



Landscape Management Plan

East Horton Golf Club – Phase 1, Fair Oak

Date: 21/07/2025

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A	Updated Appendices	20.08.25
B	Adjusted information to landscape swale specification.	02.12.25
C	Updated Appendices	25.02.26

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Exdell Management Ltd to inform the on-going landscape management and maintenance operations for the land/commercial development at East Horton Golf Club – Phase 1, Fair Oak (Application Ref. No: F/25/99007).
- 1.2 The scheme gained planning consent in July 2025 by Eastleigh Borough Council- Application Ref. No: F/25/99007- for the: 'Phase 1 (Works to the Greenwood Course) comprising re-siting/ alterations to 1st tee box, fairway and green, enlarging 18th green and creation of event space with associated re-profiling, landscaping, footpath and drainage works following closure of existing driving range'
- 1.3 Deacon Design Ltd were appointed in April 2024 to progress the major improvement works to part of the existing golf course. 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.
- 1.4 This LMP should be submitted to satisfy the relevant conditions as requested by the Landscape Officer – Condition no.4 & 5(v/vi) which states that:

4. No development shall commence until full planting details have been submitted to and approved in writing by the Local Planning Authority. The planting shall be completed in accordance with the approved details, and to the appropriate British standard, by the end of the first planting season following completion of the development. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the detailed planting scheme.

Reason: In the interests of the visual amenities of the locality and to provide ecological protection.

5. The development shall be carried out in accordance with extended phase 1 ecological assessment and phase 2 surveys (by Phillips Ecology dated February 2025). No development shall commence on site until the following documents have been submitted to and approved in writing by the Local Planning Authority:

v) A management plan for the buffer next to the watercourse

vi) A plan to show how the swales will be integrated into the development to form a landscaping feature.

The development shall be carried out in accordance with the approved details.

Reasons: In the interests of ecology and visual amenity.

Aims and Objectives

- 1.5 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland blocks.
- 1.6 The landscape design proposals provide a robust environment which is capable of withstanding human activity and associated construction implications which in time will enhance the setting of the land/commercial development.
- 1.7 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 visitors/guests.
 - Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between enhanced site vegetation and public amenity space.
 - Introduce swales to Northern site boundary to improve site drainage/runoff whilst incorporating the existing enhanced/proposed surrounding landscape, including a seed mix mixture to the swales.
 - Increased biodiversity to the existing site through proposing varied species rich planting mixes/tree planting in relation to the vegetation currently located on site/the surrounding area.
 - Produce a functional & aesthetic amenity space for course visitors/patrons that is appropriate to the existing site and that provides a well-designed landscape area suitable for events, whilst tying into the wider golf course.
- 1.8 This Plan is intended to cover the first five years of the site's establishment.
- 1.9 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 Phillips Ecology ('Extended Phase 1 Ecological Assessment and Phase 2 Surveys – East Horton Golf Club, Eastleigh) issued February 2025).
- 2.2 The golf course operator 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.
- 2.3 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 Golf Course operator.
- 2.4 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.

- 2.5 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.6 All loss or damage arising from theft or malicious damage will be resolved in accordance with the provisions within the Landscape Implementation or Landscape Management contract.
- 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 Golf Course operator, at regular intervals and as appropriate work is carried out.
- 2.8 All site operatives to refer to O&M Manual for identified site risks.
- 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 carried out by Arbor-Eco Consultancy (Phase 1 – East Horton Golf Club, 'Tree Constraints Plan' issued June 2025).

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 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.
- 3.9 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

- 3.10 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

- 3.11 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).

Planting Trees

- 3.12 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.
- 3.13 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 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.
- 3.19 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants. This should be assessed on site in conjunction with the wider golf course management.
- 3.20 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.

Wildflower Meadows

- 3.21 Dig over or rotovate the soil to at least 100mm deep (avoiding damage to existing tree roots) and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth. Wildflowers can survive on fewer nutrients than conventional lawn grasses.
- 3.22 If the soil is highly fertile grasses and weeds tend to swamp out wildflowers as they are, generally, less competitive. Therefore, wildflowers will do better on poor soils than lawn grasses and it is important not to apply fertilizer to the soil prior to, or after laying the turf.
- 3.23 Where wildflowers are seeded, it may be necessary to remove good quality topsoil to increase the success rate of the seed. This is not necessary with the Wildflower Turf as it acts as a weed blanket and establishes before the weed seeds in the soil can become competitive with the more developed plants in the turf.
- 3.24 Turfing to occur in April-May or September-October subject to suitable weather conditions.

Implementation Programme

- 3.25 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent earthworks.
- 3.26 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave
- 3.27 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.
- 3.28 Wildflower - Once established the wildflower requires very little maintenance, however, there is one important task to carry out each autumn; to cut the plants and remove these cuttings.
- 3.29 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.
- 3.30 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- 3.31 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

- 4.1 All planting will be maintained in perpetuity by the Golf Course operator unless adopted by the local authority.

Biodiversity Enhancements / Habitat Corridors

- 4.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 4.3 The retention and enhancement of the boundary vegetation to Durley Copse ancient woodland and existing on-site landscape areas will create an enhanced and cohesive green link through the development of the site that extends to the nearby existing Ancient Woodlands and surrounding green areas.
- Reinforcing the connection to the existing Ancient Woodland (Durley Copse), introducing additional woodland ecotone planting/ground flora to enhance the on-site vegetation whilst creating a visual buffer.
 - Modified grassland, meadow planting and woodland ecotone planting to form natural edges to support wildlife corridors and enhance existing boundary vegetation/grassland.
 - Meadow Mixture for wetlands seed mix to proposed swales would assist with water runoff from site and enhance ecological habitat creation.

Existing Trees

- 4.4 Management of existing trees will require periodic management.
- 4.5 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'.
- 4.6 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.
- 4.7 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.8 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.
- 4.9 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.

- 4.10 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period.

Existing vegetation

- 4.11 The site currently consists of grassland, a ditch with scattered tree planting and adjacent ancient woodland.
- 4.12 Durley Copse is an existing replanted ancient woodland within the wider golf course located to the south-eastern boundary of Phase 1. The extent of the woodland is 8.8 hectares and is rich with mature trees and woodland planting.
- 4.13 A line of trees located within the boundary acts as a visual barrier between the current driving range and fairway for the first hole.

