



Landscape Management Plan

Internal Distributor Road, One Horton Heath

FINAL

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for the One Horton Heath team on behalf of Eastleigh Borough Council to inform the on-going landscape management and maintenance operations for the construction of an internal distributor road with associated footways, cycleways, lighting, drainage and landscaping at One Horton Heath.
- 1.2 The proposed development has been designed in full accordance with the Development Plan and Outline Planning Application (OPA) Ref:O/20/89498, which has received a resolution to grant consent, subject to S106 negotiations relating to education.
- 1.3 Deacon Design Ltd were appointed in August 2022 to progress the detailed hard and soft landscape design. This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

Secondary Infrastructure Road (SIR) Application

- 1.4 The landscape proposals associated with this report relate to the Secondary Infrastructure Road (SIR) application which is to be submitted as a full planning application as consequence of the S106 delay set out in 1.2 above.
- 1.5 This will enable these important infrastructure works to be delivered earlier but will accord with the design set out as part of the OPA. Therefore, this LMP is to inform the Full Detailed Planning Application of the Secondary Infrastructure Road and associated footpaths, drainage and landscape.

Aims and Objectives

- 1.6 This LMP provides a comprehensive programme of landscape and ecological management, enhancement and future monitoring. Proposals for on-going landscape management and maintenance operation will support the proposed site development to preserve and enhance assets of biodiversity value.
- 1.7 The landscape design and ecological mitigation proposals will reinforce the existing green infrastructure connectivity to be sufficiently robust so that it can withstand human activity nearby, when the site development is constructed, and also during day-to-day operation.
- 1.8 A carefully considered palette of pre-dominantly native species is intended to better immerse the existing site and proposed development into the landscape setting. The amenity prospects for One Horton Heath is key to delivering attractive and usable places, so that the community enjoy the

attractive waterside setting and experience the wellbeing benefits of close contact with nature.

- 1.9 This LMP 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 and seasonal interest.
 - Protection, conservation and enhancement of existing trees, vegetation and associated habitats for enhanced site biodiversity and contact with nature.
 - To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques.
- 1.10 This Plan is intended to cover the first five years of the site's establishment.
- 1.11 It should be noted that as the establishment of the new planting progresses, the operation and management maybe 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.

2 Preliminaries

- 2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations carried out by Johns Associates Ltd.
- 2.2 The landscape maintenance of the site will be the responsibility of the owners and will be managed and maintained by a dedicated on-site team of operatives.
- 2.3 The site owner and appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to 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 appointed contractor for the duration of the agreed rectification / defects liability period. After this is completed, the responsibility will transfer to site owner responsibility for future site management.
- 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 vigourReplacements 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 of a quality loam structure in accordance with the recommendations in BS 3882:2015 British Standard Topsoil.
- 2.7 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.
- 2.8 An Operation & Maintenance Manual will be required for identified site risks and made available to all site operatives.
- 2.9 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, according to latest Arboricultural Survey and Arboricultural Impact Assessment carried out by Tyler Grange.

3 Soft Landscape Specification

- 3.1 It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.
- 3.2 All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
- 3.3 All plants should be grown and sourced in the UK (where feasible) and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.
- 3.4 All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

- 3.5 All topsoil and subsoil used in planting areas to be accordance with the latest versions of BS3882 (Topsoil), BS8601 (Subsoil) and BS8545 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.
- 3.6 Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.
- 3.7 Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.
- 3.8 Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and be laid to a depth of 300mm for tree planting, 450mm shrub planting, 150mm for amenity grass/turf and 30-50mm for wildflower seeding to aid germination.

Planting

- 3.9 Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1 1992, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Tree Selection and Location

- 3.10 Tree Species and locations should comply with the recommendations set out in NJUG Volume 4 Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees (National Joint Utilities Group) and Buildings Near Trees - NHBC Standards Chapter 4.2 (National House Building Council). Tree planting should be coordinated with street lighting design to avoid canopy clashes once mature.

Planting Trees

- 3.11 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.
- 3.12 All trees, from saplings right through to semi-mature trees should be planted in accordance with nursery instructions and in accordance with good horticultural practice. Bio-degradable tree guards, stakes supports and ties shall be incorporated as appropriate for the tree size and species, so that they can provide protection during establishment. During establishment, grasses and tall herb species should be cut annually to reduce competition for resources – damage to bark must be avoided by use of strimmer guards or similar. Supports, ties, guards and stakes require regular checking and adjustment for effectiveness and to prevent chafing damage. Once trees are sufficiently established (at least 2 years post planting), tree support sundries should be removed and annual cutting may cease.
- 3.13 Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

- 3.14 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:
- Standard Trees – Single Stake
 - Heavy – Extra Heavy - Double Staked
 - Extra Heavy to Semi Mature – Triple Staked
 - Semi Mature – Proprietary underground guying.
- 3.15 All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to

avoid strimmer damage to trunk / water demand. Alternatively proprietary black strimmer guards should be fitted.

Root Barriers

- 3.16 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.
- 3.17 Planting Shrubs - to be planted in prepared beds, back filled, and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn on the technical drawings).
- 3.18 Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fences to aid establishment (unless adjacent to an alternative boundary treatment).
- 3.19 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.
- 3.20 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants
- 3.21 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Implementation Programme

- 3.22 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.
- 3.23 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave.
- 3.24 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 manufactures rates, topping up mulch to ensure 75mm depth.
- 3.25 Native species-rich seeding - Once established, species-rich grassland requires less frequent management compared to amenity grass. Once the sward has

successfully established a consistent coverage of desirable native species, subsequent management will focus on reducing nutrient levels by an annual cut each autumn, which will include the collection and removal of arisings. Where the desired coverage is not achieved, a more varied and frequent cutting regime may require implementation to 'knock back' dominant grass growth and manage pernicious weed encroachment.

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

4 Wetland Areas / SuDS Strategy

- 4.1 This section summarises the sustainable drainage maintenance requirements for the SuDS features such as the 4 no. attenuation basins (Ponds and swale) and filter drains integrated within the landscape spaces and combined with ecological planting.
- 4.2 Supporting the hydrology filtration systems, will be the adjoining margins of native grass / species-rich marginal sowing that will also contribute beneficial filtration and biodiversity benefit. Forebay areas of permanent water and basin areas prone to more frequent inundation may be planted up with native aquatic and marginal plug plants or pre-established coir matting pallets.
- 4.3 The ponds identified have been detailed by the project Drainage Engineer to understand the amount of water flow (filtration improvement opportunities) and capability to support suitable wetland plants that contribute to the filtration capture process.
- 4.4 Proposed marginal planting are selected to tolerate intermittent flows and periodic dry periods fluctuations in water levels caused by adverse weather conditions. The marginal nitrate mitigation planting enhancement will be in accordance with planting species set out in table 1 and illustrated in the drawings included in this report as appendices.
- 4.5 In accordance with NE guidance, landscape character and ecological guidance we have sought to propose a mix of wildflowers and native marginal aquatic planting that will enhance the SuDS strategy.

Existing Watercourses

- 4.6 Existing watercourses, ditch lines and all proposed attenuation areas will be monitored for non-native invasive species such as: Canadian pondweed or waterweed (*Elodea canadensis*), floating pennywort (*Hydrocotyle ranunculoides*), and New Zealand pigmyweed (*Crassula helmsii*).
- 4.7 Should undesirable plant species be identified, these should be removed with hand tools avoiding damage to other vegetation. Works timing between October to January (inclusive) will help to avoid the amphibian breeding season and whilst reptiles are active. Vegetation removal should be stockpiled for 24 hours to allow trapped invertebrates / amphibians time to egress and return to the habitat.
- 4.8 It is proposed to monitor the existing ditch lines for vegetation encroachment and manage for effective run-off capacity by maintaining as 1/3 of it is free of tall vegetation. Clearance to sections of the ditches may only be undertaken on rotation and completed between October and January (inclusive). Periodic inspections by a suitably qualified ecologist will help identify the presence of

invasive species or recommendations to adapt management regime for biodiversity benefit.

Attenuation basins

- 4.9 Proposed attenuation basins are to be managed for optimised Biodiversity Net Gain, so fenced off from casual access by open space users, residents and their pets. The proposed timber post & rail fencing will incorporate a stock-proof mesh to discourage access by dogs and small children. To minimise climbing, the posts will face outside the SuDS, with stock-proof mesh between, so that the horizontal rails are affixed on the inside. Access maintenance gates are required for each basin, with positions coordinated for safe access and good natural surveillance. Fencing, gates and any life-saving flotation devices will need to be regularly inspected and maintained.
- 4.10 Wildflower Mix & Native Wetland Planting: For slope of SuDS ponds, EP1 Pond Edge Mixture, supplied by Emorsgate Seeds or equivalent, sown at 4g/m². Native plug planting or coir mats with pre-established native marginal species will supplement seeding for water quality treatment & to trap sediment by early establishment.
- 4.11 Refer to Engineers SuDS report for further information and maintenance recommendations.

Marginal / Aquatic Planting

- 4.12 The proposed marginal planting will form an integral feature and is able to tolerate intermittent flows and periodic dry periods whilst still providing effective filtration. See figure 1 below.

