



Landscape Management Plan & Maintenance Schedules

Land South of Maddoxford Lane Phase 2

Date: 30/06/2022

Ref: DD259.R01

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DD Ref: DD259R01

Document Status: FOR PLANNING

Date: June 2022

Checked by: Phil Deacon CMLI

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Foreman Homes to inform the on-going landscape management and maintenance operations for the Phase 2 residential development on Maddoxford Lane, Botley, Southampton.
- 1.2 Deacon Design Ltd were appointed in Jan 2019 to progress the landscape design and play strategy in support of a planning application to Eastleigh Borough Council.
- 1.3 This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare required to safeguard future establishment.

Aims and Objectives

- 1.4 The landscape strategy responds appropriately to the inherent site character, topography, and the rural / urban edge location.
- 1.5 The landscape design proposals provide a robust environment which is capable of withstanding human activity, phased development and associated construction implications which in time will enhance the setting of the residential development.
- 1.6 Particular attention has been given to the retention and enhancement of the existing mature trees and hedgerows around the site in order provide functional habitat for ecology as well enhancing landscape character.
- 1.7 Tree planting has been carefully chosen to enhance the rural edge character and provide a parkland feel to the open spaces.
- 1.8 Following the establishment of the new habitats' management efforts will focus on the enhancing these habitats for use by reptiles, dormice, bats and birds.
- 1.9 Maintain and enhance the existing nature conservation value of retained features including the western hedgerow (with dry ditch) which has been highlighted as a national Habitat of Principal Importance under the NERC Act 2006.
- 1.10 Create new habitats and significant green links to compensate for impacts to existing habitats.
- 1.11 Balance recreational use of the site with the wildlife interests within the site, particularly in relation to the habitats within the green infrastructure corridors.
- 1.12 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents;
- *Protection, conservation and enhancement of existing trees, vegetation and associated habitats to achieve ecology value in both biodiversity terms and human amenity – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environments to residents and visitors;*
- *To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.*

1.13 This Management Plan is intended to cover the first five years of the site's establishment and broad recommendations for the long-term management of the landscape for up to fifteen years.

1.14 It should be noted that as the establishment of the new planting progresses, the operation and management may be altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

1.15 The LMP should be reviewed at least every 5 years and any subsequent changes to the landscape design should be included within the As Built drawings. The LMP should be updated to reflect any necessary changes to the landscape management both through prior agreement with the Management Company and, where necessary, Eastleigh Borough Council Planning Authority.

2 Preliminaries

- 2.1 This Management Plan should be read in conjunction with the supporting landscape plans appended to this report.
- 2.2 Subject to the relevant conveyancing information being agreed, the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas not adopted by the local authority managed by the appointed management company, the agreement for which shall be set up by the Developer where applicable.
- 2.3 The appointed management company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas which its management covers.
- 2.4 The maintenance of trees, shrubs and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the management company.
- 2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased or dying
 - Are missing or not in accordance with the specification
 - Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

- 2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.7 All loss or damage arising from theft or malicious damage throughout the contract shall be made good by the Contractor at his own expense.
- 2.8 Inspection checks shall be carried out by a competent person, either a current member of BALL or the Landscape Institute, acting on behalf of the management company, at regular intervals and as appropriate work is carried out.
- 2.9 All site operatives to refer to O&M Manual for identified site risks.
- 2.10 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract.

3 Soft Landscape Maintenance – General

All Planting

- 3.1 All planting beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company unless adopted by the local authority.

Existing vegetation

- 3.2 The site currently consists of; grazed semi-improved grassland, hedgerows, a farm complex (built environment) and a dry ditch.
- 3.3 The Western boundary hedgerow is species rich and is of 'district value'. The species rich hedgerow meets the requirements to be considered as a local Biodiversity Action Plan (LBAP) within Hampshire and is a national Habitat of Principal Importance under the NERC Act 2006.

Existing trees and hedgerows

- 3.4 Existing trees and hedgerows will require periodic management.
- 3.5 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition and construction- Recommendations'.
- 3.6 The hedgerows should be managed in rotation, cutting only one side annually to ensure that there is a continuous supply of fruit during the winter months for species such as redwing, song thrush and starling.
- 3.7 If necessary, managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.8 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.
- 3.9 All tree surgery works to be carried out between September and February. No works should be carried out between 1st March and 31st July to avoid the bird nesting season.

Grassland Areas

Existing grassland / Meadow Enhancements

- 3.10 On large open areas which have been allocated as Public Open Space the existing grassland, where levels allow, will be retained, and enhanced with pockets of native wildflower plug planting. These areas will require the grassland to be cut short to a

minimum height of 100mm prior to planting and managed to allow the wildflower to establish and successfully set seed.

- 3.11 Grassland should be cut twice a year. Arisings from mowing should be composted or removed off-site. Removing the arisings will lower the nutrient content of the soil over time, favouring a range of wildflowers and reducing competition from grasses which may otherwise become dominant.
- 3.12 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles.
- 3.13 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.
- 3.14 Occasional native shrub / coppice planting will provide shelter for reptiles. This planting will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Wildflower Plug planting

- 3.15 Post construction, new areas of grassland will be created through the sowing of wildflower plug planting mix, incorporating locally prevalent species from the surrounding locality. Upon preparation of a weed-free tilth, the seed will be sown at 5gm per m² and then lightly raked into the surface.
- 3.16 During the first year after sowing, the sward will be mown every two months and persistent weeds such as Common Nettle will be dug up using hand tools only.
- 3.17 The sowing of wildflowers will ensure flower-rich habitats that provide foraging opportunities for a range of birds and insects.

Soft Landscape Maintenance- General Notes

- 3.18 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather

Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or as soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

4 Residential Amenity Planting

Proposed planting

New tree planting

- 3.19 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges, whilst their more formal varieties were located to the residential streets and rear gardens, where the proximity of the building require smaller species.
- 3.20 Management operations will include thinning to remove any deadwood and promote growth.
- 3.21 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 3.22 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.23 Trees planted within amenity grass areas to have a weed free tree circle of 1.2 metre diameter maintained for the first three years.
- 3.24 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

- 3.25 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.
- 3.26 Newly planted trees will need watering dependent on the size of the tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planning¹.

Size of Tree	Volume of Water per week
12-14 CMG	25 litres : 6 Gallons
14-16 CMG	35 litres : 9 Gallons
16-18 CMG	80 litres : 20 Gallons
18-20 CMG	80 litres : 20 Gallons

¹ Hilliers Trees Tree Aftercare Maintenance Checklist

20-25 CMG	100 litres : 25 Gallons
25-40 CMG	120 litres : 30 Gallons
40-60 CMG	150 litres : 32 Gallons
60-80 CMG	200 litres : 43 Gallons
80-100 CMG	250 litres : 54 Gallons

Native Shrub / Coppice Planting

- 3.27 Creating clumps of native shrub planting (scrub) will assist in tying the character of the rural edge to the residential areas. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.
- 3.28 An area of native shrub planting will be created along the southern boundary adjacent to the attenuation basin and southern hedgerow.
- 3.29 The native shrub areas will provide a graduation of habitats alongside the hedgerow and balancing facility by providing a range of sheltered microhabitats of varied structure to encourage a wide range of fauna, particularly invertebrates. These habitats will also be of benefit to nesting birds.
- 3.30 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for visitors and residents, while attracting wildlife with shelter and food.
- 3.31 Adopting the management principles for a field hedgerow, the native shrub maintenance regime will aim to increase flowering, nectar, and berrying fruits for wildlife. This should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.
- 3.32 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health. It is envisaged that the harvest wood will support natural play elements associated with the play provision philosophy found across the site.

Formal hornbeam hedgerow

- 3.33 A series of formal hedgerows will be established to provide protection between areas of natural landscape areas and the formal residential areas.

- 3.34 The hedgerow should be kept neat and formal at a height no greater than 1 metre to retain visibility, natural surveillance and retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct vehicular visibility.
- 3.35 A temporary post and strained wire fence will be positioned along the middle of the hedge prior to planting to prevent people from gaining access through the hedgerow. It is envisaged that once the hedge has fully established this fencing will not need to be replaced.

SUDS Systems

Attenuation Basin and Swale ditches

- 3.36 An attenuation basin will be created in the south and north of the site; this will hold a permanent area of standing water yearly but with fluctuating water levels. The attenuation basin will provide a range of water depths and will comprise of shallower marginal shelves, unshaded to benefit biodiversity.
- 3.37 There will be gently sloping shallows at gradients of approximately 1:3, to be planted with marginal aquatic species. These will have and will particularly benefit local amphibians and invertebrates:
- 3.38 The basin will be created with a variety of edge profiles to maximise available shoreline and create micro habitats. Marginal areas will be gently sloping and seeded with a suitable emergent and marginal planting.
- 3.39 A series of swales have been designed around the eastern boundary. These will be seeded with a similar mix to tolerate both wet conditions and occasional dry periods.

Ornamental Shrub Planting to Residential Areas

- 3.40 Shrub planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.
- 3.41 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health.
- 3.42 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.
- 3.43 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.

- 3.44 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 3.45 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 3.46 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site.
- 3.47 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 3.48 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.
- 3.49 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every three days in the second and third seasons until the onset of natural rainfall.
- 3.50 Any failures due to drought shall be replaced by the management company at their own cost.
- 3.51 Bark mulch, which also helps to retain soil moisture, should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.
- 3.52 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Planting to Residential Areas

- 3.53 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 3.54 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.
- 3.55 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses to Residential Areas

- 3.56 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.
- 3.57 Detailed pruning methods of ornamental grasses are described in Section 4 of this document.

Grassland / Seeded Areas

Meadow areas to Communal Areas (Emorsgate EM3)

- 3.58 On large open areas which have been allocated for informal recreation, the existing grassland has been retained where possible, supplemented with Emorsgate EM3 mix, in areas disturbed during construction. A mowing regime will be implemented to create informal mown paths and closely mown areas for informal recreation.
- 3.59 The remaining areas will be managed to retain the rough grassland whilst supporting a more diverse meadow sward.
- 3.60 Meadow grassland will be established throughout much of the green infrastructure area, using a suitable seed mix such as Emorsgate EM3- Special meadow mix (Wildflower Turf or similar) sown as per the manufacturer's instructions (usually at a rate of 5g/m²) (subject to agreement with the Local Authority).
- 3.61 Meadow grassland, EM3 Special Meadow mix contains a wide range of species, including Self-heal, Yellow Rattle, Yarrow, and Meadow's Crane's-bill, to create diverse sward heights.
- 3.62 During initial establishment the grassland should be mown to a height of 40-60mm. The first mown should be removed from site to encourage the grassland establishment and create biodiverse grassland for insect habitats.
- 3.63 Meadow grassland should be mown on a rotational basis from the second year onward with areas being either mown twice annually in early spring (March) and late summer (late August- September) OR once during either early spring, or late summer. This would mimic traditional farming practices where spring grazing would be followed by a lengthy growing season before being cut for hay, providing wildflowers enough time to set seed. Frequency of cutting shall be regulated so that this does not exceed 50mm in height and mowing no lower than 25mm.

Amenity Grass to gardens

- 3.64 Provision has been made for well managed grass areas provided for private gardens. Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.
- 3.65 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.
- 3.66 When cut, the turf must not show any corrugated or 'wash boarding' effect caused by travelling at excessive speed, incorrect gear selection or using cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.

- 3.67 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with a mixture of soil-based compost and appropriate grass seed lightly rolled in and the grass allowed to establish before cutting.
- 3.68 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus an equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- 3.69 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 3.70 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.
- 3.71 Particular care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.
- 3.72 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 3.73 The Contractor shall submit for the employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Wetland Areas (Emorsgate EM8)

- 3.74 A part of the sustainable drainage strategy an attenuation pond will be located on the southern boundary. Emorsgate's Meadow Mixture for Wetlands EM8 will provide a suitable mix able to tolerate seasonally wet conditions. Seeded to the basin, this supports natural filtration of any surface water drainage prior to joining the adjacent waterbodies.
- 3.75 In the first year the wetland meadow mix should be cut back once in the year to no less than 100mm. To avoid potential disturbance to wildlife, this should be undertaken in the middle of winter between 1st November and 31st January. All maintenance activities, and any further maintenance cuts required, are to be carried out in accordance with the recommendations set out by the project's ecologist.
- 3.76 In subsequent years, the meadow should not be cut from spring through to late July/August to give the sown species an opportunity to flower. All flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer, or tractor mower to approx. 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/ winter to c. 50mm and again in spring if needed.
- 3.77 Any green arisings from site should be removed and recycled wherever possible or appropriate.

Attenuation Areas (Emorsgate EM8F)

- 3.78 The embankment of the attenuation basin shall be seeded with Emorsgate EM8F-Wildflower Mixture for Wetlands. This seed should be sown in the autumn, and bulked up using an inert carrier such as sand to make a more varied distribution. The seed needs to be surface sown and can applied by machine or broadcast by hand, rolling is not usually needed.
- 3.79 During initial establishment, after sowing, continued mowing or grazing will be needed to keep the grass short c.30-50mm. This mowing or grazing will need to be continued through the winter and early spring as necessary. No grazing/ mowing should occur between April to late July/August.
- 3.80 In subsequent years, the meadow should not be cut from spring through to late July/August to give the sown species an opportunity to flower. All flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer, or tractor mower to approx. 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/ winter to c. 50mm and again in spring if needed.

5 Soft Landscape Maintenance - Schedule of Activities

Management of New Specimen Trees

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Specimen Trees 	To ensure the successful establishment of new standard trees	Establish tree canopy and good root system quickly Control competition from weeds Provide conditions that will ensure survival of trees Provide visual variety and wildlife benefits	2 visits per annum: Check for dead or dying trees and replace with like for like (species/ specification). Water regularly using the irrigation pipe during establishment (first 24 months) and in drought conditions in first 5 years to ensure establishment and continued thriving of planting Check tree and remove dead or damaged branches. Formative prune Years 3 & 5 Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree ties & adjust if required annually. Check tree guards and maintain tree integrity Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Apply mulch on planting and top up as required thereafter During spring apply fertiliser and top up bark mulch ring to tree to maintain a max of 50mm depth.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth. Maintain as safe trees with adequate clearance to crown and without obstruction to vehicles or pedestrians/cyclists

Management of Hedging

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Proposed Hedging 	To maintain healthy and safe hedge To define boundaries and offer privacy / screening	Provide conditions that will ensure survival, persistence and spread of plants To ensure vigorous growth and effective screening Provide an attractive boundary feature Increase opportunities for biodiversity	2 visits per annum: Check for dead or dying hedging plants and replace with like for like (species / specification). Check hedging support fencing and repair if damaged Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental & 1.5-2.0m for native) after bird nesting season. Cut back to previous seasons growth 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Remove litter off site after every site visit.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Ensure all Health & Safety considerations are taken into account.