Grassland Areas

Existing grassland / Meadow Enhancements

- 4.14 Grassland should be cut twice a year. Arisings from mowing must be removed from the mowed area and can be composted away from the grassland or removed off-site. The location of any on-site composting area must be approved to ensure that it does not affect the landscape amenity and/or ecological habitats. 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.
- 4.15 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.
- 4.16 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.
- 4.17 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.

Proposed Tree Planting

- 4.18 Management operations for new tree planting will include periodic thinning to remove any deadwood and promote growth.
- 4.19 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

- 4.20 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Proposed Native Planting Buffer (Woodland Ecotone)

- 4.21 Introducing Woodland Ecotone planting /Ground Flora Mix to connect with and enhance the existing Ancient Woodland to the South-Eastern boundary of the site and tie in with the new designed amenity spaces. This contributes to a natural buffer appropriate to the surrounding environment, acting as a junction between the existing and proposed vegetation.

Ground Flora seed mix (Emorsgate Hedgerow Mixture EH1)

- 4.22 Provision has been made for Ground Flora seed mix in addition to the Ecotone planting to reinforce the woodland character whilst improving biodiversity on/around the site, seeded with Emorsgate Hedgerow Mixture EH1.
- 4.23 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.
- 4.24 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.
- 4.25 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.

Soft Landscape Maintenance – General Notes

- 4.26 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	As required

	match maturity of established planting or as soon as practical	
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

5 Proposed Planting Typologies

Tree planting

- 5.1 Native tree planting has been proposed on site where possible. Large trees are mostly located towards the site edges and existing boundary vegetation (adjacent Durley Copse ancient woodland), whilst smaller and more formal trees are located in closer proximity to public amenity areas.
- 5.2 Management operations will include thinning to remove any deadwood and promote growth.
- 5.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 5.4 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.
- 5.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.
- 5.6 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

- 5.7 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.
- 5.8 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 Shrub (understorey) Planting

Shrub Planting

- 5.9 Shrub planting varieties have been chosen for their biodiversity value and their suitability to the site conditions/existing boundary vegetation. The proposed species will provide a suitable and ecological buffer to the adjacent ancient woodland and to the newly proposed earthworks, whilst promoting wildlife habitats and biodiversity enhancements.
- 5.10 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 increases air flow within the planting to maintain its good health.
- 5.11 A programme of thinning will increase biodiversity rather than allowing various species 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 course guests.
- 5.12 Any growth which will obscure sightlines shall be removed/cut back to retain important views. Once established, any support canes shall be removed from the shrubs.
- 5.13 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.
- 5.14 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 5.15 The density of planting will require that all weeding is carried out by hand (unless agreed with otherwise), using the appropriate tools. All resultant material should be removed from site.
- 5.16 The Golf Course operator is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

- 5.17 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.
- 5.18 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.
- 5.19 Any failures due to drought shall be replaced by the Golf Course operator at their own cost.
- 5.20 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.
- 5.21 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Wildflower Turf to SuDS / Swales

- 5.22 The swale/ditch located along the North-Western site boundary designed to assist water run-off is to be turfed with a wildflower turf system that is made up of grasses and wildflowers and can thrive in a wide range of soil types. It is designed for Sustainable Drainage Systems and Bioswale applications, being able to handle periodic flooding, assisting water dispersal and breaking up soil pans. It is nursery grown to produce a mat of wildflower plants that retains 100% of its root system.
- 5.23 The turf is made up of UK native wildflowers and grasses, with a minimum of 50% wildflowers.

Turf Preparation and Installation

- 5.24 Existing vegetation should be killed or removed. Dig over or rotovate the soil to at least 100mm deep and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth as it is important that the roots of the plants in the turf are all in close contact with the soil.
- 5.25 Ensure soil is not waterlogged or compacted prior to laying the turf. The soil does not need to be fertilized before or after laying the turf.
- 5.26 We would advise not stripping back the topsoil to reduce soil fertility before using Wildflower Turf as it needs some level of fertility to get well-established initially and is an unnecessary ground preparation step. However, where soil is fertile, particular attention must be paid to the maintenance regime.
- 5.27 The turf needs to be laid on a minimum of 100mm (4 inches) of growing medium or soil, the deeper the soil depth the greater capability of moisture retention and less irrigation required. There is usually no need to import topsoil unless the levels on site are not sufficient or there is just sub-soil. In this case, a thin layer of 25-50mm (minimum) of topsoil with

greater than 0.15% organic nitrogen, less than 26mg/l of phosphorus and a low weed seed bank is recommended.

- 5.28 Avoid compaction of subsoil layer.
- 5.29 Care should be taken to ensure that all joints are butted up correctly to prevent the growth of weeds.
- 5.30 Do not overlap the turf at the joints or create tension so joints pull apart or shrink.
- 5.31 It is recommended to dress joints, edges and small gaps during the Wildflower Turf installation with WFT-Finisher or suitable soil conditioner.

Aftercare

- 5.32 Once laid, water the turf thoroughly, for the first couple of weeks (weather dependent), until the turf is rooted in. Ensure the soil underneath the turf is damp to be sure you have given it adequate water. Do this by lifting a corner of the turf. Do not allow the turf to dry out while it establishes, which should take approximately 2-3 weeks (weather dependent). Do not over water the turf, as this can promote grass domination in the sward. Once established the wildflowers can be fairly drought tolerant and shouldn't need watering again.

