apple 'Cox's Orange Pippin'	100-125	B	X/1/0; Maiden; MM106 rootstock
MdEl	Malus domestica 'Elstar'	Apple 'Elstar'	100-125	B	X/1/0; Maiden; MM106 rootstock
MdJ	Malus domestica 'Jonagold'	Apple 'Jonagold'	100-125	B	X/1/0; Maiden; MM106 rootstock
MdS	Malus domestica 'Spartan'	Apple 'Spartan'	100-125	B	X/1/0; Maiden; MM106 rootstock
PaSw	Prunus avium 'Sweetheart'	Cherry 'Sweetheart'	100-125	B	X/1/0; Maiden; Prunus F.12.1 rootstock
PdV	Prunus domestica 'Victoria'	Plum 'Victoria'	125-150	B	X/2/0; Bush; St Julien A rootstock; 5 brks
VbAR	Viburnum x burkwoodii 'Anne Russell'	Burkwood Viburnum 'Anne Russell'	60-80	10L	Branched; 5 brks

Climbers

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification
CCa	Clematis 'Carnaby'	Clematis 'Carnaby'	60-80	2L	Caned; several shoots; 2 brks
CmG	Clematis montana grandiflora	White Anemone Clematis	60-80	2L	Caned; several shoots; 2 brks
LjH	Lonicera japonica 'Halliana'	Japanese Honeysuckle 'Halliana'	60-80	2L	Caned; several shoots; 2 brks
RND	Rosa 'New Dawn'	Rose 'New Dawn'	40-60	B	Budded; bush; Quality A

Groundcover

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
Hhib	Hedera hibernica	Irish Ivy	20-30	0.5L	Several shoots; 2 brks	8.0
PtV	Pachysandra terminalis 'Variegata'	Variegated Japanese Spurge	10-15D	0.5L	Several shoots; 4 brks	8.0
Sch	Santolina chamaecyparissus	Cotton Lavender	20-30	2L	Bushy; 5 brks	4.0
TcSQ	Thymus x citriodorus 'Silver Queen'	Lemon Thyme 'Silver Queen'		0.5L	Full pot	8.0
VmLG	Vinca minor 'La Grave'	Lesser Periwinkle 'La Grave'	15-20D	1.5L	Several shoots; 2 brks	8.0

Feature Shrubs

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification
Al	Amelanchier lamarckii	Juneberry	80-100	10L	Branched; 6 brks
Ckc	Cornus kousa chinensis	Chinese Dogwood	80-100	15-20L	Branched; 5 brks
PMdH	Philadelphus 'Manteau d'Hermine'	Mock Orange 'Manteau d'Hermine'	40-60	10L	Branched; 7 brks
PfRR	Photinia x fraseri 'Red Robin'	Christmas Berry 'Red Robin'	60-80	10L	Branched; 7 brks
Vb	Viburnum x burkwoodii	Burkwood Viburnum	60-80	10L	Branched; 5 brks

Aquatic Planting Mix

Mix %	Abbrev.	Botanical Name	Common Name	Root Zone	Specification	No./m²
15	Ap-a	Alisma plantago-aquatica	Water Plantain	0.5L	Full pot	3.0
10	Bu	Butomus umbellatus	Flowering Rush	0.5L	Full pot	6.0
10	Cpal	Caltha palustris	Marsh Marigold	0.5L	Full pot	3.0
10	Ips	Iris pseudacorus	Yellow Flag Iris	0.5L	Full pot	1.0
15	Je	Juncus effusus	Soft Rush	0.5L	Full pot; Sept to April planting; British native-origin	6.0
15	Ji	Juncus inflexus	Hard Rush	0.5L	Full pot; Sept to April planting; British native-origin	6.0
10	Lsal	Lythrum salicaria	Purple Loosestrife	0.5L	Full pot	3.0
15	Maq	Mentha aquatica	Water Mint	0.5L	Full pot	1.0