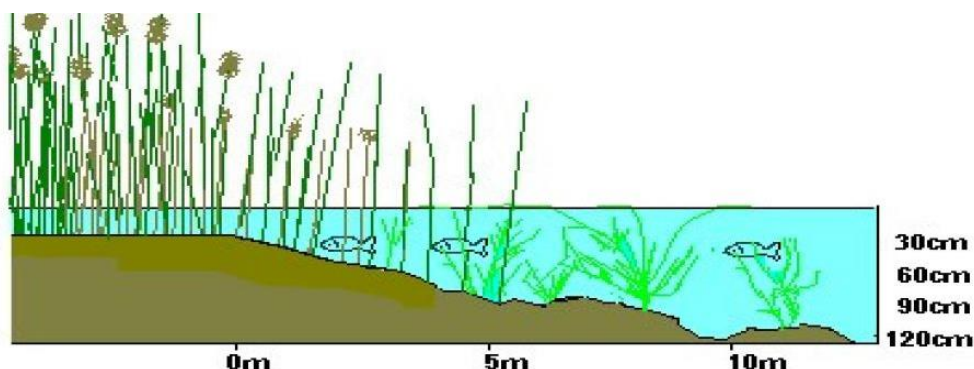


Figure 1 - Natural Marginal Planting (RSPB Reedbed Design Guidance Version 4 July 2004)

Planting Seedlings

- 4.13 Planting plug grown seedlings by hand using a dibber is the most widely used method of establishing marginal planting and can compete and survive adverse weather conditions.

- 4.14 Whilst the anticipated water levels will sustain the plants once established, it is advisable that during any drought periods the seedlings should be regularly irrigated.
- 4.15 Once established, management of the marginal planting should be limited and allowed to spread naturally to allow enough balance between reed bed establishment and open water. Key maintenance requirements /operations should include:
- Checks for debris or litter build-up;
 - Checks for invasive non-native species;
 - Annual vegetation cutting and maintenance;
 - Removal of unwanted self-sown trees, scrub or other such plants that could damage the hydraulic design;
 - As required de-silting operations; and
 - Periodic checks for any compromise of the hydraulic / filtration integrity
- 4.16 Consideration of the long-term security of facilities and their adoption at an early stage is advisable.
- 4.17 Pond maintenance will be carried out, including dredging to be undertaken on a cyclic basis, to control the accumulation of silt, to prevent succession and improve water quality. Removal of rubbish will also be undertaken. Management of the pond habitat will occur during the winter, after the amphibian breeding season. Monitoring of the pond by a suitably qualified hydrologist and ecologist will inform the management required for the wetland areas.
- 4.18 Dredged material will be removed from the pond and left to one side for a period of 48 hours so that fauna may return to the water body. A waste management licence may be required to dredge plant material from the pond.
- 4.19 The grassland in the vicinity of the attenuation pond will be managed in a traditional manner, without artificial fertiliser, to maintain and enhance its nature conservation interest. This will include an autumn cut after the herbs and grasses have seeded. A carefully controlled cut, i.e. using light machinery and cutting the sward to no less than 6 inches, is unlikely to harm reptiles, and should benefit them by maintaining the grassland in an open condition and preventing scrub encroachment. Additionally, cutting a rotational basis i.e. leaving selected areas unmown for an entire season, should assist in providing structural diversity to the sward, and provide suitable basking, foraging and refuge areas for reptiles, as well as enhancing its invertebrates' diversity.

4.20 Based on the proposed pond a list of mitigation planting, set out below, will inform the mixes that will be applied to the proposed ponds. This includes:

Mitigation Planting	
Wildflowers	
Botanical Name	Common Name
Carex acutiformis	Lesser Pond Sedge
Mentha aquatica	Water Mint
Ranunculus flammula	Lesser Spearwort
Schoenoplectus lacustris	Common Club-rush
Veronica beccabunga	Brooklime
Marginal / Aquatics	
Caltha palustris	Marsh-marigold
Iris pseudacorus	Yellow Flag Iris
Juncus effusus	Common rush
Lythrum salicaria	Purple Loosestrife
Myosotis scorpioides	water forget-me-not
Scrophularia auriculata	Water Figwort
Stachys palustris	Marsh Woundwort

Table 1 – Proposed Marginal Planting

Overall Operation and Maintenance Requirements for SUDS

MAINTENANCE SCHEDULE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular maintenance	Remove litter and debris	Monthly, or as required
	Maintain fencing, gates & safety flotation devices	Monthly
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets, and overflows for blockages, and clear if required	Monthly
	Inspect infiltration surfaces for silt accumulation or similar, record areas where water is ponding for > 48 hours	Monthly, or when required

	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required	As required or if bare soil is exposed over 10% or more of the swale treatment area
Occasional maintenance	Repair erosion or other damage by re-turfing, planting or reseeded	As required
Remedial actions	Relevel uneven surfaces and reinstate design levels	As required
	Scarify topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of the soil surface	As required
	Remove build-up of sediment on upstream gravel trench, flow spreader or at top of filter strip	As required
	Remove and dispose of oils or petrol residues using safe standard practices	As required
	Damage to fencing, gates or safety devices	As required

Marginal / Tall Emergent Planting

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
Watering	During establishment of wildflower plug germination	
	During periods of prolonged dry weather	
Cutting	Cutting needed to provide diverse, scrub free marginal areas. First year cut: Annual weed growth to be cut back to encourage perennial ground coverage	Once during March
	Subsequent cuts Work in 2/3 years' rotation, work on one bank each year.	Between September / November

Newly Sown Meadow Areas to Attenuation Pond

ITEM	ACTIVITIES	SUGGESTED FREQUENCY
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Watering	During establishment of wildflower plug germination During periods of prolonged dry weather	As required
Cutting Emorsgate EP1 – Pond Edge Mixture	Cutting needed to provide diverse, scrub free areas. First year cut: Annual weed growth to be cut back to encourage perennial ground coverage	Once during March
	Subsequent cuts Work in 2/3 years rotation.	Between September / November
Assessment	- Arrange for all wildflower meadow areas / ponds / swales to be inspected by a qualified ecologist to ascertain the establishment of the meadow areas and associated habitat enhancements. Make recommendations as necessary to address any health problems or necessary remedial works. - Hydrologist to check Attenuation areas periodically to ensure functioning requirements are being achieved. - Make recommendations as necessary	Once every 5 Years
		Once a year

5 Soft Landscape Maintenance – General

All Planting

- 5.1 All planting within the boundaries of site ownership will be maintained in perpetuity by the owners.

Ecological Enhancements / Habitat Creation

- 5.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 5.3 The development has been strongly informed by published local landscape character assessments and field survey studies. The landscape vision therefore seeks to retain and enhance the existing site features of landscape character for benefit to the wider green infrastructure framework by:
- Restoration of a strong native hedgerow and tree network through the site for enhanced ecological connectivity with surrounding woodland that will also reduce the massing of development for landscape character and visual amenity benefit;
 - Protection of existing habitats alongside the existing watercourses for particular benefit to Protected Species that includes Bats, Dormice and Great Crested Newts;
 - Provision for enhanced management of existing grassland to benefit site biodiversity by variation of cutting regimes to encourage taller field margins alongside the existing hedgerows, with areas of informal meadow and more regularly cut species-rich lawns for benefit to a broader range of foraging invertebrates, birds and small mammals;
 - Creation of opportunities for landscape recreation and amenity, so that the proposed and surrounding communities can enjoy healthy outside activities and the therapeutic benefit of contact with nature.

Existing Trees

- 5.4 Management of existing trees will require periodic management.
- 5.5 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'.
- 5.6 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.
- 5.7 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

- 5.8 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 2.9 above.
- 5.9 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.
- 5.10 Deadwood within tree canopies and fallen deadwood should be retained in-situ to provide habitat for deadwood invertebrates.
- 5.11 Healthy trees should not be pruned or have their crowns lifted unnecessarily.
- 5.12 Veteran trees may require supplementary monitoring and a means to limit or control public access beneath vulnerable canopies, where risk of limb / branch drops may be deemed more likely.
- 5.13 Tree health monitoring visits should be considered after periods of excessively windy or stormy weather to check for damage and structural defects that may require remedial action to protect the public using landscape spaces.
- 5.14 Field layer / ground level vegetation beneath tree canopies should not be mown once established (at least 2 years post planting). The encouragement of native ground flora by protection of these areas from trampling / trafficking is recommended.

Existing hedgerows

- 5.15 Existing hedgerows will require periodic management.
- 5.16 During construction, the existing hedgerow vegetation to be retained near the eastern solar farm boundary, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.
- 5.17 Pruning operations should take place between November and February to avoid harm to Protected Species (dormice), nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to small mammals and hibernating reptiles. If bases require cutting this should occur in April after an appropriate check for Protected Species.
- 5.18 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. The hedgerows should be maintained >1.5m in height and width in accordance with the Ecologist recommendations.
- 5.19 Hedgerows next to pedestrian footpaths should be trimmed regularly to avoid causing obstructions – management works should follow Ecologist recommendations.

- 5.20 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.