Management of Habitat Area

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Habitat Area Planting 	Provide a range of ecoogically rich and diverse habits to support priority species	Provide conditions that will ensure survival, persistence and spread of plants To reinforce the boundary and define screening edge. To maintain a healthy and safe habitat area Define boundaries and offer privacy/ screening To maximise opportunities for biodiversity and priority species	2 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water as necessary to ensure establishment and continued thriving of planting Check for damaged limbs. Remove and treat wounds where necessary Check tree ties & loosen if required annually Check stakes to ensure that they are secure and are not causing damage to the tree Check tree guards and maintain tree integrity Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Remove litter off site after every site visit.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen or weak trees. Ensure all Health & Safety considerations are taken into account.	1 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account.

Management of Ornamental Shrub Planting

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Ornamental Shrub Planting 	Provide softening of the built environment and select and enhance local character and distinctiveness.	Establish plant cover quickly Control competition from weeds Provide conditions that will ensure survival, persistence and natural spread of ground cover plants. Provide visual variety in the terms of height, colour, form and texture appropriate to local character.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance Remove litter off site after every site visit. Water as necessary to ensure establishment and continued thriving of planting	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth. Maintain ornamental shrubs as to cause no obstruction to vehicles and or pedestrians/cyclists.

Management of Amenity Grass Areas

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Amenity Grass Areas. 	Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character	Establish plant cover quickly Control competition from weeds Provide conditions that will ensure survival, persistence and spread of grasses Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space.	Throughout year and as/ when required: Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward. Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.

Management of Wild Flower Meadows

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Wildflower meadows 	To establish attractive, diverse and locally appropriate wildflower areas to enhance character and biodiversity.	Control competition from weeds and invasive species. To benefit biodiversity. Provide usable open space. Final selection of wildflower and grass seed mix to be taken following soil testing of site won material. The maintenance regime adopted will be in accordance with the supplier's recommendations. Typical activities may include those identified in this schedule. To establish an even wildflower and grass sward quickly, that will provide a visual contrast to the adjacent amenity grass and hard surfaced areas.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.

Management of Woodland or Native Scrub Planting

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Woodland Edge 	To maintain appropriate, healthy and safe wooded edge To define boundaries and offer privacy/ screening	Provide conditions that will ensure survival, persistence and spread of plants To reinforce boundary and define screening edge. Ensure appropriate layers of planting establish and thrive To promote biodiversity To support local character	4 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water during drought conditions in years 1-2. Check for damaged limbs. Remove and treat wounds where necessary Check tree ties & loosen if required annually Check stakes to ensure that they are secure and are not causing damage to the tree Check tree guards and maintain tree integrity Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favorable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Remove litter offsite after every site visit.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Remove litter & debris off site after every site visit	1 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account. Remove litter & debris off site after every site visit

Management of Retaining Walls, Structures and Steps

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Brick and Blockwork Walls. Concrete Benches & Steps 	Provide visually attractive, safe and appropriate structures within the landscape	To provide robust retaining walls to raised terrace areas and changes in levels that will require minimal maintenance. Where remedial work needs to be carried out this should be done in accordance with the original specifications and details to ensure aesthetic character is retained and preserved. Ensure all Health & Safety considerations are taken into account. Prevent hazards, risks, trips and falls.	12 visits per annum: Inspect for; Structural integrity - conduct risk assessment and remedy any defects immediately Graffiti - remove as soon as possible Inspect finishes for damage - repair / replace as required. Inspect climbing plant supports - retighten or repair as necessary	1 visits per annum: Inspect for structural integrity on a quarterly basis and repair. 1 visits per annum: Inspect for graffiti and remove as soon as possible 1 visits per annum: Inspect finishes for damage on a and repair Inspect climbing plant supports on a monthly basis and retighten or repair as necessary	1 visits per annum: Inspect for structural integrity on a quarterly basis and repair. 1 visits per annum: Inspect for graffiti and remove as soon as possible 1 visits per annum: Inspect finishes for damage and repair Inspect climbing plant supports on a monthly basis and retighten or repair as necessary

Management of Fences, Gates and Metal Railings

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Metal Railings, Fences and Gates 	To provide robust and secure perimeters to prevent unwanted access and egress for safety and security reasons.	Provide visually attractive fencing, railings and gates, that are in keeping with local character. Ensure all gates are robust, effective and fit for purpose. Ensure screening and privacy is maintained.	12 visits per annum: Inspect for structural integrity on a monthly basis and repair to maintain protection against intruders Inspect gates, fencing and metal railings for graffiti on a monthly basis and remove as soon as possible Inspect gates, fencing and metal railings for damage on a monthly basis and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order on a monthly basis Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders Inspect gates, fencing and metal railings for graffiti and remove as soon as possible Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).

Management of Play Equipment

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All fixed and natural play equipment, including safer surfacing and access routes. 	To create a safe, fun, challenging, varied, exciting and engaging experience with a high play value that is fully accessible and inclusive.	All equipment and Impact Absorbing Surfacing (IAS) shall conform to BSEN 1176 & 1177 and be covered by warranties and this includes workmanship too. All equipments shall be compliant with the required Minimum use zones (MUZ), and Critical fall heights (CFH). Regular interim inspections are to be carried out according to the use / misuse of the play area and in accordance with the manufacturers guidelines ALL inspection reports must be retained for evidence and the inspections must be carried out by competent, trained personnel. The independent annual inspection must be carried out by an Inspector qualified to annual inspector status and on the register of Play Inspectors International (RPII). All equipment and safety surfacing should be checked in accordance with BS EN 1176:2008 - Playground Equipment.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.

Management of Paved Surfaces

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All hard surfaced areas within development 	To provide clean, safe and attractive hard surfaced areas for pedestrian use	Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained. Ensure all defects are dealt with promptly	Minimum 12 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removing all litter, leaf, chewing gum etc Carry out weed control as necessary using a selected spot herbicide treatment. Remove litter and debris from surfaces monthly. Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months.	1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370	1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370

Management of Asphalt and Concrete Road Surfaces and Footpaths

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All road surfaces within development - asphalt and concrete. 	To provide clean, safe and attractive hard surfaced area for vehicular use.	Provide even surfaces for vehicular movement. Provide clean surfaces free from debris or hazards. Ensure surfaces are adequately drained - inspect gully traps	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Remove litter and debris from surfaces monthly or as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Remove litter and debris from surfaces monthly or as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Clean surfaces monthly by brushing, removing all litter as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.

Management of Street Furniture					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Fixed furniture: Bollards, Litter bins, Bench seating etc 	To provide attractive, robust and functional fixed furniture items that provide and support informal amenity and compliment local character	Ensure cleanliness and fitness for purpose at all time Ensure furniture is accessible and useable	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and rubbish - remove as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse

Management of External Lighting					
Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All external lighting fixtures, poles and bollards. 	To provide a safe environment for residents and visitors without compromising privacy and ecological aims. Provide lighting infrastructure that is sustainable and of appropriate character.	Ensure lighting remains functional Ensure lighting infrastructure is kept in a manner that contributes positively to the streetscene and local character	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.

6 Soft Landscape Maintenance – Maintenance Operations Matrices

MAINTENANCE OPERATIONS MATRICES

	TREE PLANTING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Watering				X	X	X	X	X	X				Daily if required in summer
2	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4	Weed control (chemical)					X		X						And as necessary
5	Application of mulch					X					X			To 75mm as required
6	Apply fertiliser			X										
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

	HEDGING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Top up mulch					X					X			To 75mm as required
5	Apply fertiliser			X										
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming hedgerows						X			X				

MAINTENANCE OPERATIONS MATRICES

	HABITAT AREA													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Firm up plants			X						X				
5	Pest & disease control			X	X	X	X	X	X	X	X			As required
6	Thin out planting			X							X			As required
7	Replacement planting	X	X	X								X	X	By agreement as schedule
8	Works to trees		X								X			As required

	SHRUB PLANTING													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3	Weed control (chemical)					X		X						And as necessary
4	Watering				X	X	X	X	X	X				Daily if required in summer
5	Top up mulch					X					X			To 75mm as required
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming out and trimming planting										X			As required
9	Replacement planting (all plant types)	X	X	X								X	X	By agreement as schedule

MAINTENANCE OPERATIONS MATRICES

	AMENITY GRASS AREAS													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

	HARD AREAS													
NO	TASK	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	NOTES
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly seeded areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Mow to a height of 75mm, remove arisings			X	X	X			X	X	X			Mow twice yearly, March/April, 2nd cut between August and October when seeds have fallen
4	Remove leaves from grass to avoid rotting and moss growth									X	X	X		

7 Monitoring and Ongoing Review

- 7.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.
- 7.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- 7.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed and any refinements incorporated into an updated management plan for on-going medium and long-term management.
- 7.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 7.5 The results of any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term aims for the landscape and ecological planting is achieved.
- 7.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

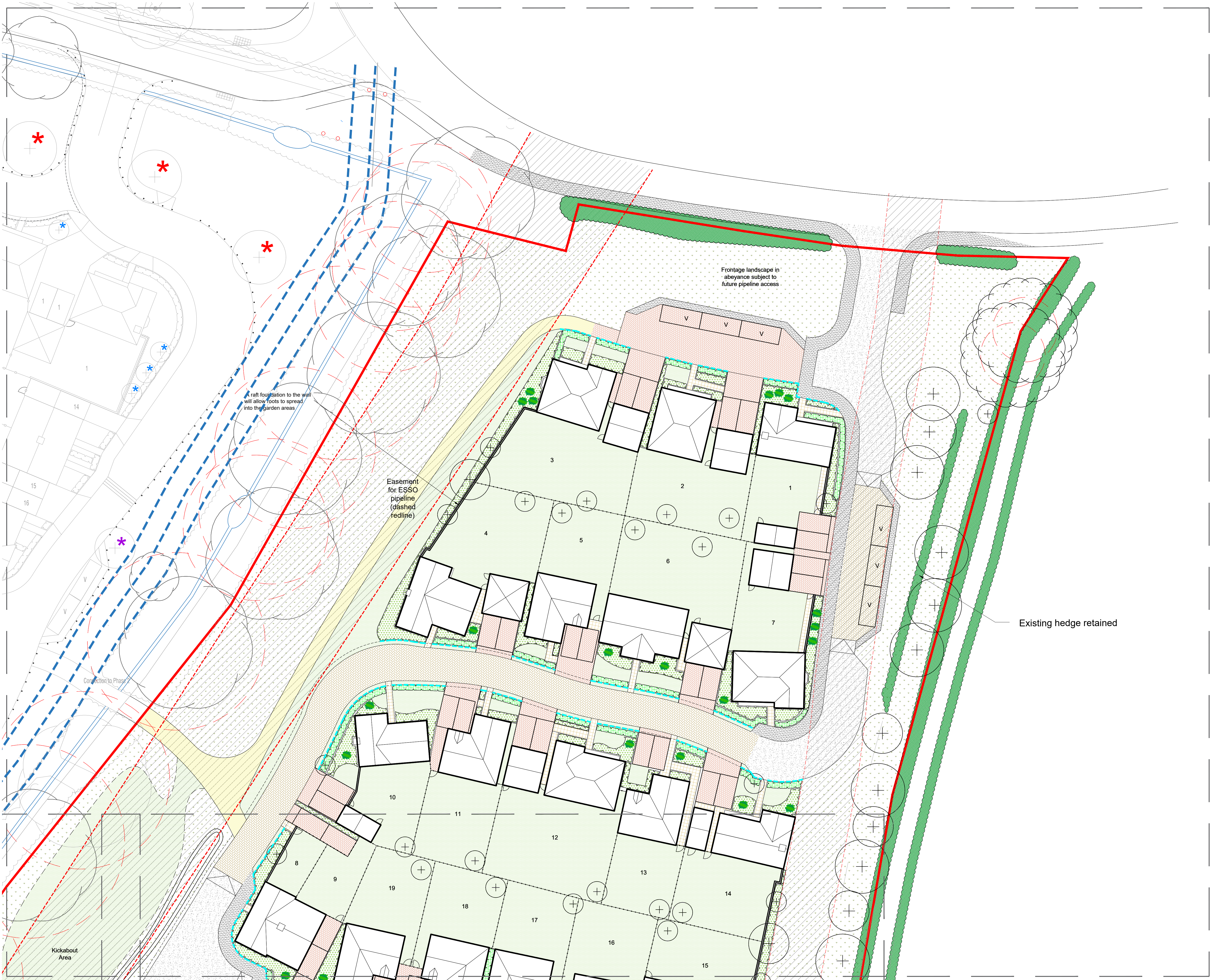
8 Appendices

8.1 DD259L02-4_ Landscape General Arrangement Plans

8.2 DD259L06-L21_Detailed Planting Plans

Appendix 8.1

DD259L02-4_ Landscape General Arrangement Plans



A raft foundation to the wall will allow roots to spread into the garden areas

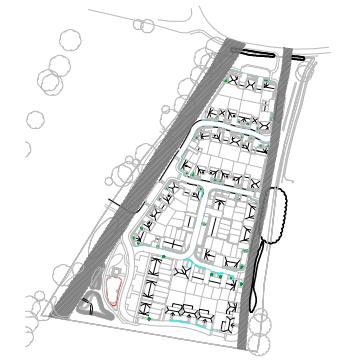
Easement for ESSO pipeline (dashed redline)