Wildflower Turf Maintenance

- 5.33 No fertilizer is needed, although in some circumstances, for example on a green roof or where the turf is on very low fertility soil such as sand or gravel, the addition of a light dose of fertilizer in the spring may improve plant development.
- 5.34 Once established Wildflower Turf requires little maintenance. For the annual maintenance cut in the Autumn, it is important to cut the meadow down to 1 to 2 inches (25mm to 50mm) off the ground and remove all cuttings. This can be done by strimming and raking, or using a mower and collecting the cuttings. Make sure these tools are sharp. The cut is an important part of the meadows life cycle and ensures re-growth and species diversity year on year. Cuttings should not be left on the meadow, as they add undesirable fertility to the ground. It is also important to remove all leaf litter that falls onto the area.
- 5.35 The annual maintenance cut should be done in late September, early October. There is no need for a set date, but this timing will allow the plants in the meadow to regenerate before the first frost typically in November. You can choose to cut only half of the meadow area at one time to allow time for fauna to migrate to the uncut meadow. Allow some regrowth of the cut area before cutting the second half, but aim to have finished all cutting by the end of the first week of October. Over time alternate the areas that are cut early and the areas that are left as this will benefit species diversity.
- 5.36 On fertile sites or where you might have species dominance or too vigorous early growth, a second cut at the end of May, beginning of June can be

introduced. This high cut, approximately 8 to 10 inches off the ground (200mm to 250mm) to remove the flower heads but leaving enough plant stems and leaf area to regenerate, and removal of all cuttings, will help to knock back some species dominance, reduce soil fertility and open up the sward to more light and air circulation to promote diversity of lower growing species. Once the cutting has been completed and all cuttings removed, give the area a good soaking with water to encourage the next flush of growth. Introducing this early summer cut and removal will mean your second Autumn cut and removal will be later that year, up to the end of October.

Source:

<https://wildflowerturf.co.uk/products/establishanewhabitat/wildflower-turf/suds-turf-2/>

Grassland / Amenity / Seeded Areas

- 5.37 A variety of complementary meadow and seed mixtures to accompany proposed amenity grass/woodland ecotone planting will seek to create a biodiverse environment to the newly designed amenity area whilst creating a more species rich edge to the boundary vegetation. The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Flowering Lawn/ Amenity Lawn to Amenity Areas (Emorsgate EL1)

- 5.38 Provision has been made for well managed flowering lawn areas for amenity grass areas to the events space, seeded with Emorsgate Flowering Lawn EL1.

Ground Preparation

- 5.39 The ground selected should not be highly fertile and should tolerate perennial weeds.
- 5.40 To prepare for the seed bed, remove the weeds through repeated cultivation. Then plough/ or dig to bury the surface vegetation and rake to produce a medium tilth and roll/ tread to produce a level firm surface.

Sowing

- 5.41 The seeds should be sown in autumn or spring and should be surface sown by hand or by machine. To get an even distribution divide the seeds up and sow in overlapping section.
- 5.42 Do not cover the seed, firm in with a roll or by treading to create good soil/seed contact.

Aftercare

First Year Management

- 5.43 The flowering lawn is perennial and slow to germinate and will not usually flower in their first growing season. This will often cause a flush of annual weeds in the first season which can be controlled through repeated mowing.
- 5.44 Mow newly sown flowering lawns regularly- ever 7-10 days during the growing season- throughout the first year. Cut them to a height between 40-60mm and remove cuttings in lawn is particularly dense. This will develop into a good sward structure, maintaining a good balance between fast growing grasses and slower growing wildflowers.

Management after established

- 5.45 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.
- 5.46 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.
- 5.47 When cut, the turf must not show any corrugated or 'washboarding' 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.
- 5.48 To allow flowering, mowing can be relaxed from late June, and cutting should only be done if the sward becomes untidy- 4-8 weeks later. Relaxing mowing earlier in the year allows cowslips to flower.
- 5.49 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.
- 5.50 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.
- 5.51 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; trim edges elsewhere but not against trees; spike annually in October.
- 5.52 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.
- 5.53 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.

- 5.54 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 5.55 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Source: [Flowering Lawn Mixture EL1 – Emorsgate Seeds \(wildseed.co.uk\)](http://wildseed.co.uk)

Meadow Mixture to Modified Grassland (Emorsgate EM2)

- 5.56 On open areas located mostly along the southern bank of the proposed earthworks, as well as an upper area of amenity space, the existing grassland has been enhanced using Emorsgate EM2 Standard General Purpose Meadow Mixture. A mowing regime will be implemented to ensure correct maintenance of the informal grassland area.
- 5.57 Yellow rattle should be included within the seed mix to help tackle more dominant grass species.

Growing Guide

Ground Preparation

- 5.58 Select ground that is not highly fertile and does not have a problem with perennial weeds. This is essential to the success of the seed bed as this will aim to control weeds and produce good seed.
- 5.59 To prepare the seed bed first remove weeds, plough/ dig to bury the surface vegetation and then rake a medium tilth and roll/ tread to make a firm surface.

Sowing

- 5.60 Sow the seeds in the autumn or spring, however they can be sown at other times of the year if there is sufficient warmth and moisture. The seeds must be surface sown but can be sown using a machine or by hand.
- 5.61 To get an even distribution of seeds, divide them into parts and sow in overlapping sections. Do not cover the seeds but firm in with roll and treading to give good soil/seed contact

First Year Management

- 5.62 Most of the sown meadow is perennial and slow to establish. Soon after sowing there will be a flush of annual weeds that arise from the soil seed bank, these offer protection to the sown seedlings and will die after a year.
- 5.63 Resist cutting these annual weeds until the mid-late summer, especially if they contain Yellow Rattle, or cornfield annuals. Then cut, remove and compost these off-site preferably, in early August.

- 5.64 The young meadow below, can be kept short by grazing or mowing through the end of March to the following year, in this time dig out the residual perennial weeds such as docks.

Management once established

- 5.65 Meadow grassland should be mown on a rotational basis with areas being either mown annually in autumn. 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.
- 5.66 Meadow grassland should not be cut or grazed from spring- late July/ August to give sown species opportunity to flower, following flowering a 'hay cut' may be undertaken using a scythe, petrol trimmer or tractor to c.50mm. After cutting, leave the hay to dry and shed seed for 1-7 days then remove from site.
- 5.67 Mow or graze the re-growth through late autumn-winter to around 50mm and again in spring if needed.