Grassland Areas

Species-rich Grassland / Meadow

- 5.21 Areas of rough and species-rich grassland meadow that will be retained and are not required for site user recreation, should be subject to a reduced mowing regime to create a longer sward height and a gradual increase of structural/species diversity.
- 5.22 Post-construction, new areas of grassland will be created through the sowing of a grassland / wildflower seed 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.
- 5.23 During the first year after sowing, the sward will be topped every 1-2 months (depending on growth rate), so that persistent weeds and dominant grass can be knocked back for benefit to meadow species. Pernicious weeds such as Dock, Thistle and Nettle can be dug up using hand tools or spot treated with an appropriate herbicide before they flower and set-seed or establish in large stands.
- 5.24 Established rough grassland should be mown twice a year; once in September to give wildflowers time to set seed, and once in March/April as a topping cut to knock back dominant grass. 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 come to dominate the sward.
- 5.25 The sowing of wildflowers will ensure flower-rich habitats that provide foraging opportunities for a range of birds and insects.
- 5.26 Annual mowing will also prevent the encroachment of scrub into the site and will maintain current management in areas that may have increased ecological sensitivity and value.
- 5.27 Reinstatement sowing for areas that have failed to establish and thrive, or for areas of subsequent ground disturbance or excavation shall be prepared for overseeding by cutting to knock back aggressive weed-growth. Subsequent scarification of the ground after mowing will 'open up' the ground to optimise the important need for seed to soil contact. Overseed reinstatement areas soon after scarification with an appropriate species-rich mix during Autumn, potentially incorporating species such as Yellow Rattle to support species diversity. Note that alternative spring-sowing will require vernalisation of the seed mixture to stimulate germination prior to seeding. Initial establishment maintenance will require a modified cutting regime to help keep dominant or

aggressive grass or weed growth from outcompeting the desirable sward species – likely to comprise a more regular topping cuts to discourage excessive growth and overshading.

- 5.28 Provision has been made for species-rich grassland to natural open areas dedicated to ecological enhancements in accordance with Ecologist recommendations.
- 5.29 At least 20% of the species-rich grassland should be kept short (<7cm) most of the time to maximise the microhabitats for invertebrates and other small fauna – refer to Ecologist report for further information.
- 5.30 Species rich grassland proposed should be Wildflower & Grass Seed Mix: EM2 or EM4 80:20 grass to wildflower mix, as supplied by Emorsgate Seeds or equivalent, sown at 4g/m².

Amenity Grassland

- 5.31 Provision has been made for well managed amenity grass to the highway verges along the road and next to the Public Right of Way adjacent to the Solar Farm.
- 5.32 Amenity Grass Verge Edge Seed Mix: DoT BS Road Verge seed mix with clover, as supplied by Boston Seeds or equivalent, sown at 10g/m².

Mown Verges

- 5.33 To provide a sense of order and legibility to site circulation routes, a mown grassland strip of a minimum of 1m either side of routes.
- 5.34 The extent of mowing should be adapted seasonally to balance the use of the space for amenity value with biodiversity protection.

Invasive Species

Where necessary, annual monitoring of the site for invasive species will be carried out each summer by a qualified ecologist or site manager. Non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act (1981) may become established within the site during the lifetime of the development. In such an event, appropriate action will be required to eradicate invasive species from the site.

Soft Landscape Maintenance – General Notes

- 5.35 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	Once every 2 months

	Reduce soil to crumbs and level off Do not damage plant roots	
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

6 Proposed Planting

Tree planting

- 6.1 Native tree planting has been proposed on site where possible. Specimen trees are proposed alongside the new roads and footpaths to complement and integrate with the wooded site edges and existing field boundary hedgerows.
- 6.2 Management operations will include thinning to remove any deadwood and promote growth.
- 6.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 6.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife; active nests will be left with a suitable buffer until nesting ends.
- 6.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.
- 6.6 A strimmer guard should be fitted to all standard sized trees upwards within grass areas to protect the trunk from potential strimmer damage.
- 6.7 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

- 6.8 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.
- 6.9 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting¹.

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
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

1

Hillier Trees Tree Aftercare Maintenance Checklist

Proposed Native Planting near Linear SuDS Basin

- 6.10 Creating stands of native shrub planting (scrub) adjacent to the proposed linear attenuation basin ties in the character of the rural backdrop to the newly formed open space and provide a key function as linking habitat. They will be managed for a variation of height by an annual cutting regime and care will be taken to maintain good natural surveillance of standing water within the basins from a public safety and personal security perspective.
- 6.11 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide an attractive shelter and food source for wildlife.
- 6.12 Adopting similar management principles as for a field hedgerow, the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. In contrast, the maintenance regime will comprise an annual cut to achieve a varied height screen from ground level, which offers suitable nesting habitat for birds and maintains good intervisibility of the basin area from adjacent pathways, roads and dwellings.
- 6.13 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.

Mixed Species Native Hedgerow

- 6.14 The creation of a new species rich hedgerow to the site boundary alongside the existing solar farm will reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge. Reinstatement planting will also be implemented for access gaps via existing hedgerows.
- 6.15 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife.

Hedges 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.

- 6.16 Hedgerow planting will comprise of native species including hawthorn, blackthorn, field maple, hazel, dog wood, guelder rose and honeysuckle. Standard native trees will be included at intervals not less than 20m to include Field Maple, Wild Cherry, Bird Cherry and Beech where there is sufficiency of space. This planting will ensure green wildlife corridors between the newly created habitats and the adjacent site habitats.
- 6.17 The hedgerow should be maintained >1.5m in height and width in accordance with the Ecologist recommendations. Hedgerows next to pedestrian footpaths should be trimmed regularly to avoid causing obstructions – management works should follow Ecologist recommendations.
- 6.18 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 promoted 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.

7 Maintenance Schedule – Specific Activities to Plant Typologies

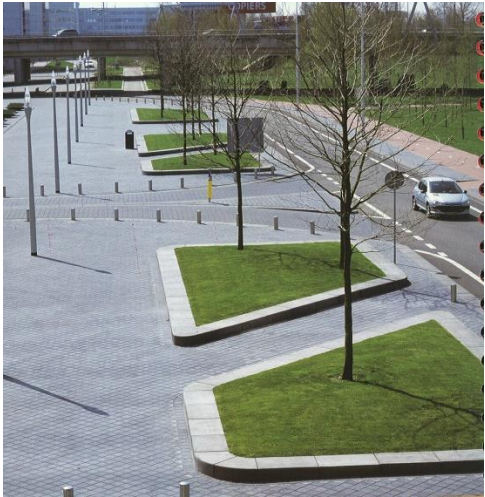
7.1. Management of New Specimen Trees				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Specimen Trees 	To ensure the successful establishment of new standard trees Establish tree canopy and good root system quickly. Control competition from weeds. 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.

7.2. 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. Hedges 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 to maximise ecology benefits. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using non-chemical control. 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. Hedges 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 to maximise ecology benefits. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using non-chemical control. 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. Hedges 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 to maximise ecology benefits. 12 visits per annum: Maintain weed free area 500mm width to each side of hedge centreline using non-chemical control. Top up bark mulch to maintain a max of 75mm depth. Remove litter off site after every site visit. Ensure all Health & Safety considerations are taken into account.

7.3. Management of Species-rich grassland and marginal swards				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Species-rich grassland 	To establish attractive, diverse and locally appropriate swards that enhance character and biodiversity. Control competition from pernicious weeds and invasive species. To benefit biodiversity. Final selection of species 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 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 to reduce fertility and clear vegetation mass. Cut back with petrol strimmers or tractor mower down 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 petrol strimmers 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 petrol strimmers 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.

7.4. Management of 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. 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. Check for leaning trees and re-straighten. Remove litter & debris off site after every site visit.	1 visit 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

7.5. Management of Fences and Gates				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
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 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 and fencing 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 and fencing for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates and fencing 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 (if applicable) 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 gate and fencing for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates and fencing 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 (if applicable) 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).

7.6. 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, leaves, chewing gum etc. Carry out weed control as necessary using a selected spot herbicide treatment. 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.	1 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. 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 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. 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

7.7. 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. 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.

7.8. Management of Street 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 street-scene 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.

8 Maintenance Operations Matrices

7.1. Tree Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Watering				X	X	X	X	X	X				Weekly 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.	Application of mulch					X					X			To 75mm as required
5.	Apply fertiliser			X										
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

7.2. Habitat Area / Native Scrub Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Invasive Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Firm up plants			X						X				As required
4.	Pest & disease control (by hand)			X	X	X	X	X	X	X	X			As required
5.	Pruning (to maintain height no greater than 5 metres (Three Year Rotation)	X	X							X	X	X	X	As required (outside bird nesting season)
6.	Coppicing to maintain balance between woody plants and ground flora	X	X							X	X			As required (outside bird nesting season)
7.	Replacement Planting	X	X								X	X	X	By agreement as schedule

7.3. Shrub Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	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 (Biodegradable Weedkiller only)					X		X						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							X				As required
9.	Replacement planting (all plant types)	X	X	X	X						X	X	X	By agreement as schedule (avoid frost periods)

7.4. Species-rich grassland

First Year Establishment

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	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	Carry out first Mow to a height of 40-60 mm during dry weather, remove arisings.					X	X	X	X					Avoid compacting the ground - don't mow in wet conditions. Carry out first mow in August.
3	Maintain 'Short cut' to a height of 150 mm, remove arisings	X	X	X						X	X	X	X	Avoid compacting the ground - don't mow in wet conditions

7.5. Species-rich grassland														
Subsequent Years														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
	Sectional Mowing – To maximise habitat enhancements mow Mow to a height of 100mm (minimum) during dry weather, remove arisings.							X	X	X				Traditional Mowing - Leave to dry for 1-7 days before removing off site or to approved compost area.
	Mow or graze the re-growth through to late autumn/winter to 50mm and again in spring if needed.	X	X	X							X	X	X	Avoid compacting the ground - don't mow in wet conditions
	Hand removal of persistent perennial weeds					X	X	X	X	X	X			As required