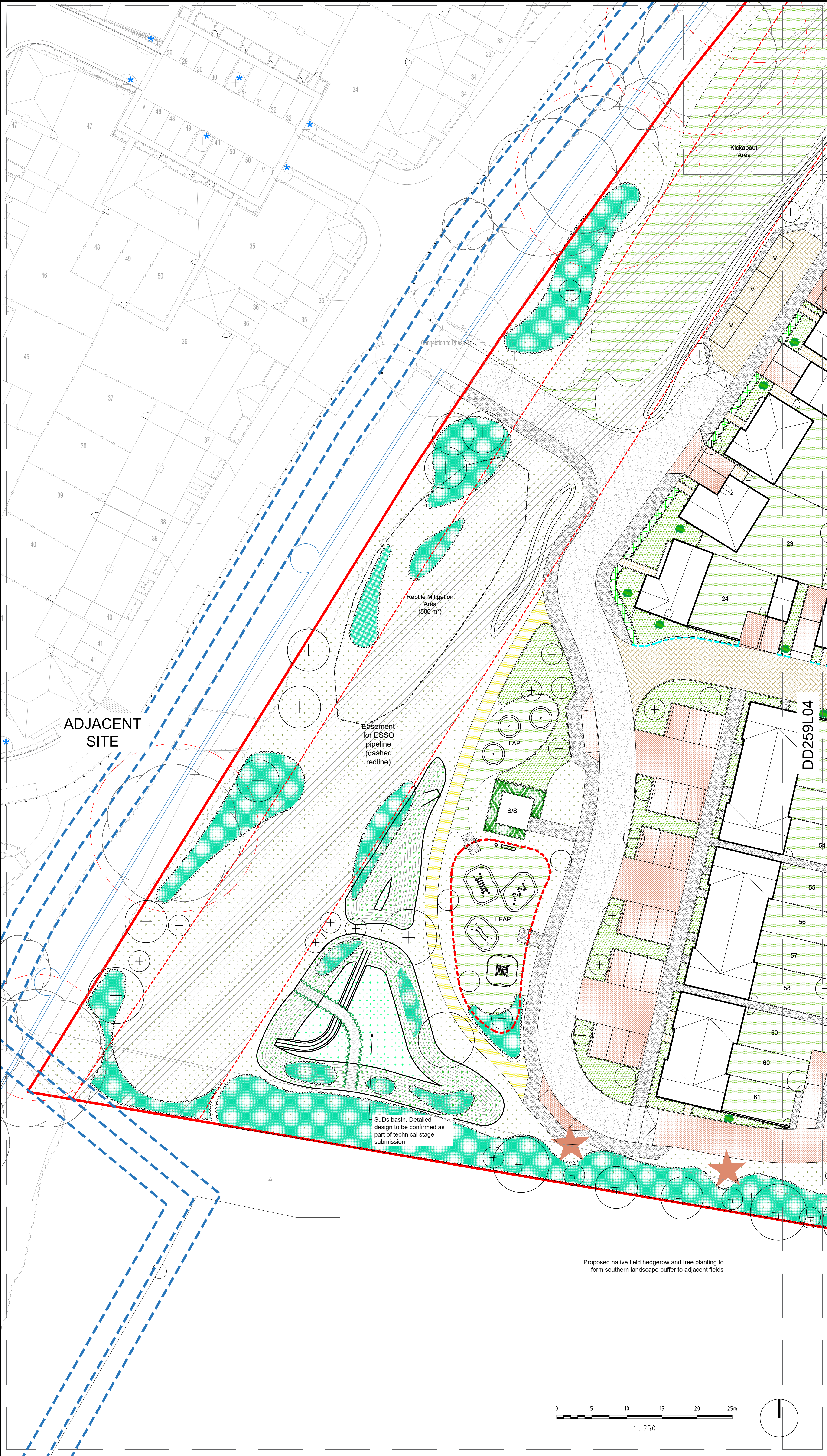
Frontage landscape in abeyance subject to future pipeline access

Existing hedge retained

Connection to Phase 2

Kickabout Area





- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, always work to noted dimensions.
 3. All given dimensions in mm.

- KEY**
- Application Site boundary
 - Existing Services Easement (no tree/shrub planting)
- Soft Landscape**
- Existing boundary vegetation to be retained
 - Existing tree with root protection zone (dashed line)
 - Existing tree and boundary vegetation to be removed
 - Proposed Tree Planting (in accordance with EBC Quality Places SPD guidance:
 - Large Tree (10+ metres from building)
 - Medium / Street Tree (7+ metres from building)
 - Small / Narrow Garden Tree (5+ metres from building)
 - Proposed feature shrub
 - Proposed formal hedge to front garden with railings or FSC approved timber picket fence with 15 year guarantee.
 - Proposed native hedge to screen Substation
 - Proposed amenity planting to residential areas
 - Native shrub planting to reinforce ecological habitats
 - Existing Grassland supplemented with native wildflower plug planting of local provenance. Disturbed areas through construction to be reseeded with Emorsgate EM3
 - Proposed seed mix to edge of pond area. Emorsgate EM8 - Meadow Mixture for Wetlands
 - Proposed seed mix to infiltration basin embankment. Emorsgate EM8F - Wildflower Mixture for Wetlands
 - Amenity grass to private gardens and public open space
 - Proposed 300mm grassed mound to impede parking on grassed areas
- Hard Landscape**
- Proposed tarmac surfacing to main highways, to Engineer's Specification
 - Proposed tarmac surfacing to footway, to Engineer's Specification
 - Proposed block paving to parking bays and private drive ways. Marshalls Keyblok, Brindle / Herringbone pattern
 - Proposed block paving to private roads. Marshalls Keyblok, Natural / Herringbone pattern
 - Proposed slab paving to private paths, to Engineer's Specification
 - Proposed permeable self binding gravel path to open spaces. Apply no dig techniques through root protection areas in accordance with arboricultural advice.
 - Proposed 'Hedgehog friendly' timber closeboard fence to private rear gardens - 1.8m high with gated access
 - Proposed bowtop fence to equipped play area, to meet EBC Play standards - 1.2m high
 - Proposed post and rail fence with stock proof fence to reptile area - 1.2m high
 - Proposed masonry wall to private gardens facing public realm - 1.8m high
 - Proposed timber rail to define front gardens and protect formal hedgerow during establishment
 - Wood piles to be created within the proposed buffer planting corridor in accordance with ecologist recommendations

General Notes:

It is the contractor's responsibility to check for services in this area before groundworks commence.

Growing Medium -
Tested and approved existing topsoil to be ripped to a depth of 300mm, the full remaining depth replaced with BS 3883:2007 Multipurpose Grade topsoil supplemented with PAS100 compost of spent mushroom compost at a depth of 100mm. Topsoil should be friable

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1. Nursery Stock Specification for Trees and Shrubs.

Planting Trees - tree pits to be 300mm larger than the rootball on all sides with the base of the pit broken up, trees in soft landscape to be doubled staked and biodegradable tree tie at 500mm and back filled with the above improved/ported topsoil to the field grown/nursery height. All trees to be planted with proprietary seration/irrigation pipe installed to manufacturers recommendations.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level
After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of FSC certified mulch ensuring no damage to the plants. Rabbit proof fencing maybe required to protect the establishment of the plants

Management and Maintenance
Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufacturers rates, topping up mulch to ensure 75mm depth.

Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

- All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).



10.08.21	PP	Amendments following Ecology comments	E	PD
16.07.21	SL	Amended following comments	D	PD
01.06.21	SL	Amended to match architects new layout	C	PD
17.12.19	JT	Amended to match architects new layout	B	PD
31.01.19	MM	Grassland mix specification amended following Ecology's recommendations	A	PD

DATE DRAWN DESCRIPTION OF REVISION REVISION LETTER CHECKED BY

DRAWING STATUS

FOR PLANNING



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PROJECT TITLE:
**Maddoxford Lane (Phase 2)
Boorley Green**

PROJECT NUMBER: **DD259** PLOT DATE: **28.01.19**

DRAWING SCALE: **1:250** APPROVED BY: **PD**

PAPER SIZE: **A1** DRAWN BY: **MM**

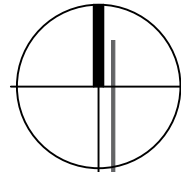
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**Landscape General Arrangement Plan
Sheet 2 of 3**

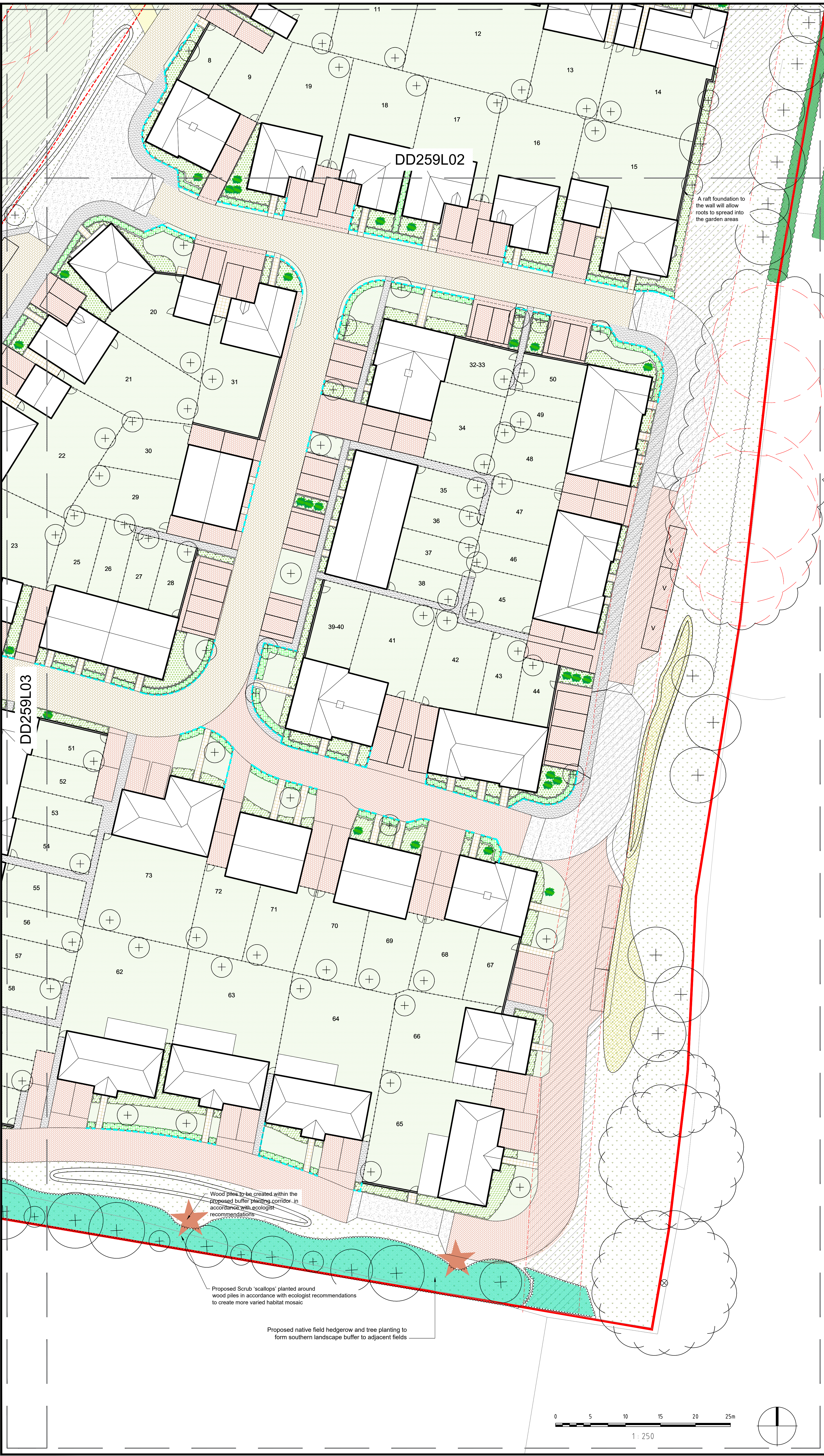
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Unit04-Drawings\Autocad\Landscape Design\DD259L02-04_General Arrangement Plan.dwg

0 5 10 15 20 25m

1: 250





- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, always work to noted dimensions.
 3. All given dimensions in mm.
 4. To be read in conjunction with Detailed Planting Schedule on drawing DD259L03 (sheet 2).
- KEY**
- Application Site boundary
 - Existing Services Easement (no tree/shrub planting)
- Soft Landscape**
- Existing boundary vegetation to be retained
 - Existing tree with root protection zone (dashed line)
 - Existing tree and boundary vegetation to be removed
 - Proposed Tree Planting (in accordance with EBC Quality Places SPD guidance:
 - Large Tree (10+ metres from building)
 - Medium / Street Tree (7+ metres from building)
 - Small / Narrow Garden Tree (5+ metres from building)
 - Proposed feature shrub
 - Proposed formal hedge to front garden with railings or FSC approved timber picket fence with 15 year guarantee
 - Proposed native hedge to screen Substation
 - Proposed amenity planting to residential areas
 - Native shrub planting to reinforce ecological habitats
 - Existing Grassland supplemented with native wildflower plug planting of local provenance. Disturbed areas through construction to be reseeded with Emorsgate EM3
 - Proposed seed mix to edge of pond area. Emorsgate EM8 - Meadow Mixture for Wetlands
 - Proposed seed mix to infiltration basin embankment. Emorsgate EMBF - Wildflower Mixture for Wetlands
 - Amenity grass to private gardens and public open space
 - Proposed 300mm grassed mound to impede parking on grassed areas
- Hard Landscape**
- Proposed tarmac surfacing to main highways, to Engineer's Specification
 - Proposed tarmac surfacing to footway, to Engineer's Specification
 - Proposed block paving to parking bays and private drive ways. Marshalls Keyblok, Brindle / Herringbone pattern
 - Proposed block paving to private roads. Marshalls Keyblok, Natural / Herringbone pattern
 - Proposed slab paving to private paths, to Engineer's Specification
 - Proposed permeable self binding gravel path to open spaces. Apply no dig techniques through root protection areas in accordance with arboricultural advice.
 - Proposed 'Hedgehog friendly' timber closeboard fence to private rear gardens - 1.8m high with gated access
 - Proposed bowtop fence to equipped play area, to meet EBC Play standards - 1.2m high
 - Proposed post and rail fence with stock proof fence to reptile area - 1.2m high
 - Proposed masonry wall to private gardens facing public realm - 1.8m high
 - Proposed timber rail to define front gardens and protect formal hedgerow during establishment
 - Wood piles to be created within the proposed buffer planting corridor in accordance with ecologist recommendations



FINAL

10.08.21	PP	Increased reptile receptor area	E	PD
16.07.21	SL	Amended following comments	D	PD
01.06.21	SL	Amended to match architects new layout	C	PD
17.12.19	JT	Amended to match architects new layout	B	PD
31.01.19	MM	Grassland mix specification amended following Ecologist's recommendations	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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PROJECT TITLE:
Maddoxford Lane (Phase 2)
Boorley Green

PROJECT NUMBER: **DD259** PLOT DATE: **28.01.19**

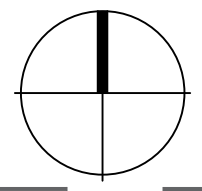
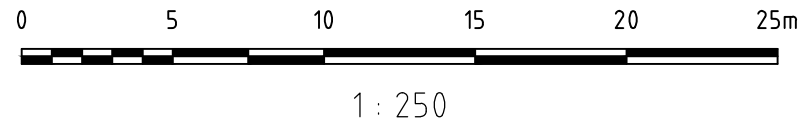
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PAPER SIZE: **A1** DRAWN BY: **MM**