Source: [Standard General Purpose Meadow Mixture EM2 – Emorsgate Seeds \(wildseed.co.uk\)](http://wildseed.co.uk)

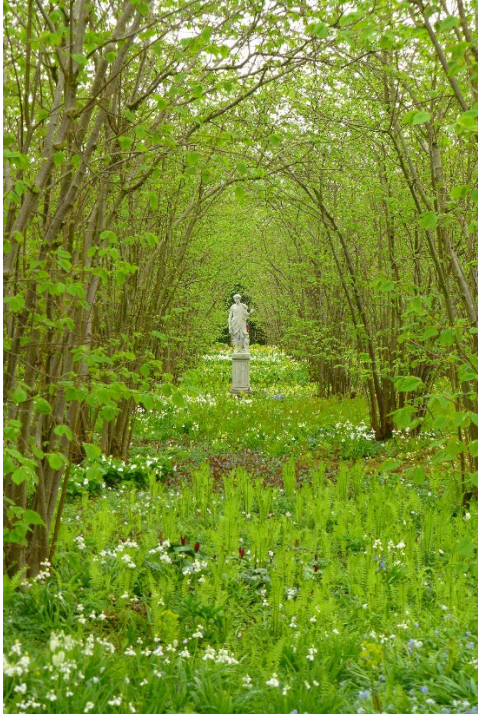
6 Maintenance Schedule – Specific Activities to Plant Typologies

6.1 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

6.2 Management of Woodland Ecotone / Understorey species				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Coppice Planting and shrub understorey. 	Provide a range of ecologically rich and diverse habitats to support priority species. Provide conditions that will ensure survival, persistence and spread of plants. To reinforce the green infrastructure and increase biodiversity. To maintain a healthy and safe habitat area. To shape and add interest to the public amenity space. 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 guards and maintain tree integrity. Remove litter off site after every site visit.	2 visits per annum: Check for failing shrubs and remove/ replace with like for like (species/ specification). Check shrubs for damaged limbs and remove and treat wounds where necessary. Thin underplanting planting to approved horticultural standards as necessary. Lift and split healthy stock periodically to maintain good coverage. Coppice rotation: Frequency to suit species – Areas should be cut on a three-year rotation to maintain shelter across the site and allow for consistent fruit bearing. Coppice to ensure appropriate habit and form. Trim to a maximum height of 2 to 3 metres using suitable mechanical cutters. Carry out work to suit species to encourage healthy and bushy growth. Cutting to take place in autumn or early winter outside of bird nesting season. Do not prune during later winter or early spring sap flow period.	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.

6.3 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.

6.4 Management of Wildflower 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 strimmer 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 strimmer 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 strimmer 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.

6.5 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 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. 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 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. Woodland Ecotone 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			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. Amenity Grass Areas														
#	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.	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

7.4. Wildflower Meadows

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					Avoid compacting the ground - don't mow in wet conditions. Carry out first mow in August.
3	Maintain 'Short cut' to a height of 75 mm, remove arisings	X	X	X						X	X	X	X	Avoid compacting the ground - don't mow in wet conditions

7.5. Wildflower Meadows

Wildflower Meadow, 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 50mm 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 c 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

8 Monitoring and Ongoing Review

- 8.1 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.
- 8.2 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.
- 8.3 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.
- 8.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 8.5 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.

9 Appendices (refer to latest revision)

- 9.1 DD678L01_Landscape Masterplan (Deacon Design Ltd)
- 9.2 DD678L06-09_Detailed Planting Plans (Deacon Design Ltd)
- 9.3 DD678L11_Illustrative Swale Section and Planting Details (Deacon Design Ltd)

Appendix 9.1

DD678L01_Landscape Masterplan (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
	Existing Trees to be retained
	Proposed tree planting
	Existing vegetation to be retained
	Existing watercourse
	Other woodland; broadleaved (woodland matrix planting)
	Other neutral grassland (species rich grassland with grouped tree planting)
	Modified grassland/ lawn
	Proposed earthworks
	Proposed resin bound gravel footpath to driving range
	Driving range Grass tee provision
	Driving range target greens
	Indicative feature to Driving range entrance
	Proposed seating provision
	Product: Marshalls Geo Seat
	Supplier: www.marshalls.co.uk

NOTES:

Proposed landform gradient to be no greater than 1:3

Location Plan
1:15000@A1

FINAL

25.02.26	OD	Added buffer zone/seating	F	PD
20.08.25	OD	Amended Phase 1 Planting Areas	E	PD
12.05.25	OD	Added Key, amended watercourse	D	PD
26.02.25	OD	Adjusted Phase 1 Redline Boundary	C	PD
25.02.25	PD	Amended Planting Typologies following ecology input	B	PD
19.02.25	OD	Rotated 1st Tee Box to suit fairway	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
DRAWING STATUS				
FOR PLANNING				

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
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PROJECT TITLE:
East Horton Golf Club

PROJECT NUMBER: DD678	PLOT DATE: 06.02.25
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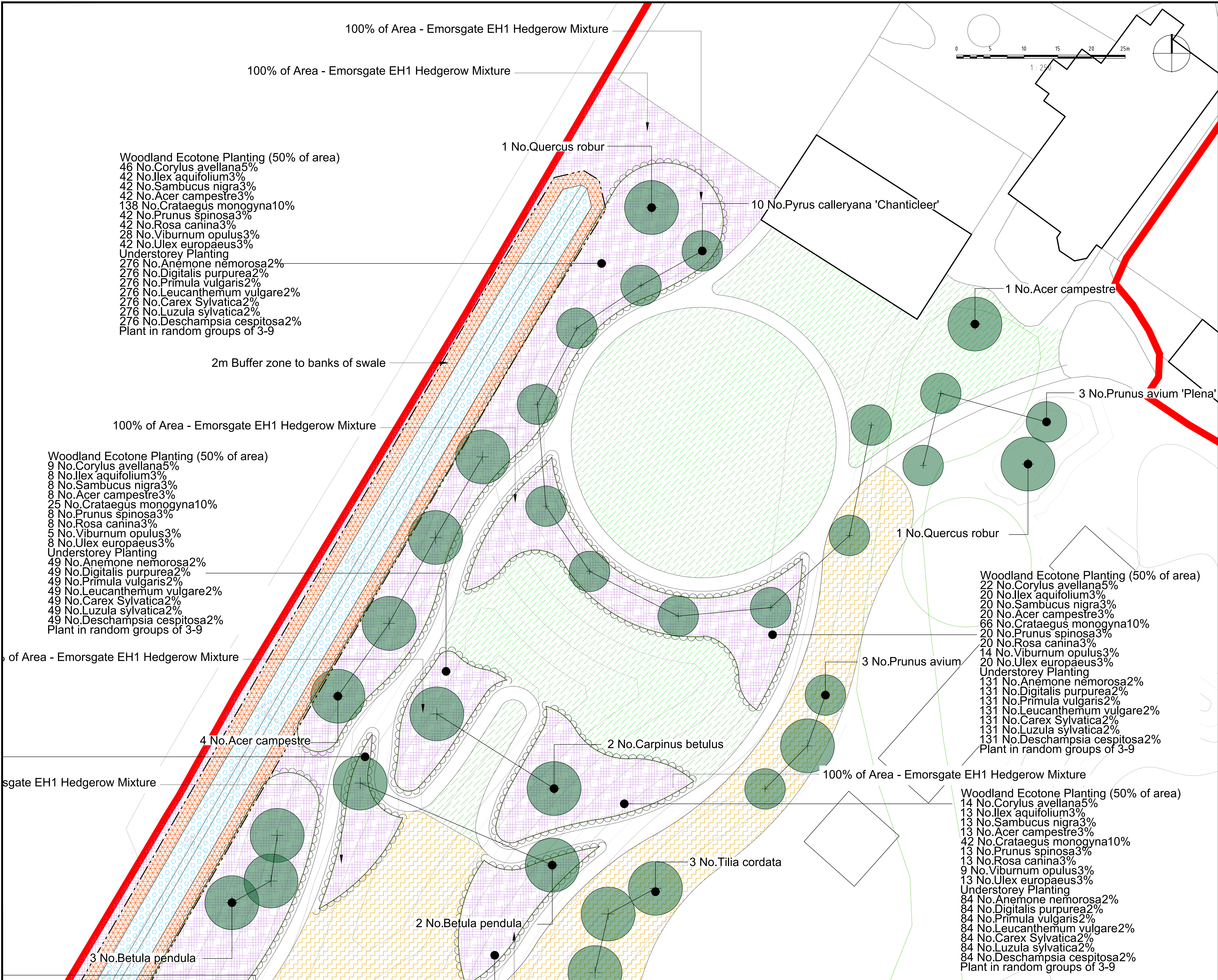
DRAWING TITLE:
Landscape Masterplan