9 Monitoring and Ongoing Review

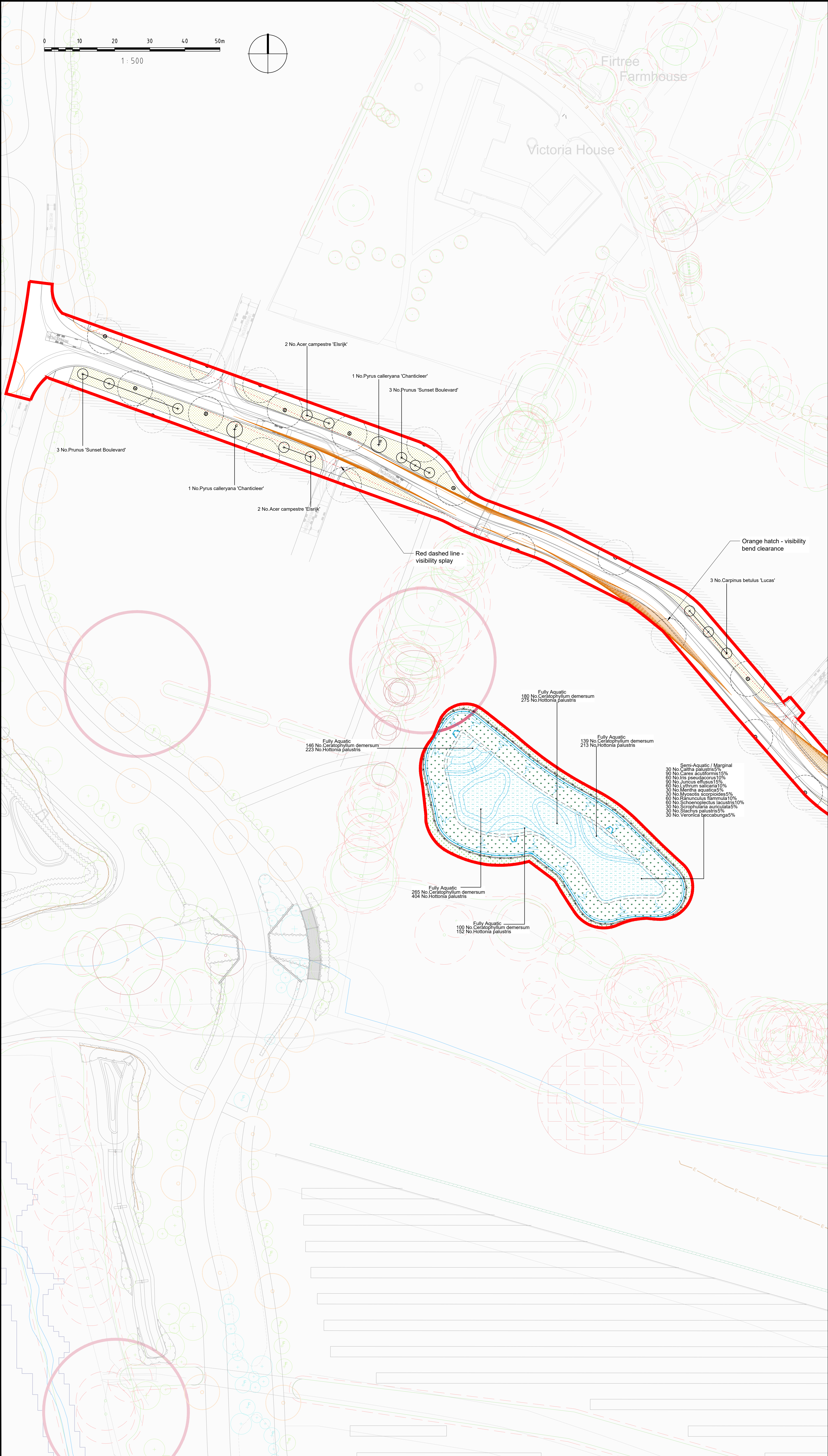
- 9.1 During the construction period a suitably qualified Landscape Architect and Ecologist - as Ecological Clerk of Works appointed to monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter an EBC Landscape Manager will manage the ongoing operations. This will ensure compliance and appropriate development of the scheme and remedial action is taken with regards to plant replacements and habitat creation.
- 9.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape planting and will form a closer indicator of possible changes in management focus to respond to climate change.
- 9.3 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.
- 9.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 9.5 The results of all 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 objectives for the landscape and ecological planting is achieved.

10 Appendices (refer to latest revision)

10.1 DD579L40-44_Secondary Road Landscape Proposals (Deacon Design Ltd)

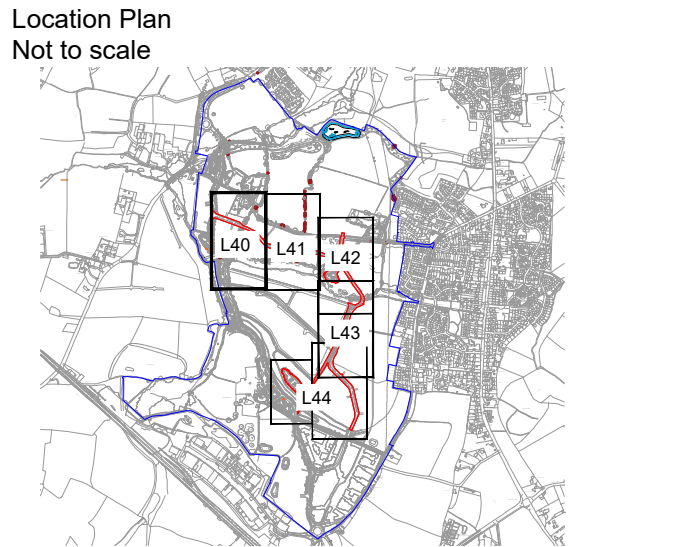
Appendix 10.1

DD579L40-44_Secondary Road Landscape Proposals (Deacon Design Ltd)



- 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, (except for planning application purposes only) always work to noted dimensions.
 3. All given dimensions in mm.
- KEY
- Application Site Boundary
- Soft Landscape
- Existing trees and hedges to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Tyler Grange AIA Tree Report
- Existing trees and vegetation to be removed
- Existing tree with bat roost potential to be retained and protected
- Existing veteran tree - hatched area denotes buffer zone
- Proposed Tree Planting
- Proposed native coppice / shrub mix planting adjacent to SuDS Basin
- Proposed hedgerow / infill planting along Solar Farm boundary and existing hedgerow
- Proposed amenity grass verge along road - regularly mown grass / sward. Amenity Grass Verge Edge Seed Mix: DoT BS Road Verge seed mix with clover, as supplied by Boston Seeds or equivalent, sown at 10g/m²
- Proposed species-rich grassland, Emorsgate EM2 or EM4 80:20 grass to wildflower mix, as supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Proposed attenuation basin to form part of sustainable drainage systems Emorsgate EP1 Pond edge mixture, as supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Provision for vehicle restraint system for pedestrians/vehicles along watercourse crossing
- Provision for fence along main road to protect pedestrians - boundary treatment details TBC
- Timber post & stock-proof mesh boundary for SuDS basins to discourage unauthorised or amenity access for ecological & water quality benefit (Note: lockable gates afford management access, located to suit safe access requirements)
- Proposed lighting columns (by others) dashed line 5m offset zone clearance for canopy edge of mature trees

Note: Refer to dwg. no. DD579L45 for Detailed Planting Schedule, Tree Pit Details and Landscape Specification - General Notes.



FINAL

08.12.23	MM	Revised Layout - Junction. Detailed Proposals	R3	PD
24.07.23	MG	Amendments to layout	R2	MM
02.06.23	MM	Amendments to follow client comments	R1	MG

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS

FOR PLANNING



DEACON DESIGN

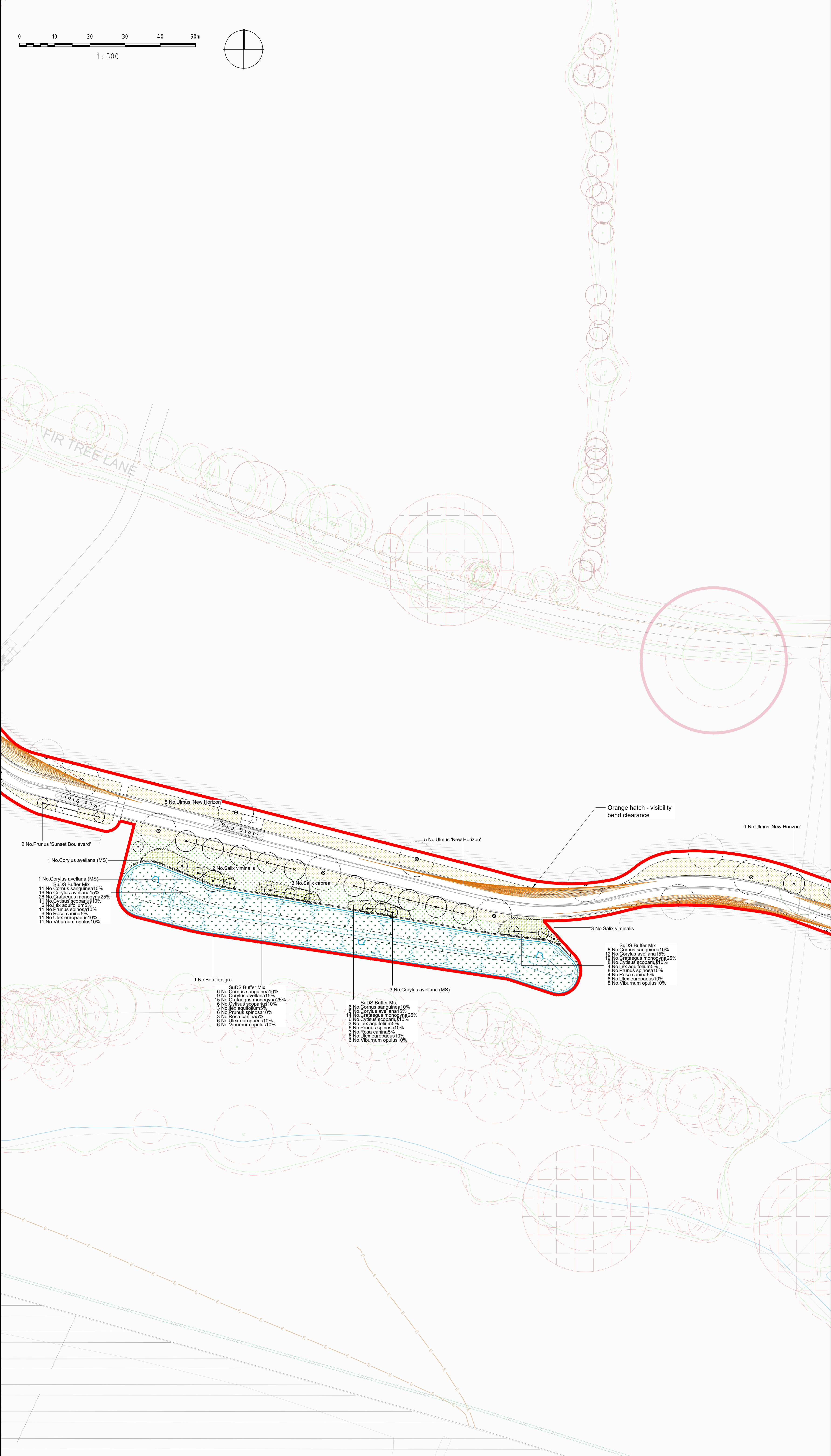
Landscape Architecture | Masterplanning | Urban Design