DRAWING TITLE:
Landscape General Arrangement Plan
Sheet 3 of 3

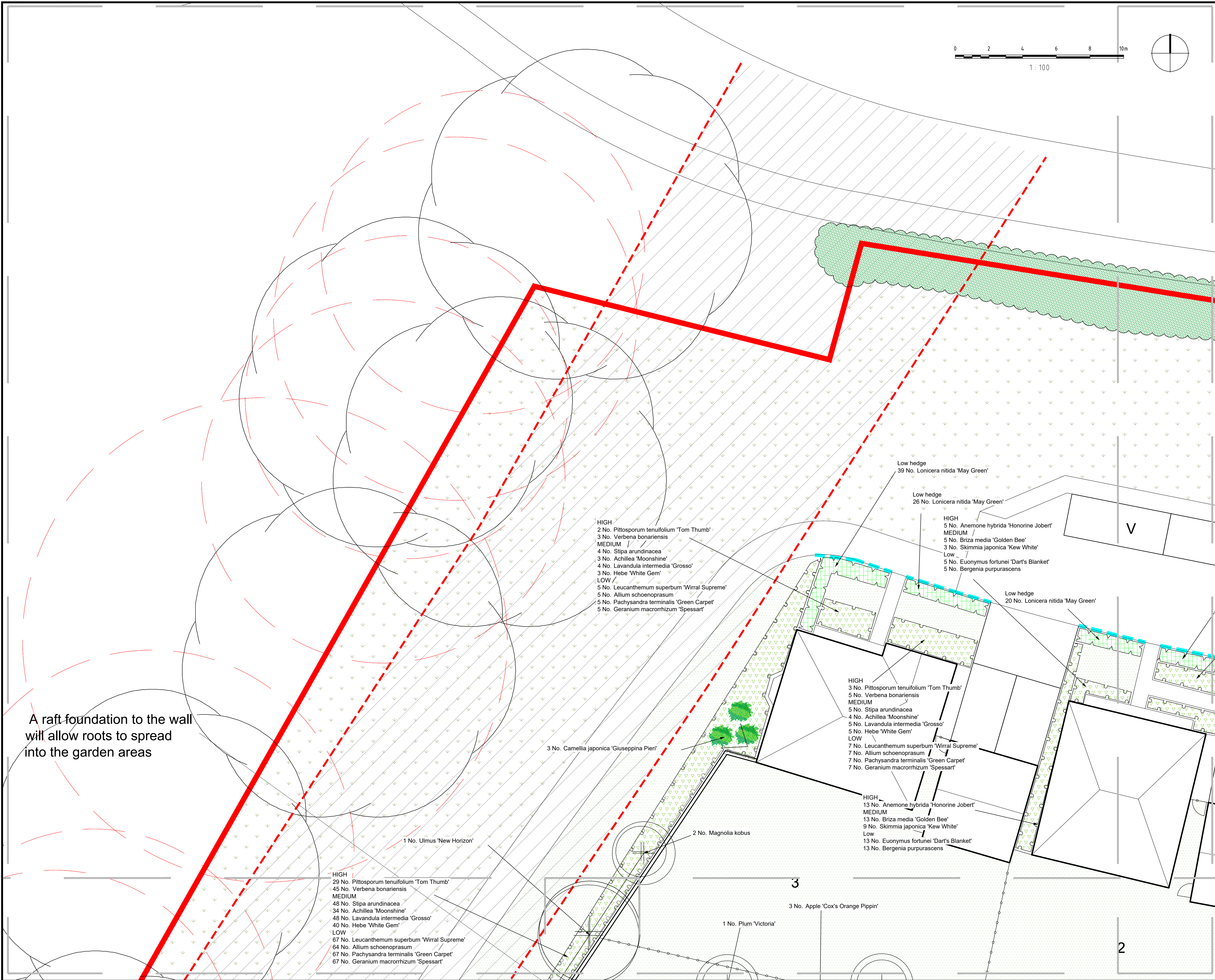
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Unit04-Drawings\AutoCAD-Landscape Design\DD259L02-04_General Arrangement Plan.dwg



Appendix 8.2

DD259L06-21_ Detailed Planting Plans



NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Existing Services Easement (no tree/shrub planting)

Soft Landscape

Existing boundary vegetation to be retained

Existing tree with root protection zone (dashed line)

Existing tree and boundary vegetation to be removed

Proposed Tree Planting (in accordance with EBC Quality Places SPD guidance:
Large Tree (10+ metres from building)
Medium / Street Tree (7+ metres from building)
Small / Narrow Garden Tree (5+ metres from building)

Proposed feature shrub

Proposed formal hedge to front garden with railings or FSC approved timber picket fence with 15 year guarantee

Proposed native hedge to screen Substation

Proposed amenity planting to residential areas

Native shrub planting to reinforce ecological habitats

Existing Grassland supplemented with native wildflower plug planting of local provenance. Disturbed areas through construction to be reseeded with Emorsgate EM3

Proposed seed mix to edge of pond area.
Emorsgate EM6 - Meadow Mixture for Wetlands

Proposed seed mix to infiltration basin embankment.
Emorsgate EM6F - Wildflower Mixture for Wetlands

Amenity grass to private gardens and public open space

Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

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10.08.21	PP	Hedera Species Amended	A	PD
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PROJECT TITLE

**Maddoxford Lane Phase 2
Boorley Green**

PROJECT NUMBER

DD259

PLOT DATE

01.06.21

DRAWING SCALE

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APPROVED BY

PD

PAPER SIZE

A1

DRAWN BY

JT

DRAWING TITLE

Detailed Planting Plan

1 of 16

DRAWING NUMBER

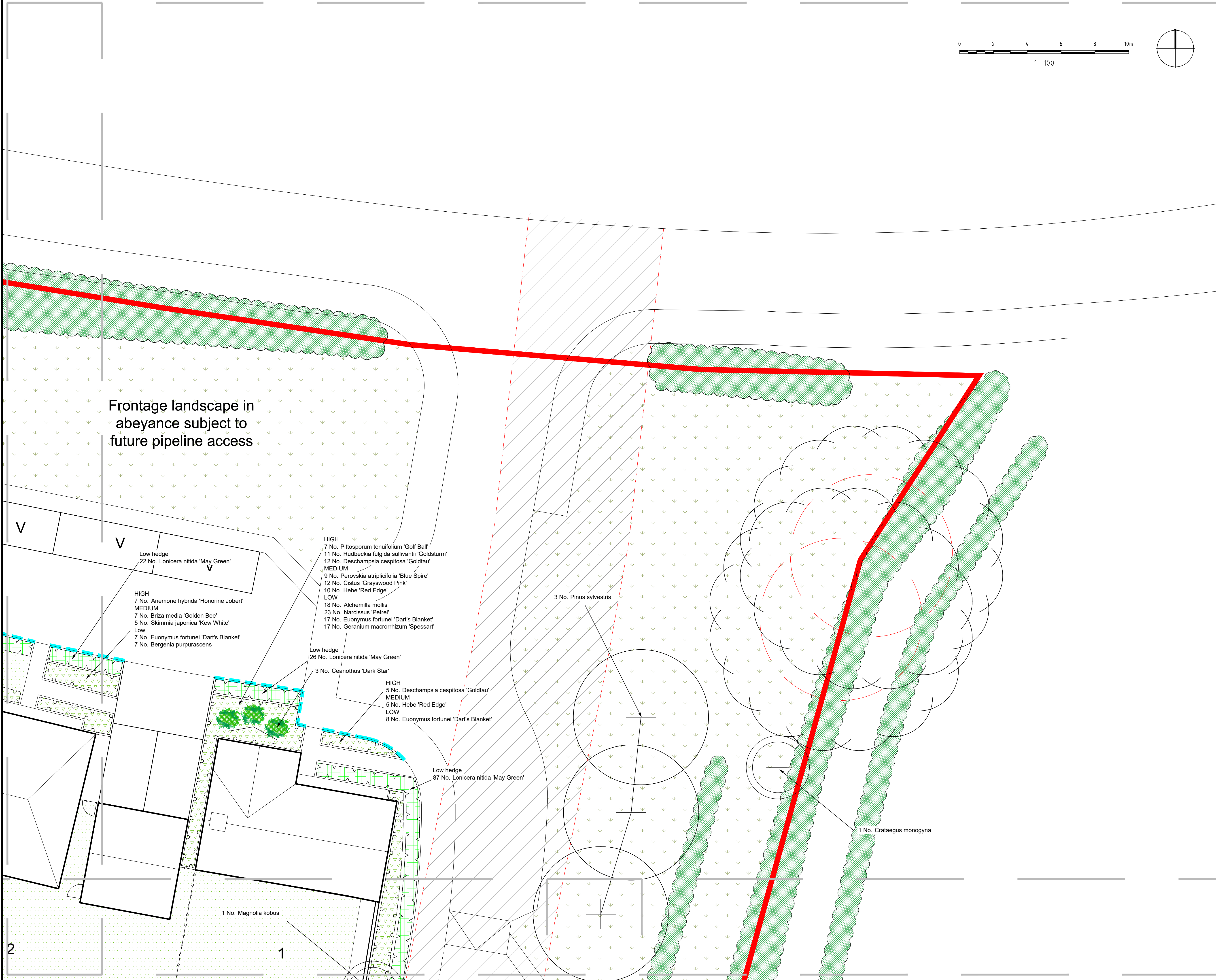
DD259L06

REVISION LETTER

A

DRAWING FILE LOCATION

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NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
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 - Amenity grass to private gardens and public open space

Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L02) and Planting Matrix (DD259L21)

Location Plan - NTS



FINAL

10.08.21	PP	Hedera Species Amended	A	PD
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Maddoxford Lane Phase 2
Boorley Green

PROJECT NUMBER: DD259 PLOT DATE: 01.06.21

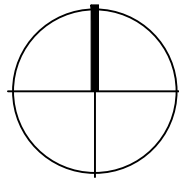
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PAPER SIZE: A1 DRAWN BY: JT

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Detailed Planting Plan
2 of 16

DRAWING NUMBER: DD259L07 REVISION LETTER: A
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0 2 4 6 8 10m

1 : 100



HIGH
29 No. Pittosporum tenuifolium 'Tom Thumb'
45 No. Verbena bonariensis
MEDIUM
48 No. Stipa arundinacea
34 No. Achillea 'Moonshine'
48 No. Lavandula intermedia 'Grosso'
40 No. Hebe 'White Gem'
LOW
67 No. Leucanthemum superbum 'Wirral Supreme'
64 No. Allium schoenoprasum
67 No. Pachysandra terminalis 'Green Carpet'
67 No. Geranium macrorrhizum 'Spessart'

HIGH
4 No. Pittosporum tenuifolium 'Tom Thumb'
5 No. Verbena bonariensis
MEDIUM
6 No. Stipa arundinacea
4 No. Achillea 'Moonshine'
6 No. Lavandula intermedia 'Grosso'
5 No. Hebe 'White Gem'
LOW
8 No. Leucanthemum superbum 'Wirral Supreme'
8 No. Allium schoenoprasum
8 No. Pachysandra terminalis 'Green Carpet'
8 No. Geranium macrorrhizum 'Spessart'

HIGH
6 No. Rudbeckia fulgida sullivanii 'Goldsturm'
6 No. Deschampsia cespitosa 'Goldtau'
MEDIUM
4 No. Perovskia atriplicifolia 'Blue Spire'
6 No. Hebe 'Red Edge'
LOW
8 No. Alchemilla mollis
8 No. Euonymus fortunei 'Dart's Blanket'

Low hedge
80 No. Lonicera nitida 'May Green'

1 No. Ceanothus 'Dark Star'

1 No. Magnolia kobus

1 No. Ceanothus 'Dark Star'

HIGH
5 No. Pittosporum tenuifolium 'Golf Ball'
7 No. Rudbeckia fulgida sullivanii 'Goldsturm'
8 No. Deschampsia cespitosa 'Goldtau'
MEDIUM
6 No. Perovskia atriplicifolia 'Blue Spire'
8 No. Cistus 'Grayswood Pink'
7 No. Hebe 'Red Edge'
LOW
12 No. Alchemilla mollis
15 No. Narcissus 'Petrel'
11 No. Euonymus fortunei 'Dart's Blanket'
11 No. Geranium macrorrhizum 'Spessart'

HIGH
6 No. Pittosporum tenuifolium 'Golf Ball'
10 No. Rudbeckia fulgida sullivanii 'Goldsturm'
10 No. Deschampsia cespitosa 'Goldtau'
MEDIUM
7 No. Perovskia atriplicifolia 'Blue Spire'
10 No. Cistus 'Grayswood Pink'
9 No. Hebe 'Red Edge'
LOW
15 No. Alchemilla mollis
20 No. Narcissus 'Petrel'
14 No. Euonymus fortunei 'Dart's Blanket'
14 No. Geranium macrorrhizum 'Spessart'

MEDIUM
3 No. Briza media 'Golden Bee'
Low
2 No. Euonymus fortunei 'Dart's Blanket'
2 No. Bergenia purpurascens

11

NOTES:

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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
10.08.21	PP	Hedera Species Amended	B	PD
16.07.21	SL	Amended following comments	A	PD

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**Maddoxford Lane Phase 2
Boorley Green**