DRAWING NUMBER: DD678L01	REVISION LETTER: F
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DRAWINGS FILE LOCATION:
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Appendix 9.2

DD678L06-09_Detailed Planting Plan (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

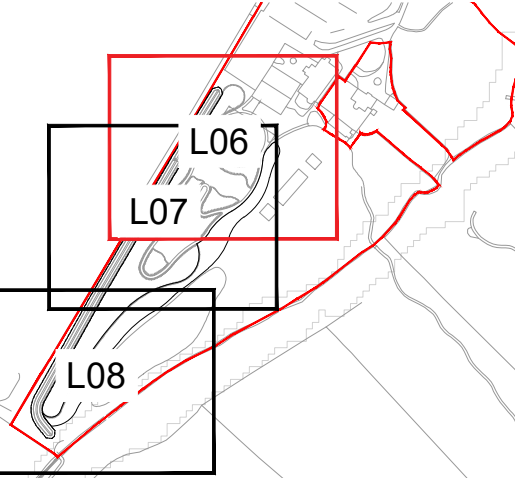
- | | |
|---|--|
|  | Modified Grassland - Emorsgate EM2 Standard
General Purpose Meadow Mixture or similar
approved - 4,230m ² |
|  | Amenity Grass - Emorsgate EL1 Flowering Lavender
Mixture or similar and approved - 2,900.7m ² |
|  | Ground Flora seed mix to native woodland plant
Emorsgate EH1 Hedgerow Mixture 100% of area
- 7,032.4m ² |
|  | Biodegradable mulch mats to be implemented on
slopes to minimise the impact of rainwater runoff |
|  | Swale Wildflower / Grassland Wildflower Turf
SuDs Turf / Product Code: WFT-SuDs-37-Bio
or similar - 1,570.5m ² (Refer to Drawing DD678L
sheet 4 for planting species list) |
|  | Continuous 2m buffer zone along both banks of
the swale. No mowing or fertiliser application was
this area to allow natural regeneration of riparian
vegetation |

te: Where necessary to aid establishment it is recommended to sow grassed areas using hydroseeding techniques to steeper embankments.

Rabbit/Deer proof mesh fencing to be implemented to protect proposed planting areas whilst maintaining access for management & social events

Location Plan

ENTS



FINAL

25.02.26	OD	Added buffer zone/seating	C	PD
01.12.25	OD	Updated following LPA Landscape Officer Comments	B	PD
20.08.25	OD	Amended Planting areas & No. of sheets	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED
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DEACON DESIGN

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East Horton Golf Club

PROJECT NUMBER : _____ PLOT DATE : _____

DD678 14.07.25

DRAWING SCALE : 1:250 APPROVED BY : DD

1:250 PD

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DRAWING TITLE :
Detailed Planting Plan - Phase 1

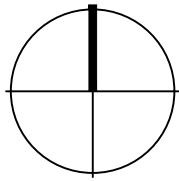
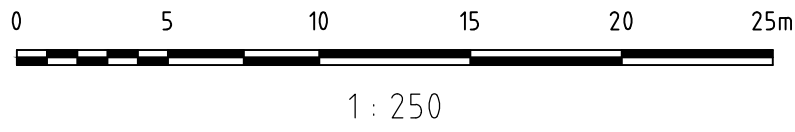
Detailed Flamingo Flail - Phase 1
Sheet 1 of 4

Sheet 1 of 4

DRAWING NUMBER :	REVISION LETTER :
DD6781.06	0

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100% of Area - Emorsgate EH1 Hedgerow Mixture

Woodland Ecotone Planting (50% of area)
9 No.Corylus avellana5%
8 No.Ilex aquifolium3%
8 No.Sambucus nigra3%
8 No.Acer campestre3%
25 No.Crataegus monogyna10%
8 No.Prunus spinosa3%
8 No.Rosa canina3%
5 No.Viburnum opulus3%
8 No.Ulex europaeus3%
Understorey Planting
49 No.Anemone nemorosa2%
49 No.Digitalis purpurea2%
49 No.Primula vulgaris2%
49 No.Leucanthemum vulgare2%
49 No.Carex Sylvatica2%
49 No.Luzula sylvatica2%
49 No.Deschampsia cespitosa2%
Plant in random groups of 3-9