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PROJECT TITLE:	
One Horton Heath	
Site Wide Infrastructure	
PROJECT NUMBER:	PLOT DATE:
DD579	24.05.23
DRAWING SCALE:	APPROVED BY:
1:500	MG
PAPER SIZE:	DRAWN BY:
A1	MM
DRAWING TITLE:	
Secondary Road	
Landscape Proposals	
Sheet 1 of 6	
DRAWING NUMBER:	REVISION LETTER:
DD579L40	R3
DRAWING FILE LOCATION:	
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NOTES:

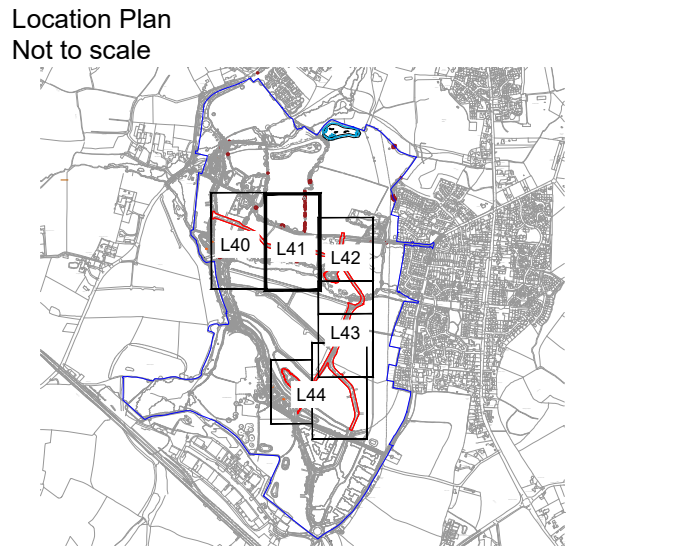
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2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
3. All given dimensions in mm.

KEY

Soft Landscape

- Existing trees and hedges to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Tyler Grange AIA Tree Report
- Existing trees and vegetation to be removed
- Existing tree with bat roost potential to be retained and protected
- Existing veteran tree - hatched area denotes buffer zone
- Proposed Tree Planting
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Note: Refer to dwg. no. DD579L45 for Detailed Planting Schedule, Tree Pit Details and Landscape Specification - General Notes.



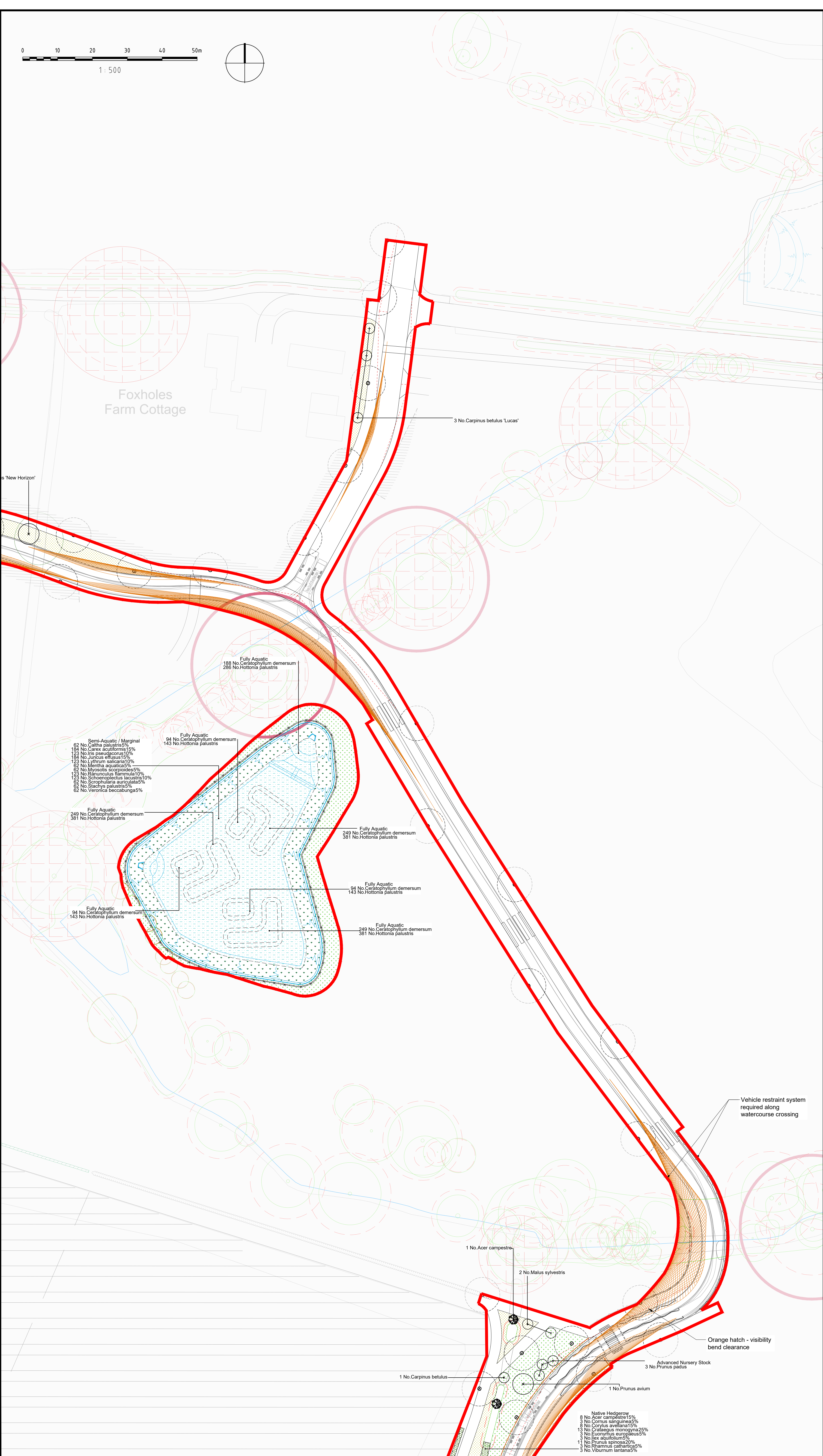
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24.07.23	MG	Amendments to layout	R2	MM
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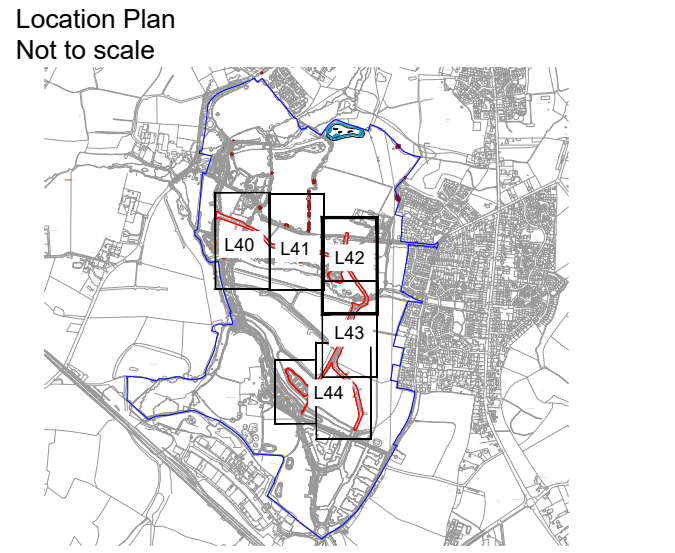
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PROJECT TITLE: One Horton Heath Site Wide Infrastructure	
PROJECT NUMBER: DD579	PLOT DATE: 24.05.23
DRAWING SCALE: 1:500	APPROVED BY: MG
PAPER SIZE: A1	DRAWN BY: MM
DRAWING TITLE: Secondary Road Landscape Proposals Sheet 2 of 6	
DRAWING NUMBER: DD579L41	REVISION LETTER: R3
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- KEY
- Application Site Boundary
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Note: Refer to dwg. no. DD579L45 for Detailed Planting Schedule, Tree Pit Details and Landscape Specification - General Notes.