PROJECT NUMBER:
DD259

PLOT DATE:
01.06.21

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APPROVED BY:
PD

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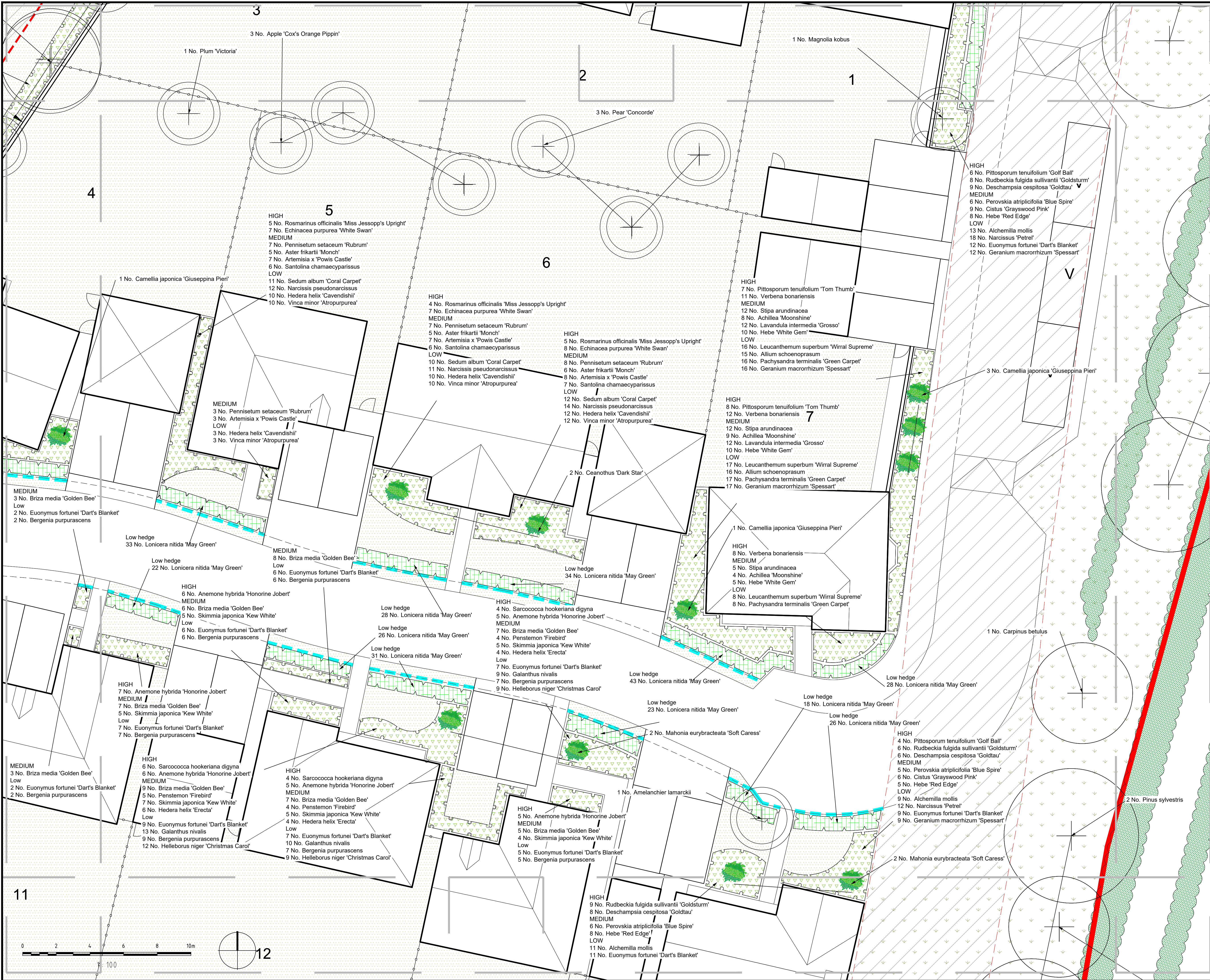
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Detailed Planting Plan

3 of 16

DRAWING NUMBER:
DD259L08

REVISION LETTER:
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NOTES:

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KEY

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- Amenity grass to private gardens and public open space

Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

FINAL

10.08.21	PP	Hedera Species Amended	B	PD
16.07.21	SL	Amended following comments	A	PD
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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PROJECT TITLE

Maddoxford Lane Phase 2

Boorley Green

PROJECT NUMBER:	PLOT DATE:
DD259	01.06.21

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1:100	PD

PAPER SIZE:	DRAWN BY:
A1	JT

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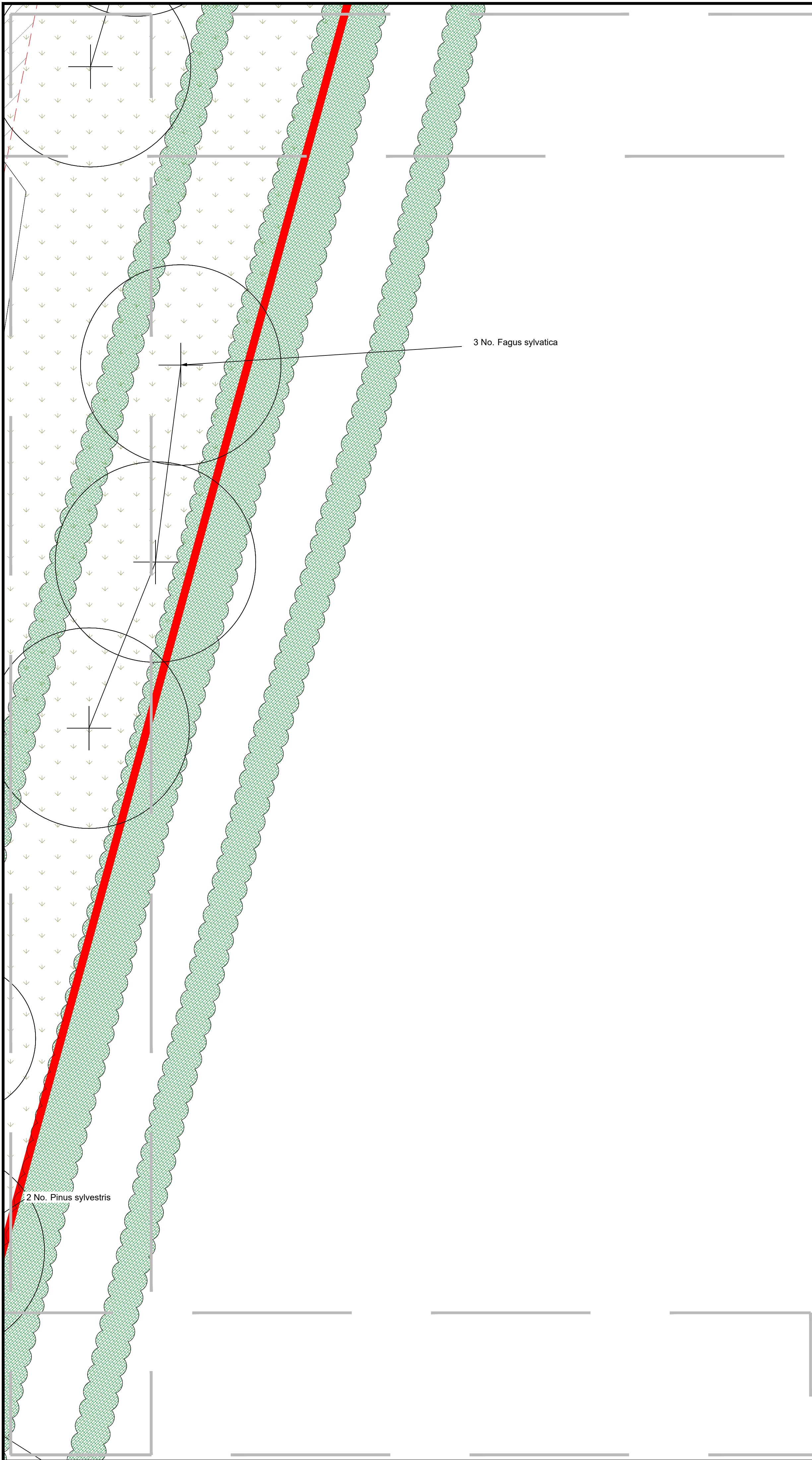
Detailed Planting Plan

4 of 16

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DD259L09	B

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Schedule

Trees & Hedge Planting					
No.	Species Name	Specification	Density	Girth	Height
8 No.	Acer campestre	Heavy Standard :Clear Stem min. 200 :RB	Counted	12-14cm	400-450cm
10 No.	Acer campestre	C	3/m²		60-80cm
2 No.	Alnus glutinosa	Feather :Multi-Stemmed :RB	Counted		400-450cm
9 No.	Amelanchier lamarckii	Heavy Standard :Clear Stem 150-175 :RB	Counted	12-14cm	3.0-4.0m
23 No.	Apple 'Cox's Orange Pippin'	Standard: RB: Rear Garden Tree	Counted	10-12cm	300-350cm
4 No.	Betula pendula	Heavy Standard :Clear Stem min. 200 :RB	Counted	12-14cm	350-425cm
11 No.	Betula pubescens	Heavy Standard :Clear Stem min. 200 :RB	Counted	12-14cm	350-425cm
15 No.	Carpinus betulus	RB :Heavy Standard :Clear Stem 175-200 :4 brks :18m3	Counted	12-14cm	350-400cm
4 No.	Crataegus laevigata 'Paul's Scarlet'	RB :Selected Standard :Clear Stem 175-200 :4 brks	Counted	10-12cm	300-350cm
827 No.	Crataegus monogyna	Whip :BR	3/m²		60-80cm
3 No.	Crataegus monogyna	RB :Selected Standard :Clear Stem 175-200 :4 brks	Counted	10-12cm	300-350cm
21 No.	Crataegus monogyna	Whip :BR	5/m		60-80cm
9 No.	Fagus sylvatica	RB :Heavy Standard :Clear Stem 175-200 :4 brks	Counted	12-14cm	400-450cm
372 No.	Ilex aquifolium	C	3/m²		60-80cm
11 No.	Ilex aquifolium	C	5/m		60-80cm
15 No.	Magnolia kobus	RB :Heavy Standard :Clear Stem 150-175	Counted	14-16cm	350-400cm
22 No.	Pear 'Concorde'	RB :Selected Standard :Rear Garden Tree	Counted	10-12cm	300-350cm
15 No.	Plum 'Victoria'	RB :Selected Standard: Rear Garden tree	Counted	10-12cm	300-350cm
3 No.	Prunus avium	Heavy Standard :Clear Stem min. 200 :RB	Counted	12-14cm	400-450cm
7 No.	Prunus serrula	RB :Selected Standard :Clear Stem 175-200	Counted	10-12cm	300-350cm
6 No.	Quercus robur	RB :Heavy Standard :Clear Stem 175-200 :4 brks	Counted	12-14cm	350-400cm
8 No.	Ulmus 'New Horizon'	RB :Heavy Standard :Clear Stem 175-200 :4 brks	Counted	12-14cm	350-400cm
Total :1405 No.					

Conifers

No.	Species Name	Specification	Density	Height
5 No.	Pinus sylvestris	RB: Feather :Leader & laterals	Counted	300-350cm
Total :5 No.				

Shrubs (Plant in groups of 1,3,5 and 7's)

No.	Species Name	Specification	Density	Pot Size	Height
246 No.	Artemisia x 'Powis Castle'	C	5/m²	3L	
18 No.	Camellia japonica 'Giuseppina Pieri'	C	Counted	10L	
24 No.	Ceanothus 'Dark Star'	C	Counted	10L	
261 No.	Cistus 'Grayswood Pink'	C	5/m²	3L	
931 No.	Corylus avellana	Whip :BR	3/m²		60-80cm
21 No.	Corylus avellana	Whip :BR	5/m		60-80cm
598 No.	Euonymus fortunei 'Dart's Blanket'	C	7/m²	2L	
290 No.	Hebe 'Red Edge'	C	5/m²	3L	
365 No.	Hebe 'White Gem'	C	5/m²	3L	
344 No.	Hedera helix 'Cavendishii'	C	7/m²	3L	
49 No.	Hedera helix 'Erecta'	C	5/m²	3L	
391 No.	Lavandula intermedia 'Grosso'	C	5/m²	3L	
84 No.	Ligustrum ovalifolium	BR :Whip	3/m²		
2124 No.	Lonicera nitida 'May Green'	Bushy :C :hedge planting	5/m	3L	30-40cm
7 No.	Mahonia eurybracteata 'Soft Caress'	C	Counted	10L	
611 No.	Pachysandra terminalis 'Green Carpet'	C	7/m²	2L	
105 No.	Pittosporum tenuifolium 'Golf Ball'	C	3/m²	3L	
232 No.	Pittosporum tenuifolium 'Tom Thumb'	C	3/m²	3L	
931 No.	Prunus spinosa	Whip :BR	3/m²		60-80cm
21 No.	Prunus spinosa	Whip :BR	5/m		60-80cm
20 No.	Ribes rubrum		3/m²		
426 No.	Rosa canina	Whip :BR	3/m²		60-80cm
11 No.	Rosa canina	Whip :BR	5/m		60-80cm
130 No.	Rosmarinus officinalis 'Miss Jessopp's Upright'	C	3/m²	3L	
16 No.	Rubus fruticosus	BR	1/m²		60-80cm
84 No.	Sambucus nigra	Whip :BR	3/m²		60-80cm
179 No.	Santolina chamaecyparissus	C	5/m²	3L	
48 No.	Sarcococca hookeriana digyna	C	4/m²	5L	
107 No.	Skimmia japonica 'Kew White'	C	5/m²	3L	
847 No.	Viburnum opulus	Whip :BR	3/m²		60-80cm
21 No.	Viburnum opulus	Whip :BR	5/m		60-80cm
344 No.	Vinca minor 'Atropurpurea'	C	7/m²	2L	
Total :9886 No.					

Herbaceous (Plant in groups of 1,3,5 and 7's)

No.	Species Name	Specification	Density	Pot Size
312 No.	Achillea 'Moonshine'	C	7/m²	2L
425 No.	Alchemilla mollis	C	9/m²	2L
122 No.	Anemone hybrida 'Honorine Jobert'	C	7/m²	2L
174 No.	Aster frikartii 'Monch'	C	7/m²	2L
156 No.	Bergenia purpurascens	C	7/m²	2L
241 No.	Echinacea purpurea 'White Swan'	C	7/m²	2L
764 No.	Geranium macrorrhizum 'Spessart'	C	7/m²	2L
101 No.	Helleborus niger 'Christmas Carol'	C	9/m²	2L
611 No.	Leucanthemum superbum 'Wirral Supreme'	C	7/m²	2L
42 No.	Penstemon 'Firebird'	C	7/m²	2L
223 No.	Perovskia atriplicifolia 'Blue Spire'	C	7/m²	2L
172 No.	Rudbeckia fulgida sullivantii 'Goldsturm'	C	7/m²	2L
315 No.	Sedum album 'Coral Carpet'	C	9/m²	2L
430 No.	Verbena bonariensis	C	7/m²	2L
Total :4088 No.				

Bulbs (Plant in uneven groups 5-9)

No.	Species Name	Density
506 No.	Allium schoenoprasum	20/m²
109 No.	Galanthus nivalis	30/m²
350 No.	Narcissis pseudonarcissus	20/m²
326 No.	Narcissus 'Petrel'	20/m²
Total :1291 No.		

Grasses (Plant in groups of 1,3,5 and 7's)

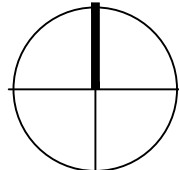
No.	Species Name	Specification	Density	Pot Size
160 No.	Briza media 'Golden Bee'	C	7/m²	3L
316 No.	Deschampsia cespitosa 'Goldtau'	C	5/m²	2L
246 No.	Pennisetum setaceum 'Rubrum'	C	5/m²	2L
435 No.	Stipa arundinacea	C	5/m²	2L
Total :1157 No.				

Key
RB=Rootballed
C=Container Grown

L=Litre Size
BR=Bareroot



1 : 100



NOTES:

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3. All given dimensions in mm.