Monoculture Hedgerows

Abbrev.	Botanical Name	Common Name	Height cm	Root Zone	Specification	Ctr m
Cbe	Carpinus betulus	Common Hornbeam	60-80	B	1+1; Transplant - seed raised	0.4
Cf	Cotoneaster franchetii	Orange Cotoneaster	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	0.4
ESCDR	Escallonia ‘Donard Radiance’	Escallonia	40-60	3L	Bushy; 4 brks	0.4

Native Shrub Mix

Mix %	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
25	Cornus alba 'Aurea'	Golden Dogwood	40-60	3L	Branched; 4 brks	2.0
25	Cornus sanguinea	Common Dogwood	40-60	2L	Branched; 3 brks	2.0
15	Corylus avellana	Common Hazel	40-60	B	1+1; Transplant - seed raised; branched; 2 brks	2.0
10	Rosa canina	Dog Rose	40-60	2L	Branched; 3 brks	2.0
2.5	Salix caprea	Goat Willow	40-60	2L	Cutting; branched; 3 brks	2.0
5	Sambucus nigra	Common Elder	40-60	B	1+0; Seedling; branched; 2 brks	2.0
17.5	Viburnum opulus	Guelder Rose	40-60	2L	Branched; 3 brks	2.0

Native Hedge Mix – *Double Staggered*

Mix %	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
20	Acer campestre	Common Maple	60-80	B	1+1; Transplant - seed raised	0.50
5	Cornus sanguinea	Common Dogwood	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	0.50
15	Corylus avellana	Common Hazel	60-80	B	1+2; Transplant - seed raised; branched; 3 brks	0.50
25	Crataegus monogyna	Common Hawthorn	60-80	B	1+1; Transplant - seed raised	0.50
5	Euonymus europaeus	Common Spindle Tree	40-60	B	1+1; Transplant - seed raised; branched; 3 brks	0.50
5	Rosa canina	Dog Rose	40-60	2L	Branched; 3 brks	0.50
10	Sambucus nigra	Common Elder	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	0.50
15	Viburnum opulus	Guelder Rose	40-60	B	1+1; Transplant - seed raised; branched; 2 brks	0.50

Understorey Planting

Mix %	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
5	Cornus sanguinea	Common Dogwood	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	1.5
15	Corylus avellana	Common Hazel	60-80	B	1+2; Transplant - seed raised; branched; 3 brks	1.5
10	Crataegus monogyna	Common Hawthorn	60-80	B	1+1; Transplant - seed raised	1.5
10	Ilex aquifolium	Common Holly	30-40	2L	Bushy; 2 brks	1.5
10	Malus sylvestris	Common Crab Apple	60-80	B	1+1; Transplant - seed raised	1.5
30	Prunus spinosa	Blackthorn	60-80	B	1+1; Transplant - seed raised; branched; 2 brks	1.5
5	Rhamnus frangula	Alder Buckthorn	40-60	B	1+1; Transplant - seed raised; leader with laterals; 3 brks	1.5
5	Salix cinerea	Grey Willow	60-80	B	0/1; Cutting; branched; 2 brks	1.5
10	Sambucus nigra	Common Elder	60-80	B	1+1; Transplant - seed raised; branched; 3 brks	1.5

Wet Woodland Planting

Mix %	Botanical Name	Common Name	Height cm	Root Zone	Specification	No./m²
20	Alnus glutinosa	Common Alder	60-80	B	1+1; Transplant - seed raised	1.5
20	Betula pubescens	Downy Birch	40-60	B	1+1; Transplant - seed raised	1.5
20	Salix alba	White Willow	60-80	B	0/1; Cutting	1.5
20	Salix caprea	Goat Willow	60-80	B	0/1; Cutting; branched; 2 brks	1.5
20	Salix purpurea	Purple Willow	60-80	B	0/1; Cutting; 3 brks	1.5

Key:
B = Bare-rooted and bagged
brks = Minimum no. of breaks or shoots
D = Diameter or spread
L = Container in litres
RB = Root-balled

1+1 = 2 year seedling transplanted after the first year
0/2 = 2 year cutting not transplanted
X/2/0 = 2 year graft not transplanted
2x = 2 times transplanted

SS = Selected Standard
EHS = Extra Heavy Standard
Sept to April = optimum planting period excluding Dec to Feb

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