100% of Area - Emorsgate EH1 Hedgerow Mixture

Woodland Ecotone Planting (50% of area)
6 No.Corylus avellana5%
5 No.Ilex aquifolium3%
5 No.Sambucus nigra3%
5 No.Acer campestre3%
17 No.Crataegus monogyna10%
5 No.Prunus spinosa3%
5 No.Rosa canina3%
4 No.Viburnum opulus3%
5 No.Ulex europaeus3%
Understorey Planting
33 No.Anemone nemorosa2%
33 No.Digitalis purpurea2%
33 No.Primula vulgaris2%
33 No.Leucanthemum vulgare2%
33 No.Carex Sylvatica2%
33 No.Luzula sylvatica2%
33 No.Deschampsia cespitosa2%
Plant in random groups of 3-9

100% of Area - Emorsgate EH1 Hedgerow Mixture

4 No.Acer campestre

2 No.Carpinus betulus

3 No.F

100% of Area

3 No.Tilia cordata

2 No.Betula pendula

3 No.Betula pendula

100% of Area - Emorsgate EH1 Hedgerow Mixture

Woodland Ecotone Planting (50% of area)
12 No.Corylus avellana5%
11 No.Ilex aquifolium3%
11 No.Sambucus nigra3%
11 No.Acer campestre3%
36 No.Crataegus monogyna10%
11 No.Prunus spinosa3%
11 No.Rosa canina3%
8 No.Viburnum opulus3%
11 No.Ulex europaeus3%
Understorey Planting
72 No.Anemone nemorosa2%
72 No.Digitalis purpurea2%
72 No.Primula vulgaris2%
72 No.Leucanthemum vulgare2%
72 No.Carex Sylvatica2%
72 No.Luzula sylvatica2%
72 No.Deschampsia cespitosa2%
Plant in random groups of 3-9

2m Buffer zone to banks of swale

3 No.Betula pendula

3 No.Quercus robur

3 No.Acer campestre

1 No.Quercus robur

3 No.Acer campestre

100% of Area - Emorsgate EH1 Hedgerow Mixture

Woodland Ecotone Planting (50% of area)
9 No.Corylus avellana5%
8 No.Ilex aquifolium3%
8 No.Sambucus nigra3%
8 No.Acer campestre3%
26 No.Crataegus monogyna10%
8 No.Prunus spinosa3%
8 No.Rosa canina3%
6 No.Viburnum opulus3%
8 No.Ulex europaeus3%
Understorey Planting
51 No.Anemone nemorosa2%
51 No.Digitalis purpurea2%
51 No.Primula vulgaris2%
51 No.Leucanthemum vulgare2%
51 No.Carex Sylvatica2%
51 No.Luzula sylvatica2%
51 No.Deschampsia cespitosa2%
Plant in random groups of 3-9

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.

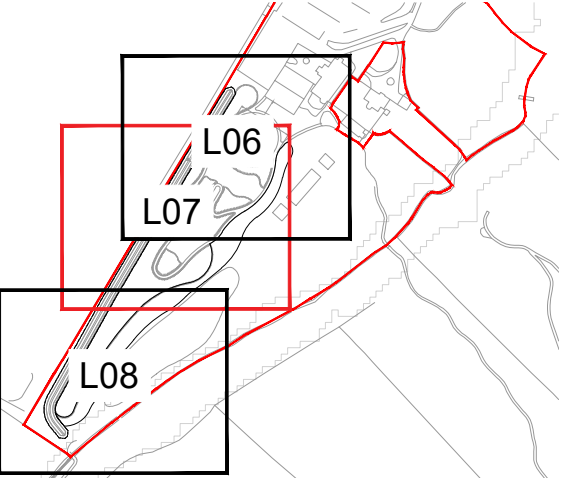
KEY

- Modified Grassland - Emorsgate EM2 Standard General Purpose Meadow Mixture or similar and approved - 4,230m²
- Amenity Grass - Emorsgate EL1 Flowering Lawn Mixture or similar and approved - 2,900.7m²
- Ground Flora seed mix to native woodland planting Emorsgate EH1 Hedgerow Mixture 100% of area - 7,032.4m²
Biodegradable mulch mats to be implemented on slopes to minimise the impact of rainwater runoff
- Swale Wildflower / Grassland Wildflower Turf SuDs Turf / Product Code: WFT-SuDs-37-Bio or similar - 1,570.5m² (Refer to Drawing DD678L09 sheet 4 for planting species list)
- Continuous 2m buffer zone along both banks of the swale. No mowing or fertiliser application within this area to allow natural regeneration of riparian vegetation

Note: Where necessary to aid establishment it is recommended to sow grassed areas using hydroseeding techniques to steeper embankments.

Rabbit/Deer proof mesh fencing to be implemented to protect proposed planting areas whilst maintaining access for management & social events

Location Plan
NTS



FINAL

20.02.20	OD	Added buffer zone/seeding	C	PD
01.12.25	OD	Updated following LPA Landscape Officer Comments	B	PD
20.08.25	OD	Amended Planting areas & No. of sheets	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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FOR PLANNING



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PROJECT TITLE:

East Horton Golf Club

-

PROJECT NUMBER:

DD678

PLOT DATE:

14.07.25

DRAWING SCALE:

1:250

APPROVED BY:

PD

PAPER SIZE:

A1

DRAWN BY:

OD

DRAWING TITLE:

Detailed Planting Plan - Phase 1

Sheet 2 of 4

-

DRAWING NUMBER:

DD678L07

REVISION LETTER:

C

DRAWING FILE LOCATION:
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Woodland Ecotone Planting (50% of area)
179 No.Corylus avellana5%
162 No.Ilex aquifolium3%
162 No.Sambucus nigra3%
162 No.Acer campestre3%
537 No.Crataegus monogyna10%
162 No.Prunus spinosa3%
162 No.Rosa canina3%
108 No.Viburnum opulus3%
162 No.Ulex europaeus3%
Understorey Planting
1074 No.Anemone nemorosa2%
1074 No.Digitalis purpurea2%
1074 No.Primula vulgaris2%
1074 No.Leucanthemum vulgare2%
1074 No.Carex Sylvatica2%
1074 No.Luzula sylvatica2%
1074 No.Deschampsia cespitosa2%
Plant in random groups of 3-9

100% of Area - Emorsgate EH1 Hedgerow Mixture

2m Buffer zone to banks of swale

3 No.Acer campestre

1 No.Pinus sylvestris

3 No.Quercus robur

3 No.Pinus sylvestris

1 No.Quercus robur

3 No.Tilia cordata

3 No.Quercus robur

1 No.Quercus robur

100% of Area - Emorsgate

NOTES:

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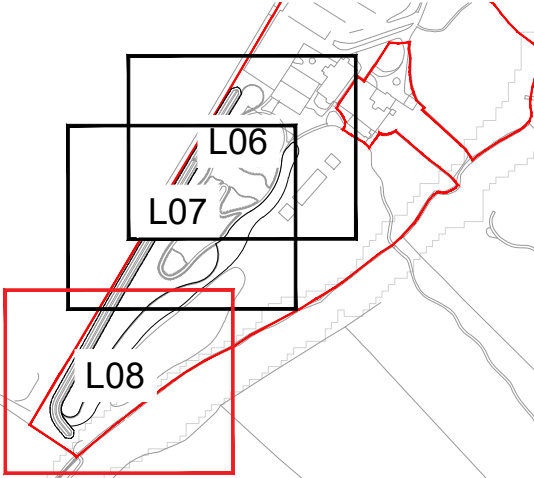
KEY

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Location Plan
NTS



FINAL

20.02.20	OD	Added buffer zone/hedgerow	C	PD
01.12.25	OD	Updated following LPA Landscape Officer Comments	B	PD
20.08.25	OD	Amended Planting areas & No. of sheets	A	PD

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PROJECT TITLE:

East Horton Golf Club

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PROJECT NUMBER: **DD678** PLOT DATE: **14.07.25**

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

PAPER SIZE: **A1** DRAWN BY: **OD**

DRAWING TITLE:

Detailed Planting Plan - Phase 1

Sheet 3 of 4

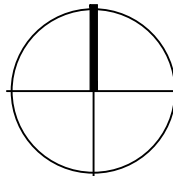
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1 : 250



L09

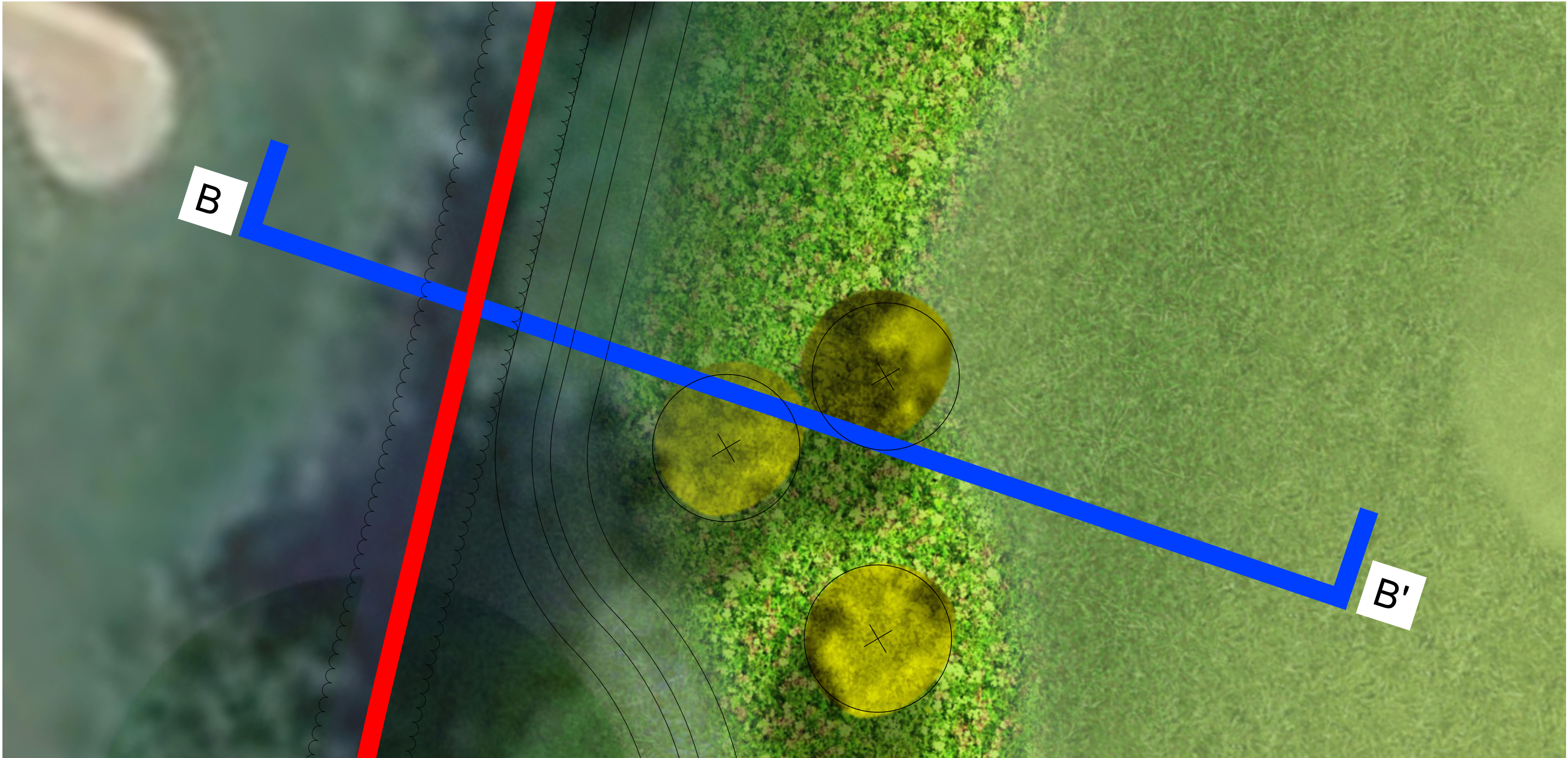
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L09