KEY

Application Site boundary

Existing Services Easement (no tree/shrub planting)

Soft Landscape

Existing boundary vegetation to be retained

Existing tree with root protection zone (dashed line)

Existing tree and boundary vegetation to be removed

Proposed Tree Planting (in accordance with EBC Quality Places SPD guidance:
Large Tree (10+ metres from building)
Medium / Street Tree (7+ metres from building)
Small / Narrow Garden Tree (5+ metres from building)

Proposed feature shrub

Proposed formal hedge to front garden with railings or FSC approved timber picket fence with 15 year guarantee

Proposed native hedge to screen Substation

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Native shrub planting to reinforce ecological habitats

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Emorsgate EM6 - Meadow Mixture for Wetlands

Proposed seed mix to infiltration basin embankment.
Emorsgate EM6F - Wildflower Mixture for Wetlands

Amenity grass to private gardens and public open space

Note : To be read in conjunction with Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS



FINAL

10.08.21	PP	Hedera Species Amended	B	PD
18.07.21	SL	Amended following comments	A	PD
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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PROJECT TITLE:
Maddoxford Lane Phase 2
Boorley Green

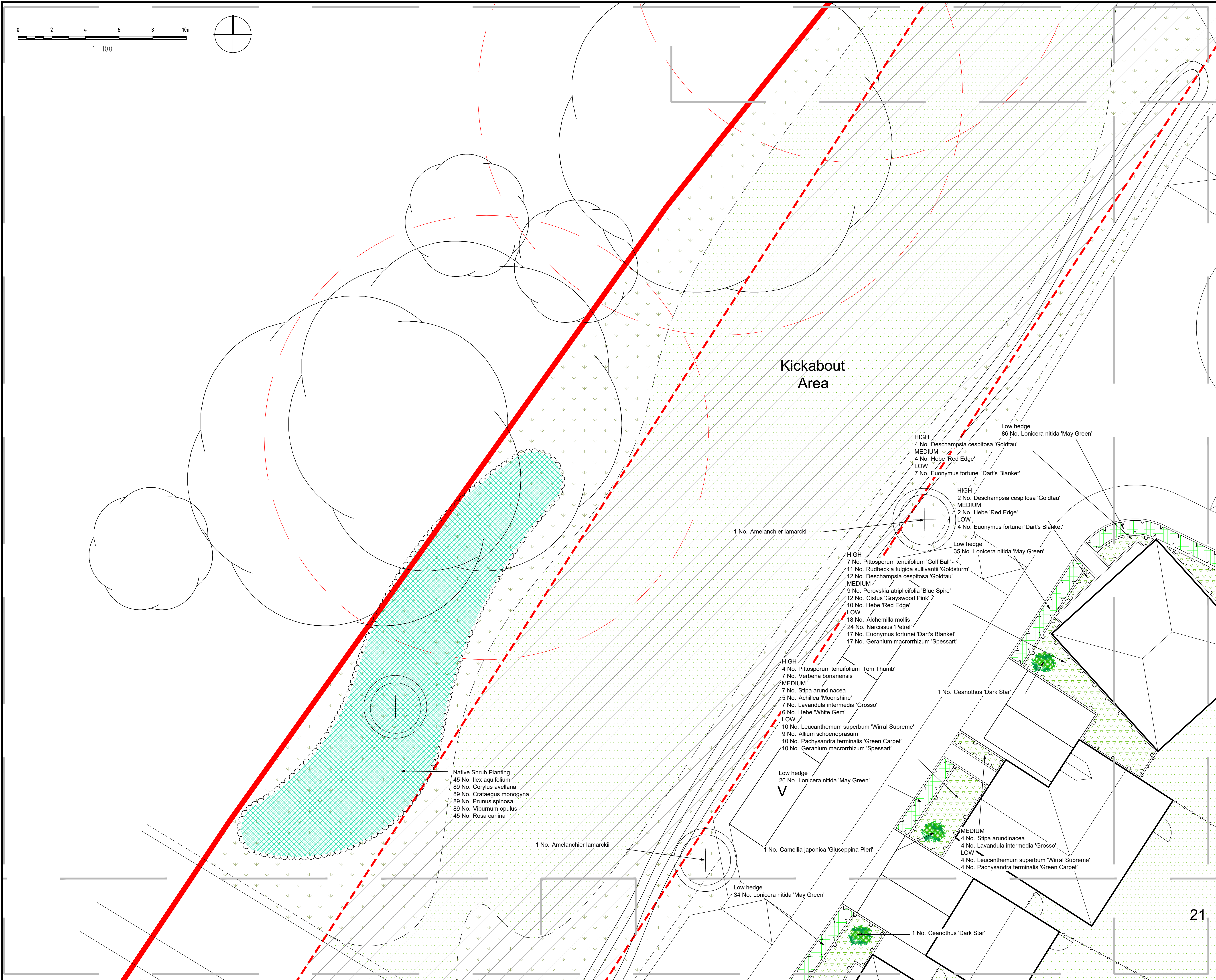
PROJECT NUMBER : DD259 PLOT DATE : 01.06.21

DRAWING SCALE : 1:100 APPROVED BY : PD
PAPER SIZE : A1 DRAWN BY : JT

DRAWING TITLE:
Detailed Planting Plan
5 of 16

DRAWING NUMBER : DD259L10 REVISION LETTER : B

DRAWING FILE LOCATION:
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3. All given dimensions in mm.

KEY

- Application Site boundary
- Existing Services Easement (no tree/shrub planting)

Soft Landscape

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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)



FINAL

10.08.21	PP	Hedera Species Amended	B	PD
14.07.21	SL	Amended following comments	A	PD
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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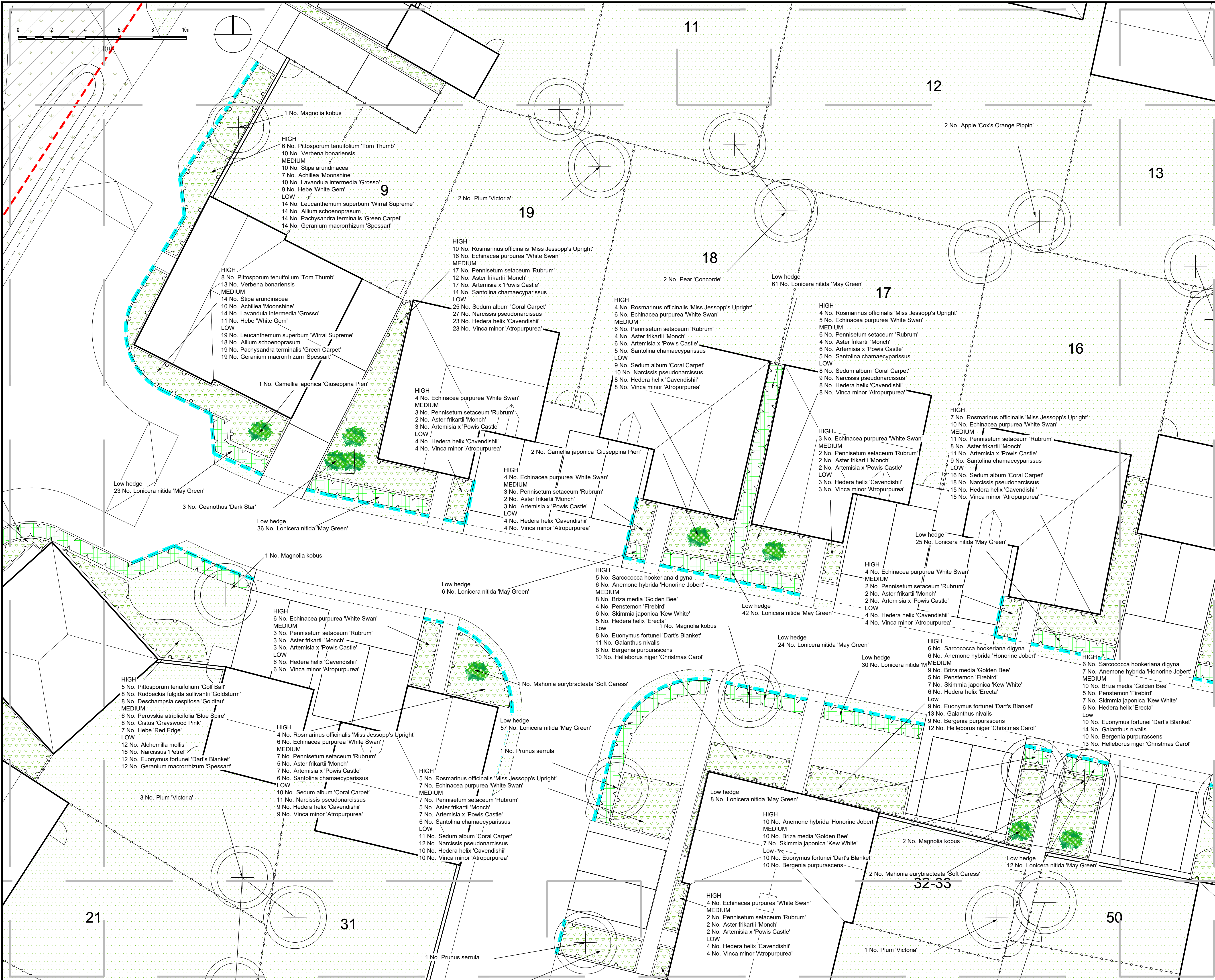
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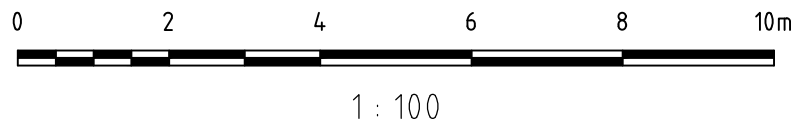
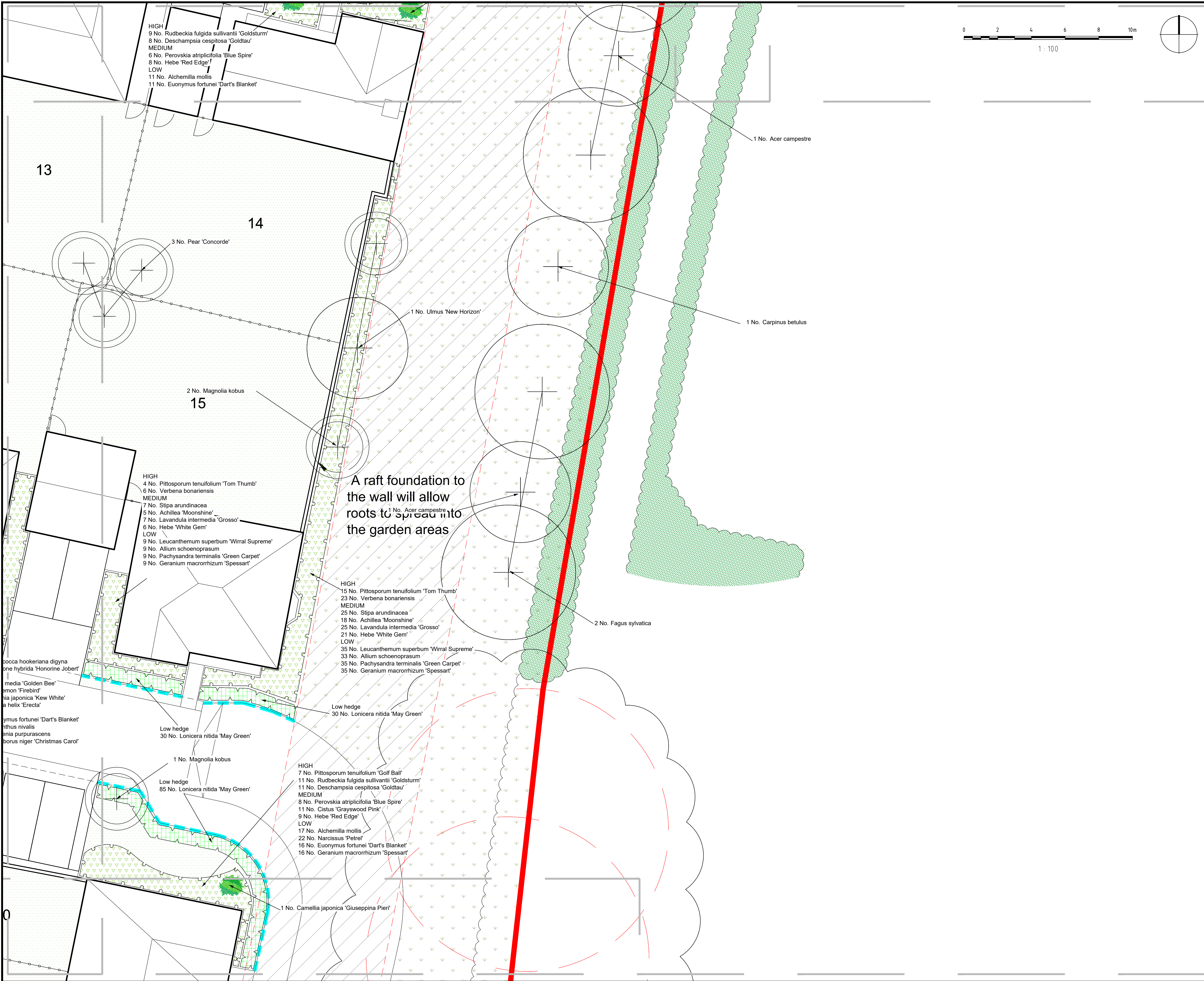
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PROJECT TITLE	
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Boorley Green	
PROJECT NUMBER:	PLOT DATE:
DD248	01.06.21
DRAWING SCALE:	APPROVED BY:
1:100	PD
PAPER SIZE:	DRAWN BY:
A1	JT
DRAWING TITLE	
Detailed Planting Plan	
6 of 16	
DRAWING NUMBER:	REVISION LETTER:
DD259L11	B
DRAWING FILE LOCATION:	
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- NOTES:
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- KEY
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 - Amenity grass to private gardens and public open space
- Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)