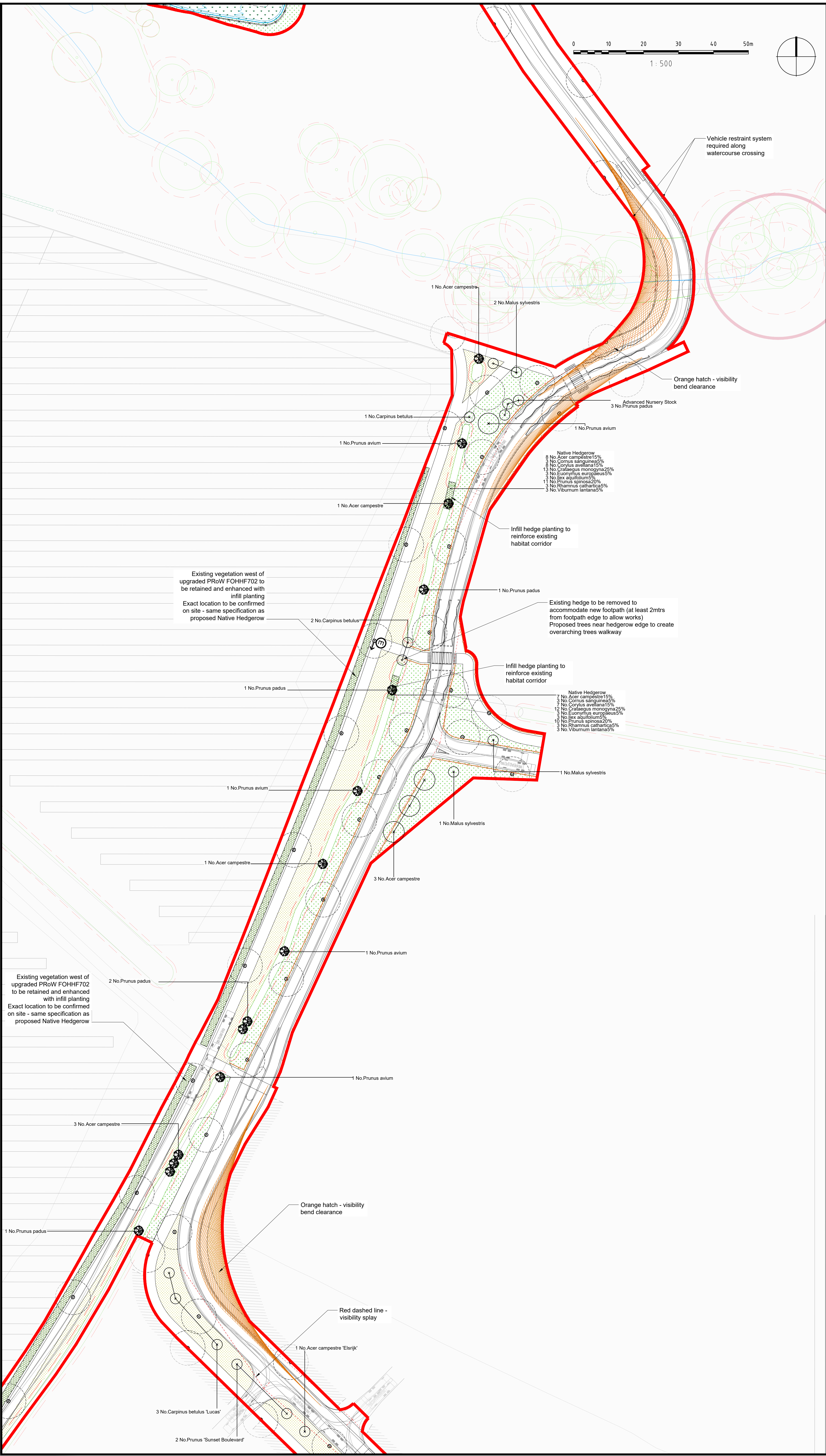


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Site Wide Infrastructure			
PROJECT NUMBER:	DD579	PLOT DATE:	24.05.23
DRAWING SCALE:	1:500	APPROVED BY:	MG
PAPER SIZE:	A1	DRAWN BY:	MM
DRAWING TITLE:			
Secondary Road			
Landscape Proposals			
Sheet 3 of 6			
DRAWING NUMBER:	DD579L42	REVISION LETTER:	R3
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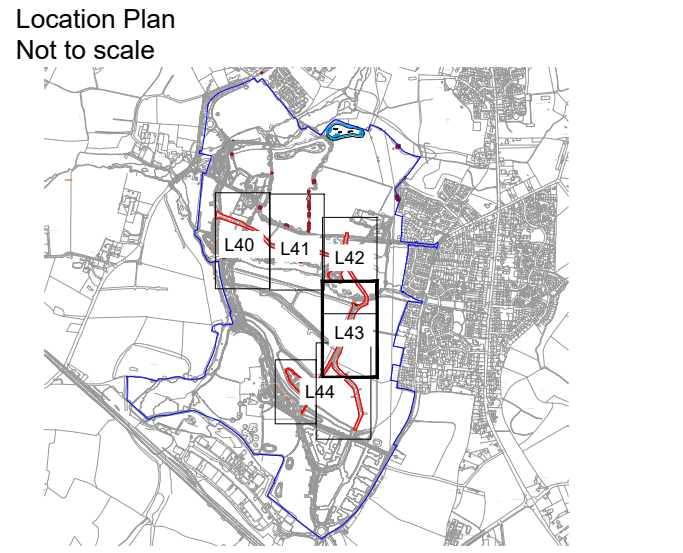
KEY

Application Site Boundary

Soft Landscape

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PROJECT NUMBER: DD579	PLOT DATE: 24.05.23
DRAWING SCALE: 1:500	APPROVED BY: MG
PAPER SIZE: A1	DRAWN BY: MM

DRAWING TITLE:
Secondary Road
Landscape Proposals
Sheet 4 of 6

DRAWING NUMBER: DD579L43	REVISION LETTER: R3
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Existing vegetation west of upgraded PRow FOH702 to be retained and enhanced with infill planting
Exact location to be confirmed on site - same specification as proposed Native Hedgerow

2 No *Prunus padus*

1 No *Prunus avium*

1 No *Prunus avium*

3 No *Acer campestre*

1 No *Prunus padus*

Orange hatch - visibility bend clearance

Red dashed line - visibility splay

1 No *Acer campestre* 'Elsrijk'

3 No *Carpinus betulus* 'Lucas'

2 No *Prunus* 'Sunset Boulevard'

3 No *Sorbus aucup.* 'Sheenwater Seeding'

Orange hatch - visibility bend clearance

1 No *Acer campestre* 'Elsrijk'

2 No *Pyrus calleryana* 'Chanticleer'

2 No *Acer campestre* 'Elsrijk'

3 No *Ulmus* 'New Horizon'

2 No *Carpinus betulus* 'Lucas'

Inset Plan

Semi-Aquatic / Marginal
100 No *Callitha palustris* 5%
298 No *Carex acutiformis* 15%
135 No *Iris pseudacorus* 10%
298 No *Juncus effusus* 15%
199 No *Lythrum salicaria* 10%
100 No *Menhtha aquatica* 5%
100 No *Myosotis scorpioides* 5%
199 No *Ranunculus flammula* 10%
199 No *Schoenoplectus lacustris* 10%
100 No *Scrophularia auriculata* 5%
100 No *Stachys palustris* 5%
100 No *Veronica beccabunga* 5%

Fully Aquatic
249 No *Ceratophyllum demersum*
381 No *Nottonia palustris*

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249 No *Ceratophyllum demersum*
381 No *Nottonia palustris*

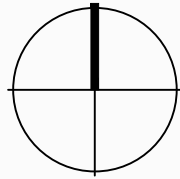
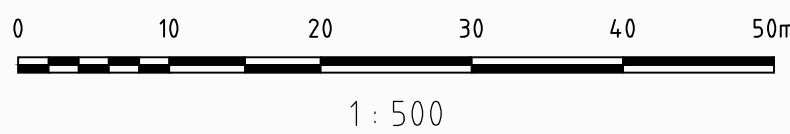
Fully Aquatic
249 No *Ceratophyllum demersum*
381 No *Nottonia palustris*

Fully Aquatic
94 No *Ceratophyllum demersum*
143 No *Nottonia palustris*

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94 No *Ceratophyllum demersum*
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Fully Aquatic
364 No *Ceratophyllum demersum*
555 No *Nottonia palustris*



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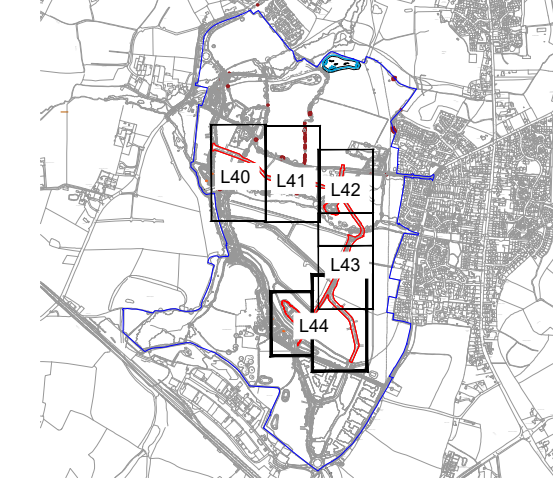
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Location Plan