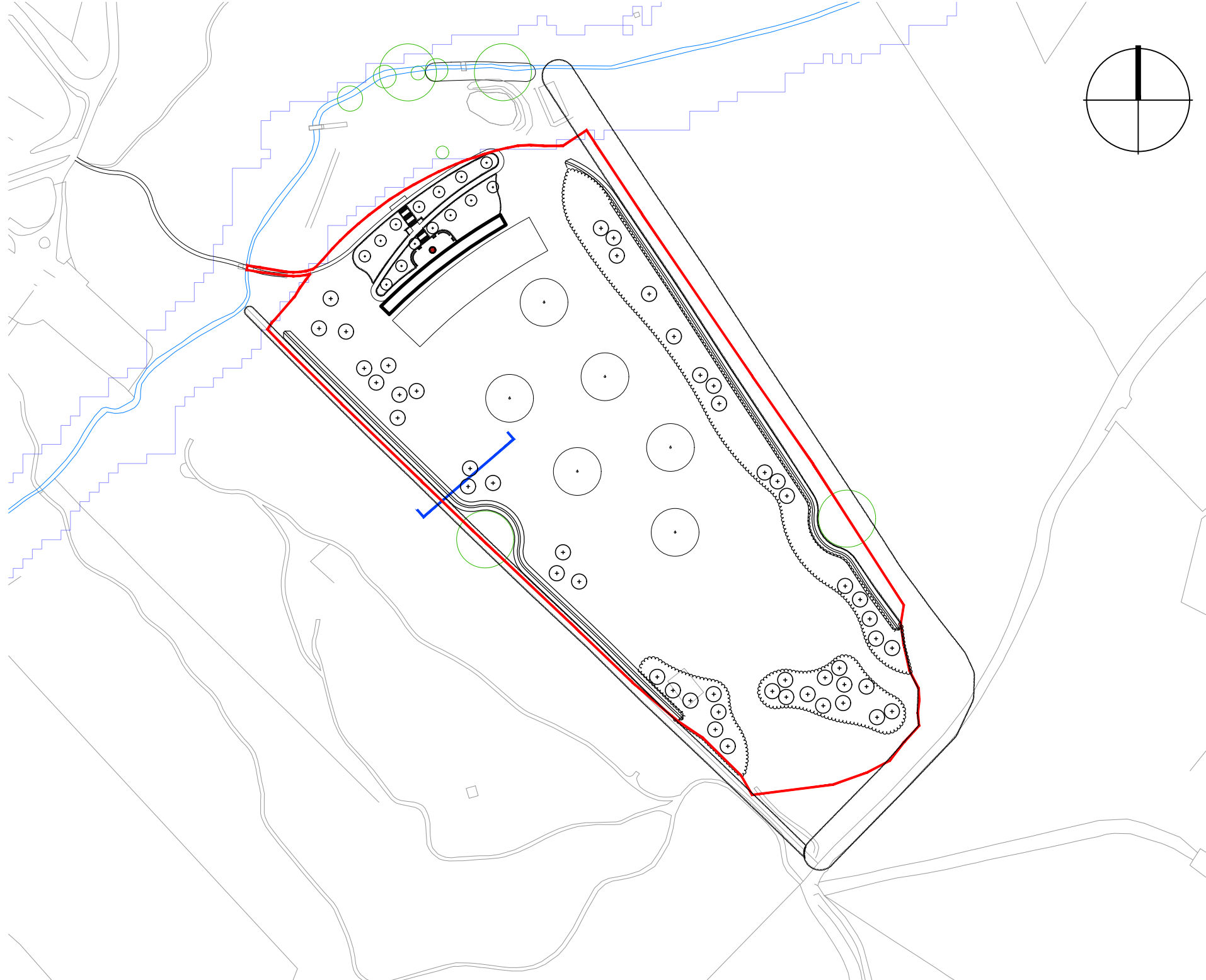
Appendix 9.3

DD678L11_Illustrative Swale Section and Planting Details (Deacon Design Ltd)

01 Proposed Swale - Zoomed Masterplan
L18 1:200 @ A1

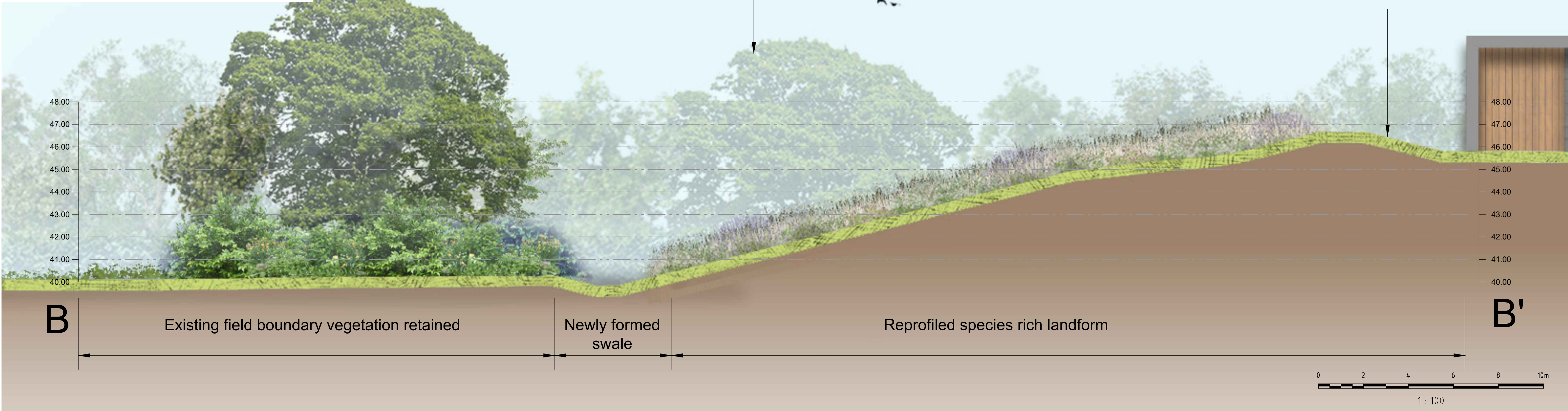


02 Proposed Masterplan
L18 1:2500@A1



- 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.
- Note : Refer to DD678R02_Landscape Management Plan for detailed maintenance information**
- Refer to detail planting plans for list of plant species to swale .**

03 Illustrative Landscape Swale Section
L18 1:100 @ A1



04 Precedent Images
L18



Existing field boundary vegetation



Species rich grassland to landform



Indicative Driving Range building



Native buffer planting



Newly formed swale

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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East Horton Golf Club
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PROJECT NUMBER:
DD678
VARIES

PLOT DATE:
02.12.25

DRAWING SCALE:
VARIES

APPROVED BY:
PD

PAPER SIZE:
A1

DRAWN BY:
TN

DRAWING TITLE:
Phase 2
Illustrative Swale Section with Planting Details
-

DRAWING NUMBER:
DD678L18

REVISION LETTER:
-

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