FINAL

10.08.21	PP	Hedera Species Amended	A	PD
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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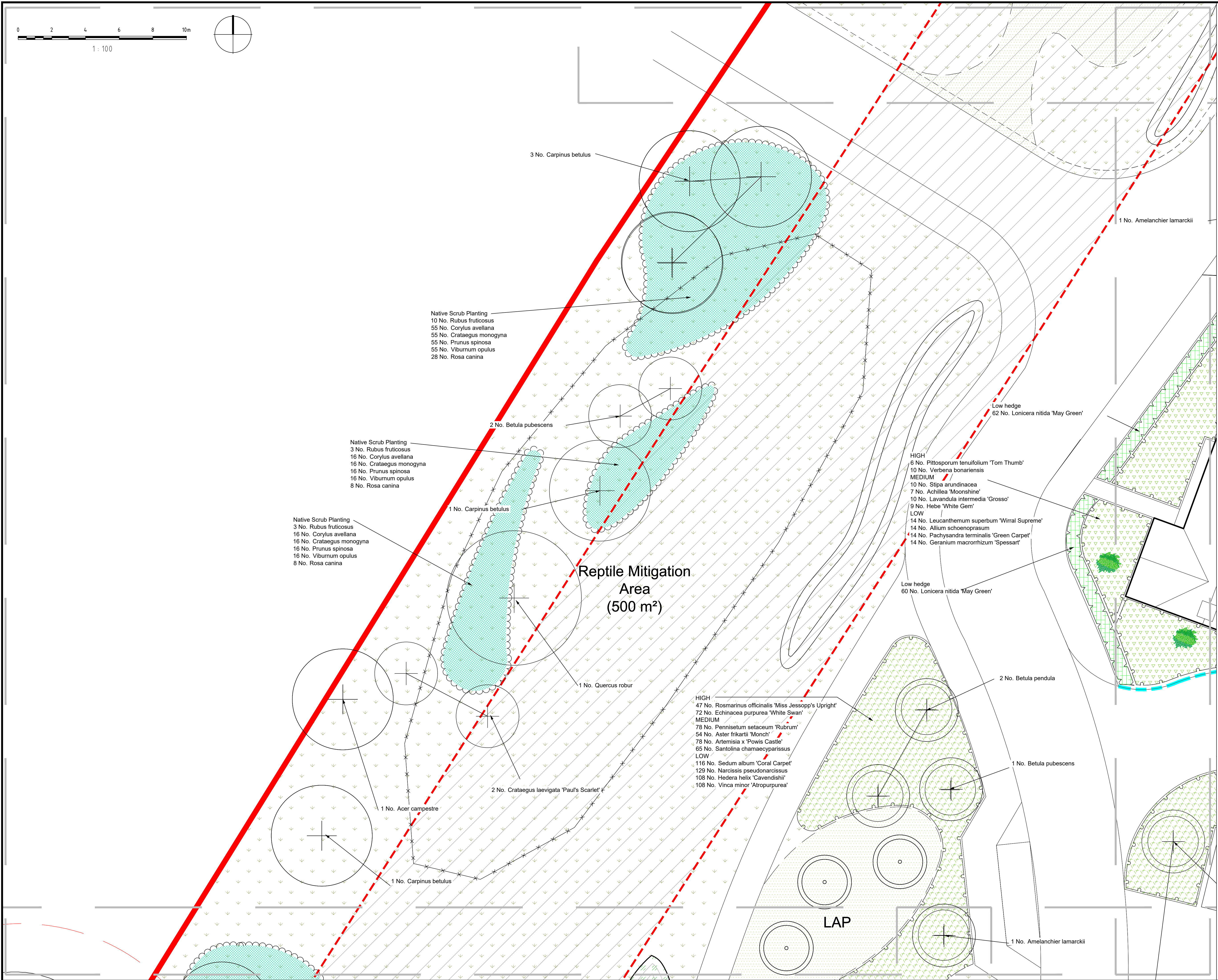
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PROJECT NUMBER: DD259	PLOT DATE: 01.06.21
DRAWING SCALE: 1:100	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: JT
DRAWING TITLE: Detailed Planting Plan 8 of 16	
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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

FINAL

10.08.21	PP	Increased reptile receptor area	B	PD
16.07.21	SL	Amended following comments	A	PD
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PROJECT NUMBER:

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PLOT DATE:

01.06.21

DRAWING SCALE:

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PD

PAPER SIZE:

A1

DRAWN BY:

JT

DRAWING TITLE:

Detailed Planting Plan

9 of 16

DRAWING NUMBER:

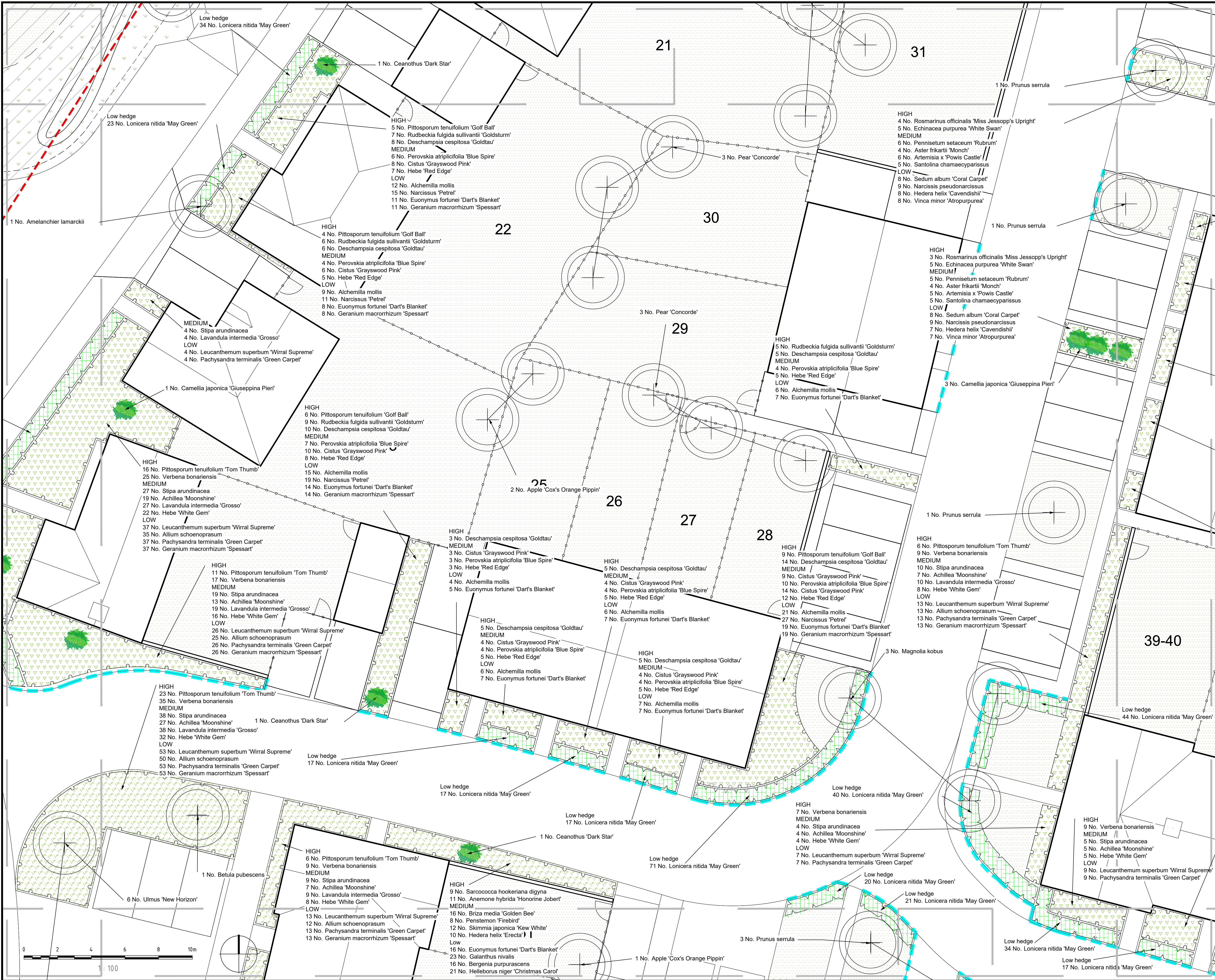
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REVISION LETTER:

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DRAWING FILE LOCATION:

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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

FINAL

10.08.21	PP	Hedera Species Amended	A	PD
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PROJECT NUMBER:	PLOT DATE:
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A1	JT

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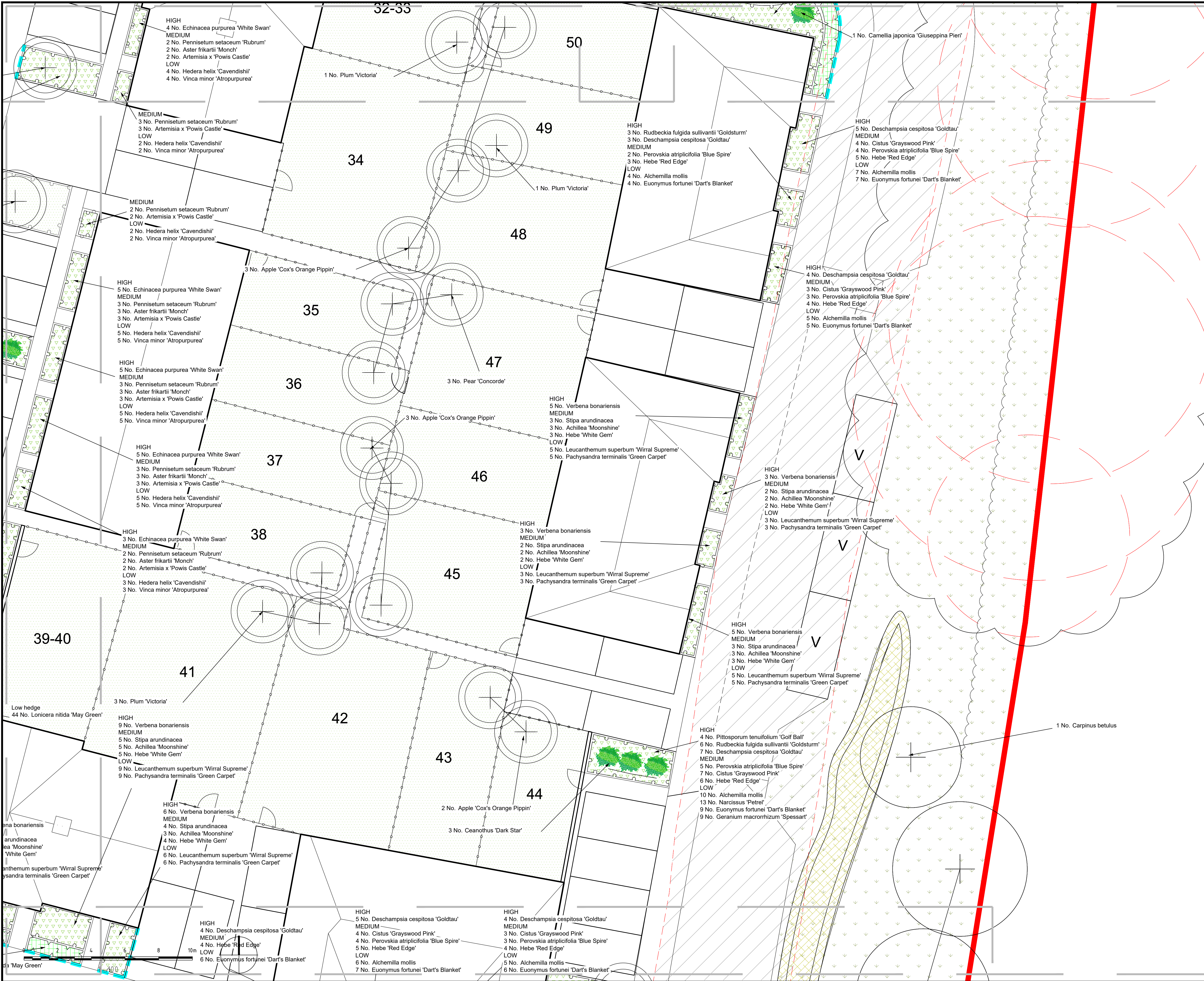
Detailed Planting Plan

10 of 16

DRAWING NUMBER:	REVISION LETTER:
DD259L15	A

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KEY

Application Site boundary

Existing Services Easement (no tree/shrub planting)

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Amenity grass to private gardens and public open space

Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

FINAL

10.08.21	PP	Hedera Species Amended	A	PD
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Boorley Green

PROJECT NUMBER:
DD259

PLOT DATE:
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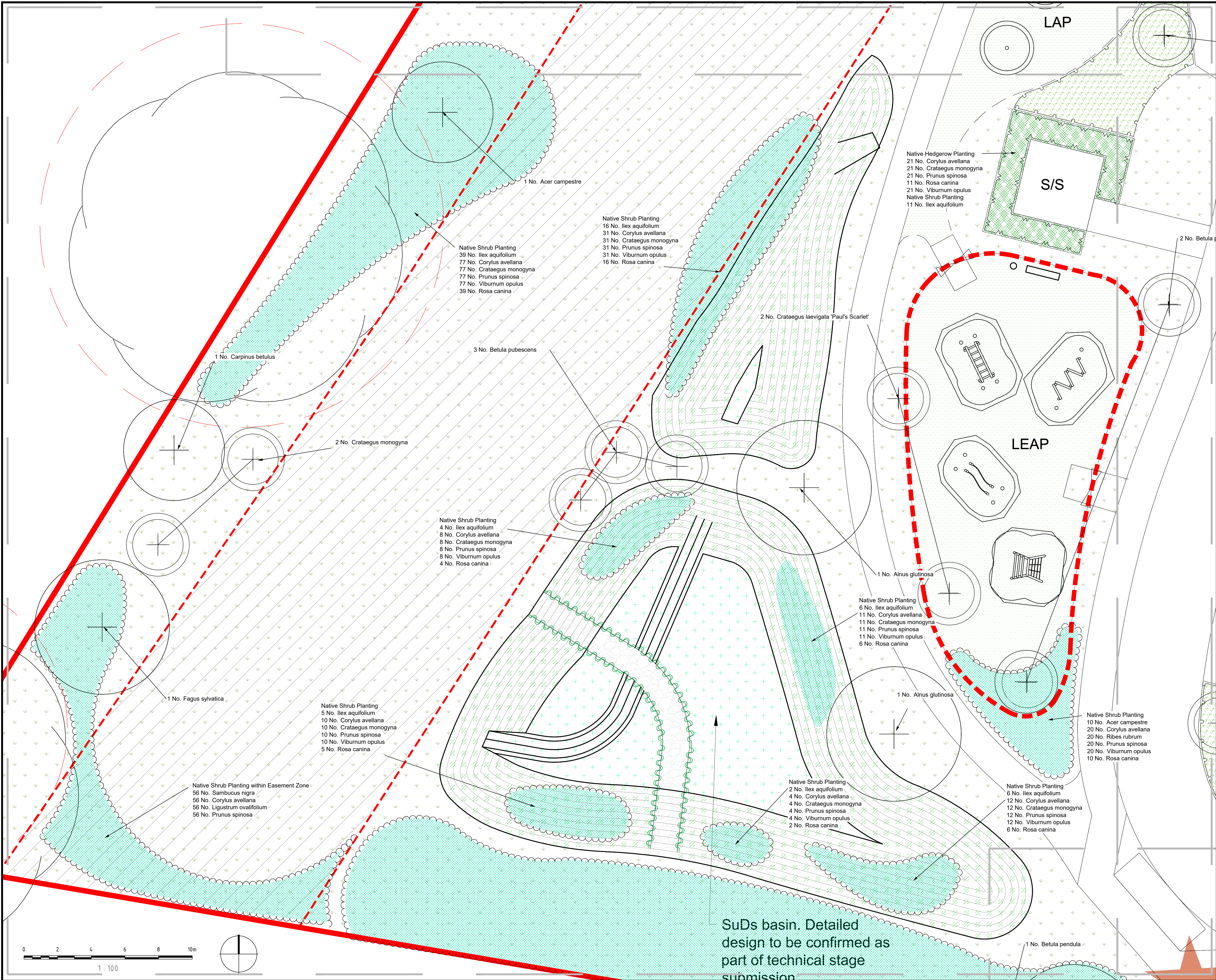
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A1