Not to scale



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08.12.23	MM	Revised Layout - Junction. Detailed Proposals	R3	PD
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PROJECT TITLE:

One Horton Heath
Site Wide Infrastructure

PROJECT NUMBER: DD579 PLOT DATE: 24.05.23

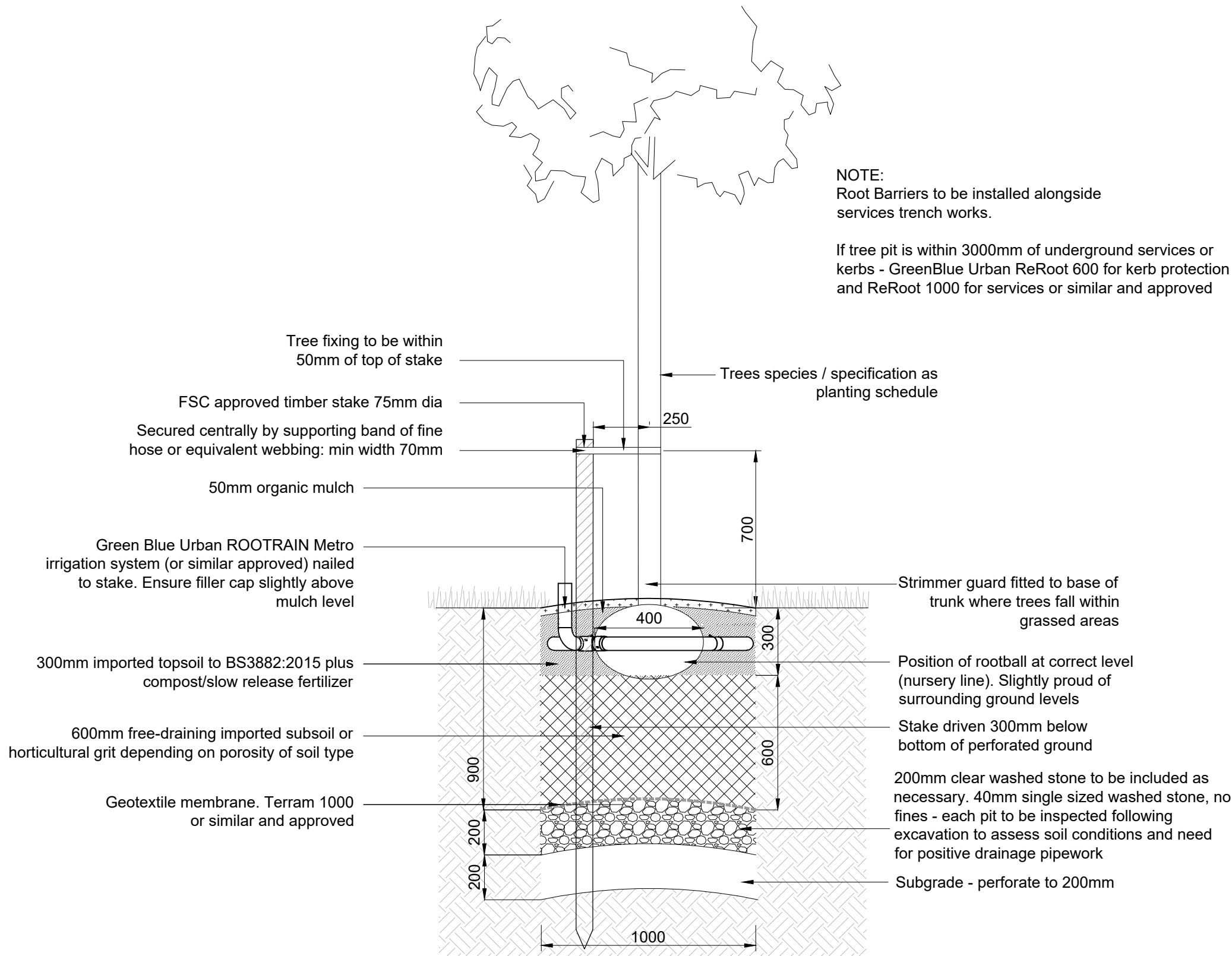
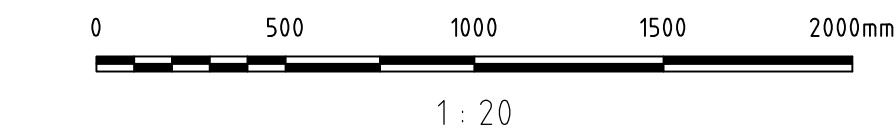
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PAPER SIZE: A1 DRAWN BY: MM

DRAWING TITLE:
Secondary Road
Landscape Proposals
Sheet 5 of 6

DRAWING NUMBER: DD579L44 REVISION LETTER: R3

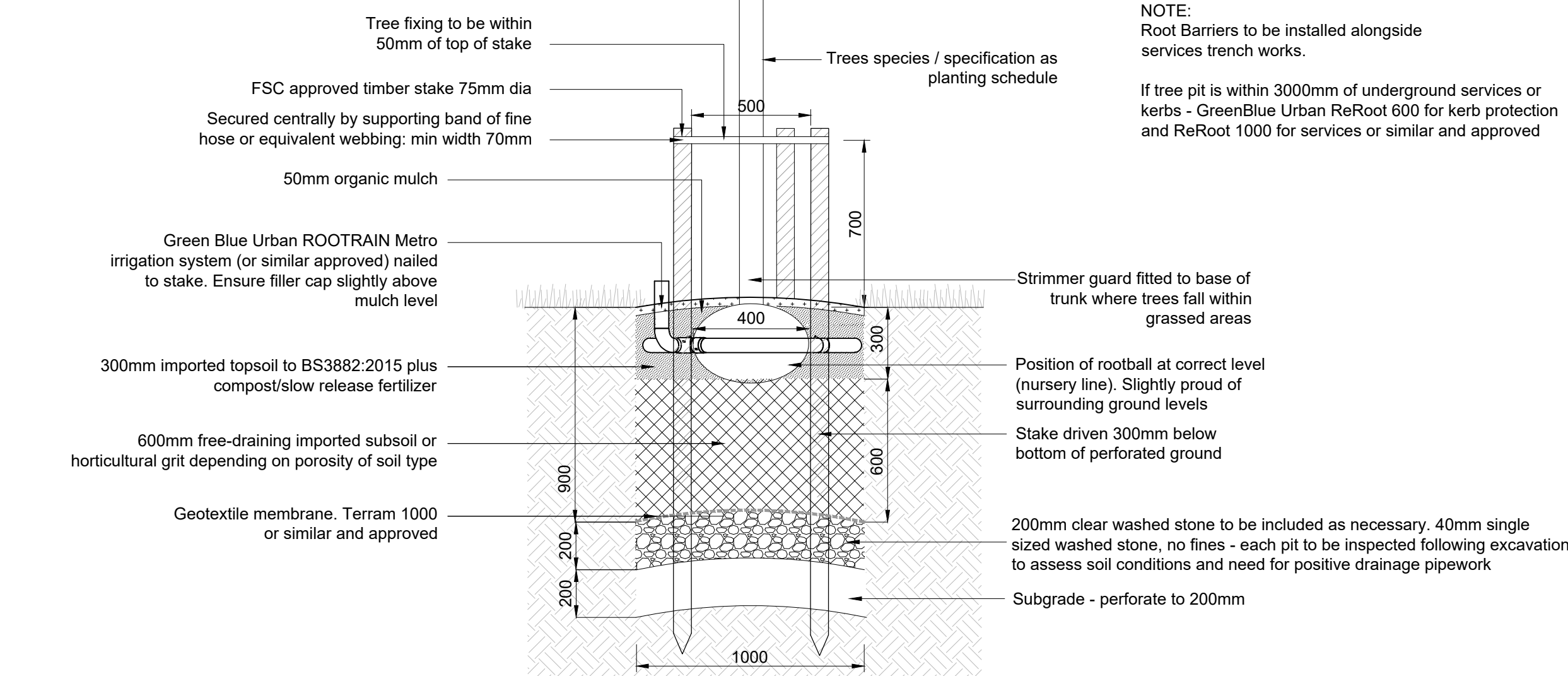
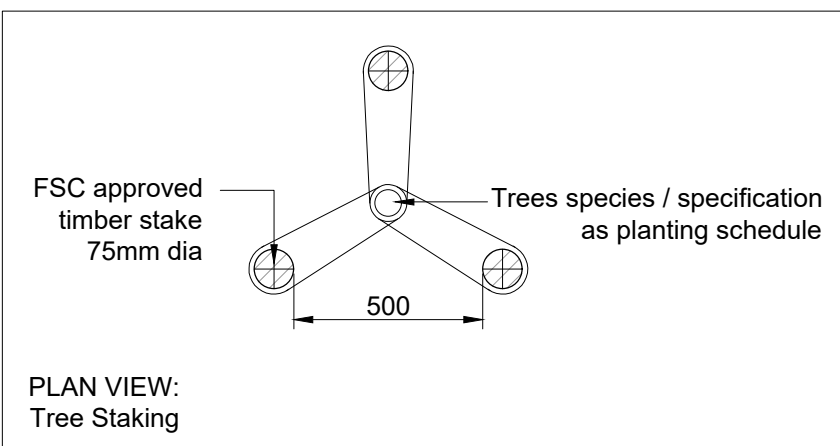
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NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.
NOTE 2 It is particularly important that the topsoil is not over-compacted during spreading. Over-compaction prevents plant root growth and function, and reduces water attenuation and the ability of excess water to drain away. It is one of the most common reasons for plant failures in landscape schemes, and it increases the risk of erosion and runoff. Placement of soil by tracked hydraulic excavators working in strips from ground not yet loosened (the "loose-tipping" method) is a way to avoid this.