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JT

DRAWING TITLE:
Detailed Planting Plan
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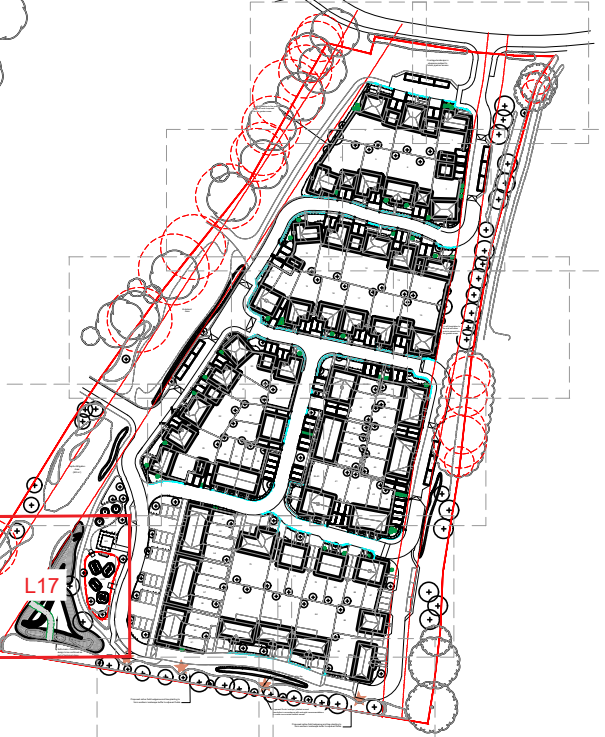
KEY

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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS



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DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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16.07.21	SL	Amended following comments	A	PD

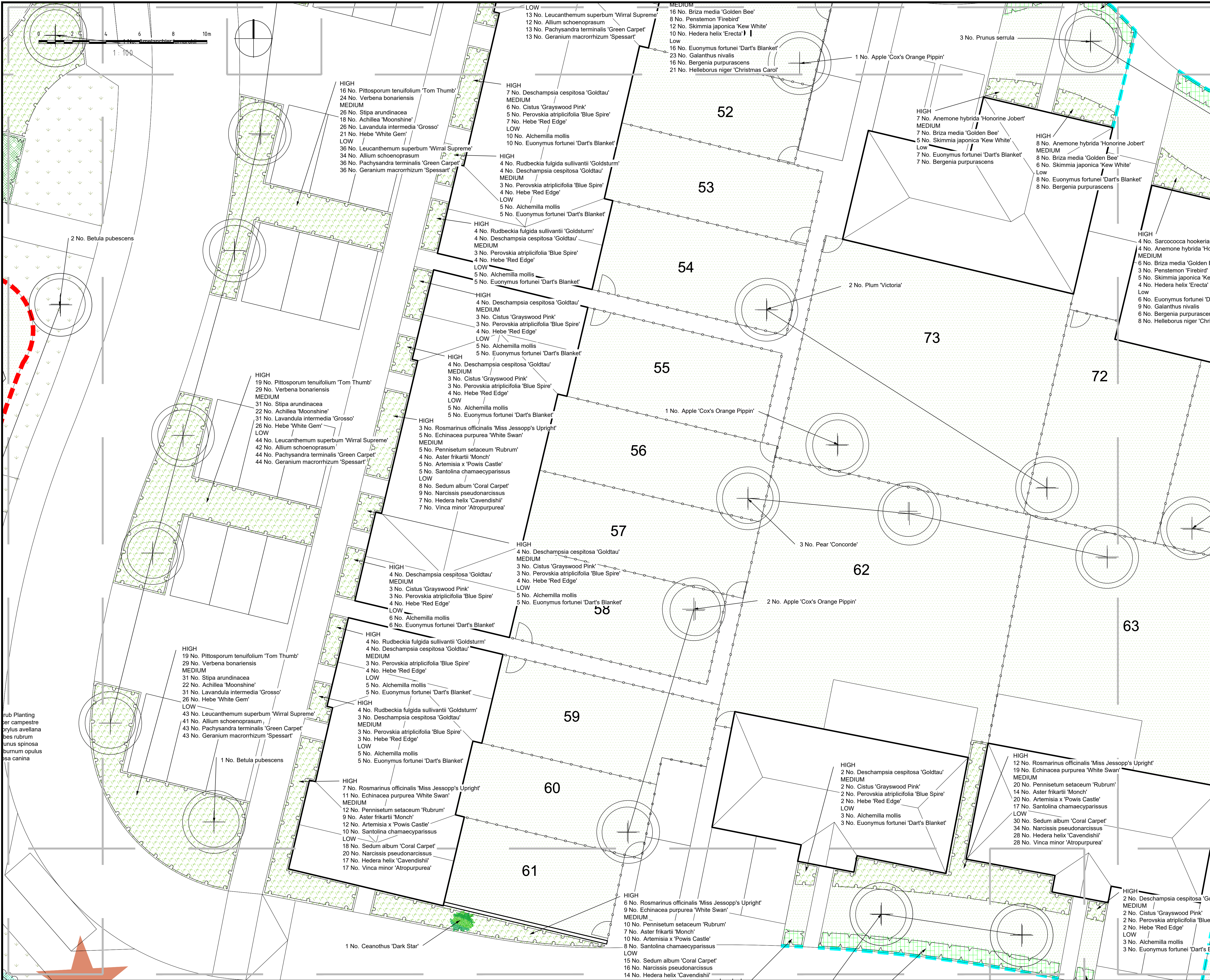
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PROJECT NUMBER: DD259	PLOT DATE: 01.06.21
DRAWING SCALE: 1:100	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: SL
DRAWING TITLE: Detailed Planting Plan 12 of 16	

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Note: To be read in conjunction with Detailed Planting Schedule (DD259L10), Typical Tree Pit Detail (DD259L20) and Planting Matrix (DD259L21)

Location Plan - NTS

FINAL

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Boorley Green

PROJECT NUMBER:
DD259

PLOT DATE:
01.06.21

DRAWING SCALE:
1:100

APPROVED BY:
PD

PAPER SIZE:
A1

DRAWN BY:
SL

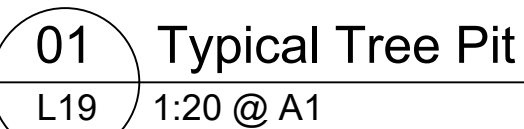
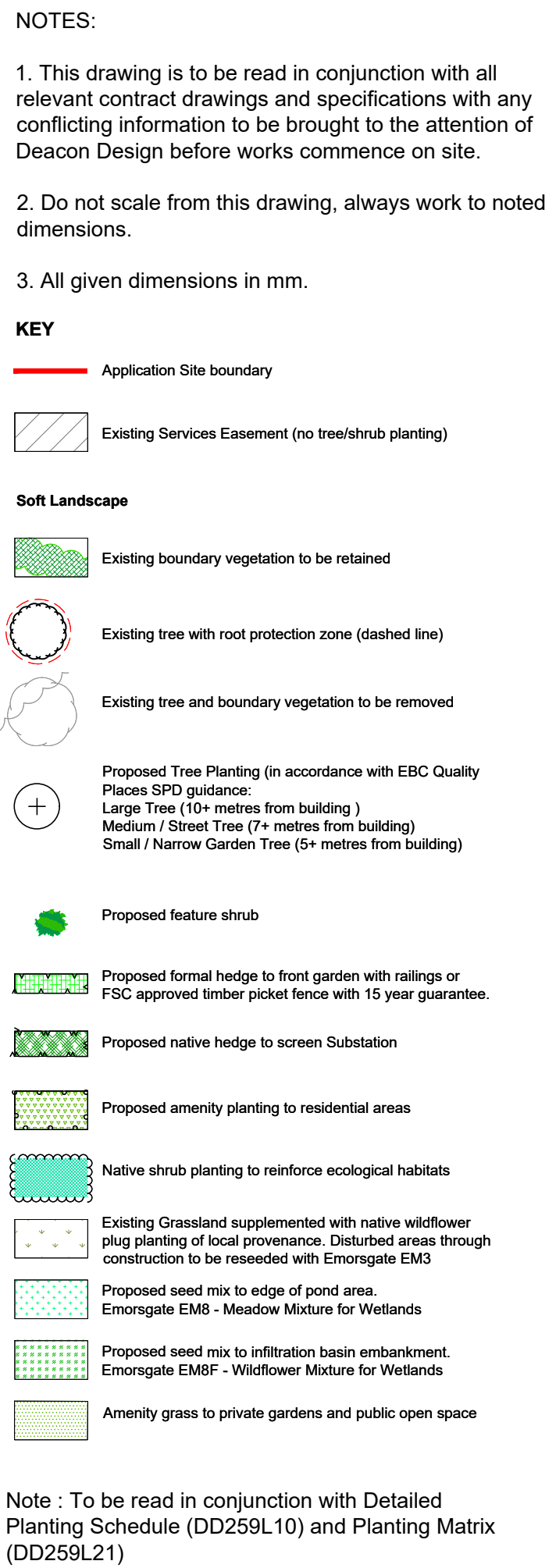
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Detailed Planting Plan

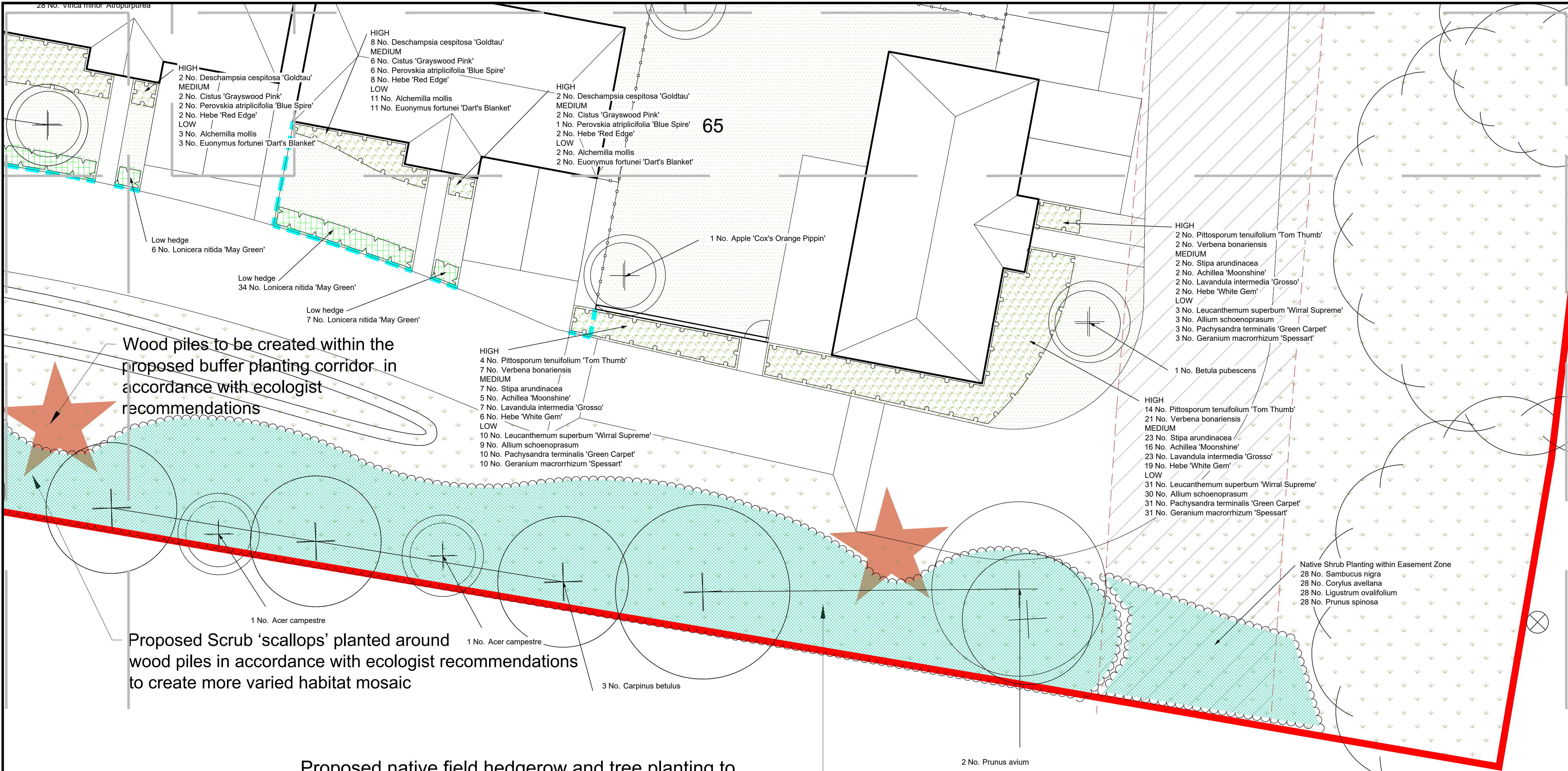
13 of 16

DRAWING NUMBER:
DD259L18

REVISION LETTER:
A

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KEY

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Note : To be read in conjunction with Detailed Planting Schedule (DD259L10) and Typical Tree Pit Detail (DD259L20)



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10.08.21	PP	Hedera Species Amended	A	PD
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PROJECT TITLE:
**Maddoxford Lane Phase 2
Boorley Green**

PROJECT NUMBER:
DD259

PLOT DATE:
01.06.21

DRAWING SCALE:
1:100

APPROVED BY:
PD

PAPER SIZE:
A1

DRAWN BY:
SL

DRAWING TITLE:
Detailed Planting Plan

16 of 16

DRAWING NUMBER:
DD259L21

REVISION LETTER:
A

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DD Plot Planting Plant Guide:

(High, Medium, Low)
The mix of plants for each plot has been divided based on height and position within the border.
Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the middle of any island beds.
Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting.
Refer to DD planting plans and schedules for planting bed matrixes.