01 Typical Tree Pit Detail - Standard Tree

L45 1:20 @ A1



NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.
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02 Typical Tree Pit Detail - Extra Heavy Standard to Semi Mature

L45 1:20 @ A1

Landscape Specification - General Notes:

It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

All plants should be grown and sourced in the UK and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

All topsoil and subsoil used in planting areas to be accordance with British Standard BS3882:2015 and BS8545:2014. Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.

Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth to achieve an overall depth of: 900mm for tree planting, 600mm shrub planting, 450mm for amenity grass/turf. Prior to spreading topsoil, the receiving area should be decompacted to increase permeability.

Planting

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. All Container growing planting should have Full Pots and can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Planting Trees

All tree should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees - Single Stake
- Heavy - Extra Heavy - Double Staked
- Extra Heavy to Semi Mature - Triple Staked
- Semi Mature - Proprietary underground guying.

All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Root Barriers

Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the center of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturers guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn).

Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fence to aid establishment (unless adjacent to an alternative boundary treatment). After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

Rabbit proof fencing or spiral/canes may be required to protect the establishment of the plants

Turfing to occur in April-May or September-October subject to suitable weather conditions.

Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Implementation Programme

Unless agreed otherwise all planting to be undertaken in the first available planting season. Management and Maintenance (Refer to Supporting Landscape Management Plan, where provided).

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 manufactures 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).

Detailed Planting Schedule

Tree Planting						
No.	Species Name	Common Name	Specification	Density	Girth	Height
6 No.	Acer campestre	Common Maple	RB :Standard		Counted 8-10cm	2.5-3.0m
3 No.	Acer campestre	Common Maple	RB :Clear Stem 175-200 :15m3		Counted 18-20cm	4.0-4.5m
8 No.	Acer campestre 'Elsrijk'	Field Maple 'Elsrijk'	RB :Clear Stem 175-200 :4 brks :15m3		Counted 18-20cm	4.0-4.5m
1 No.	Betula nigra	River Birch	RB :Clear Stem 175-200 :15m3		Counted 18-20cm	4.0-4.5m
3 No.	Carpinus betulus	Common Hornbeam	RB :Clear Stem 175-200 :Selected Standard		Counted 10-12cm	3.0-3.5m
11 No.	Carpinus betulus 'Lucas'		RB :Clear Stem 175-200 :7.5m3		Counted 16-18cm	4.0-4.5m
5 No.	Corylus avellana		RB :Specimen Multi-Stemmed 175-200 :7.5m3		Counted	300-350cm
4 No.	Malus sylvestris	Common Crab Apple	RB :Clear Stem 175-200 :7.5m3		Counted 14-16cm	4.0-4.5m
10 No.	Prunus 'Sunset Boulevard'	Flowering Cherry 'Sunset Boulevard'	RB :Clear Stem 175-200 :4 brks :15m3		Counted 18-20cm	4.0-4.5m
4 No.	Prunus avium	Wild Cherry	RB :Standard		Counted 8-10cm	2.5-3.0m
1 No.	Prunus avium	Wild Cherry	RB :Clear Stem 175-200 :15m3		Counted 18-20cm	4.0-4.5m
5 No.	Prunus padus	Bird Cherry	RB :Standard		Counted 8-10cm	2.5-3.0m
3 No.	Prunus padus	Bird Cherry	RB :Clear Stem 175-200 :Advanced Nursery Stock		Counted 16-18cm	4.0-4.5m
4 No.	Pyrus calleryana 'Chanticleer'	Flowering Pear 'Chanticleer'	RB :Clear Stem 175-200 :4 brks :15m3		Counted 16-18cm	4.0-4.5m
3 No.	Salix caprea	Goat Willow	RB :Multi-Stemmed :7.5m3		Counted	175-200cm
5 No.	Salix viminalis		RB :Multi-Stemmed :7.5m3		Counted	300-350cm
3 No.	Sorbus aucup	'Sheenwater Seedling'	RB :Clear Stem 175-200 :4 brks :15m3		Counted 18-20cm	4.0-4.5m
14 No.	Ulmus 'New Horizon'		RB :Clear Stem 175-200 :15m3		Counted 18-20cm	4.0-4.5m
Total :93 No.						

SuDS Buffer Mix (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Height
31 No.	Cornus sanguinea	Common Dogwood	tpt	1/m ²	60-80cm
45 No.	Corylus avellana	Common Hazel	tpt	1/m ²	60-80cm
74 No.	Crataegus monogyna	Common Hawthorn	tpt	1/m ²	60-90cm
31 No.	Cytisus scoparius	Common Broom	cg	1/m ²	40-60cm
16 No.	Ilex aquifolium	Common Holly	cg	1/m ²	60-80cm
31 No.	Prunus spinosa	Blackthorn	tpt	1/m ²	60-80cm
16 No.	Rosa canina	Dog Rose	tpt	1/m ²	60-80cm
31 No.	Ulex europaeus	Common Gorse	cg	1/m ²	60-80cm
31 No.	Viburnum opulus	Guelder Rose	tpt	1/m ²	60-80cm
Total :306 No.					

Native Hedgerow

No.	Species Name	Common Name	Specification	Density	Height
15 No.	Acer campestre	Common Maple	Whip	0.45Ctr	Triple Staggered at 0.45m offset 80-100cm
6 No.	Cornus sanguinea	Common Dogwood	1+1: transplant: 3 brks :BR	0.45Ctr	Triple Staggered at 0.45m offset 60-80cm
15 No.	Corylus avellana	Common Hazel	1+1: transplant: 3 brks :BR	0.45Ctr	Triple Staggered at 0.45m offset 60-80cm
25 No.	Crataegus monogyna	Hawthorn	1+1: transplant: 3 brks :BR	0.45Ctr	Triple Staggered at 0.45m offset 80-100cm
6 No.	Euonymus europaeus	Common Spindle Tree	Whip	0.45Ctr	Triple Staggered at 0.45m offset 80-100cm
6 No.	Ilex aquifolium	Common Holly	Bushy: CG	0.45Ctr	Triple Staggered at 0.45m offset 60-80cm
21 No.	Prunus spinosa	Blackthorn	1+1: transplant: 2 brks :BR	0.45Ctr	Triple Staggered at 0.45m offset 60-100cm
6 No.	Rhamnus cathartica	Common Buckthorn	1+0: Branched :BR	0.45Ctr	Triple Staggered at 0.45m offset 40-60cm
6 No.	Viburnum lantana	Wayfaring Tree	Whip	0.45Ctr	Triple Staggered at 0.45m offset 60-80cm
Total :106 No.					

Wildflowers

No.	Species Name	Common Name	Specification	Density
572 No.	Carex acutiformis	Lesser Pond Sedge	Plug: Well Rooted 1/m ²	
192 No.	Mentha aquatica	Water Mint	Plug: Well Rooted 1/m ²	
382 No.	Ranunculus flammula	Lesser Spearwort	Plug: Well Rooted 1/m ²	
382 No.	Schoenoplectus lacustris	Common Club-rush	Plug: Well Rooted 1/m ²	
192 No.	Veronica beccabunga	Brooklime	Plug: Well Rooted 1/m ²	
Total :1720 No.				

Marginal / Aquatics

No.	Species Name	Common Name	Specification	Density
192 No.	Callitha palustris	Marsh-marigold	Plug: Well Rooted 1/m ²	
3542 No.	Ceratophyllum demersum		Plug: Well Rooted 4/m ²	
5408 No.	Hottonia palustris		Plug: Well Rooted 5/m ²	
382 No.	Iris pseudacorus		Plug: Well Rooted 1/m ²	
572 No.	Juncus effusus	Yellow Flag Iris	Plug: Well Rooted 1/m ²	
382 No.	Lythrum salicaria	Purple Loosestrife	Plug: Well Rooted 1/m ²	
192 No.	Myosotis scorpioides		Plug: Well Rooted 1/m ²	
192 No.	Scrophularia auriculata		Plug: Well Rooted 1/m ²	
192 No.	Stachys palustris		Plug: Well Rooted 1/m ²	
Total :11054 No.				

Key Schedule
RB=Rootballed
C=Container Grown
L=Litre Size
PL=Plug

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, (except for planning application purposes only) always work to noted dimensions.

3. All given dimensions in mm.

FINAL

DATE DRAWN DESCRIPTION OF REVISION REVISION LETTER CHECKED BY

DRAWING STATUS

FOR PLANNING

D

DEACON DESIGN

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PROJECT TITLE:

One Horton Heath

Site Wide Infrastructure

PROJECT NUMBER: PLOT DATE:

DD579 08.12.23

DRAWING SCALE: APPROVED BY:

AS_SHOWN PD

PAPER SIZE: DRAWN BY:

A1 MM

DRAWING TITLE:

Secondary Road

Landscape Proposals

Sheet 6 of 6

DRAWING NUMBER: REVISION LETTER:

DD579L45 -

DRAWING FILE LOCATION:

Z:\Deacon Design Ltd Dropbox\03 PROJECTS 500\DD579_One Horton_Heath Site Wide Infrastructure\04 Drawings\Autocad_Keyframes-Landscape Design\DD579L40-44_Secondary Road Landscape Proposals.dwg