



Landscape Management Plan

**Cockpit Barn,
Knowle Lane,
Fair Oak**

Date: 19/03/26

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Alderbury Homes Ltd to inform the on-going landscape management and maintenance operations for the residential development at Cockpit Barn, Knowle Lane, Fair Oak (Application Ref F/23/94713).
- 1.2 The scheme gained planning consent in November 2024 by Eastleigh Borough Council- Appeal Ref. APP/W1715/W/23/3328986 or Application Ref. F/23/94713.

Application description as shown on the application eg. Construction of six (6) dwellings, including landscaping, parking and associated work following demolition and site preparation. 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.

Aims and Objectives

- 1.3 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland and field boundary vegetation which is strong feature of the Fair Oak landscape.
- 1.4 The landscape design proposals seek to provide a robust environment that reinforces local wildlife habitats while creating a strong sense of place and amenity for future residents.
- 1.5 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
 - The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest, and legibility for the future enjoyment of residents.
 - Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between more native public open space and the residential amenities.
 - Incorporate sensitively designed Sustainable Drainage Systems (SuDS) (attenuation basin) to improve site drainage whilst creating a wetland habitat for local flora and fauna to thrive.
 - Improved connectivity and surface finishes to the existing rights of way network.
- 1.6 This Plan is intended to cover the first five years of the site's establishment.
- 1.7 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 the project ecologist Ecosupport Ltd.
- 2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas, not adopted by the local authority, managed by the appointed Management Company, the agreement for which shall be set up by the Developer prior to the completion of the landscape defects and associated maintenance period, where applicable.
- 2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas 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 Contractor until the responsibility is transferred to the Management Company.
- 2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:

- Dead, diseased, or dying
- Are missing or not in accordance with the specification
- Lack any vigour

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

- 2.6 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 Management Company, 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 vegetation shall be removed, cut, or otherwise disturbed without explicit instruction from the Contract Administrator. All existing trees are to be retained, protected, and kept undisturbed for the full duration of the works, in accordance with BS 5837:2012 — Trees in Relation to Design, Demolition and Construction.

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 unless where local soil depth vary. Topsoil varies depending on the planting type: 300-400mm for tree and shrub planting, 100-150mm 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.
- 3.11 A dry period is defined as occurring during the growing season (April to October) when no rainfall is forecast for more than one week. During such periods, newly planted trees shall be provided with a minimum of 25 litres of water per watering visit.

Tree Selection and Location

- 3.12 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

- 3.13 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.
- 3.14 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

- 3.15 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 Advanced Nursery Stock – Triple Staked
 - Semi Mature – Proprietary underground guying.

- 3.16 Where necessary to prevent damage from grazing animals such as deer, rabbits, or hares, tree-guard mesh should be incorporated into the staking to protect the trunk and low-lying branches.
- 3.17 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

- 3.18 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 incorporated within the service trenching design and set min. 1.2m from the centre of the trunk to one side only and set as close to the surface as possible.
- 3.19 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.

Shrub and Hedge Planting

- 3.20 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).
- 3.21 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).
- 3.22 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.
- 3.23 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants.
- 3.24 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

- 3.25 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

- 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

Annual Maintenance

- 3.27 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).

Watering

- 3.32 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.
- 3.33 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

3.34

4 Planting Strategy and Typologies

Existing Vegetation

Biodiversity Enhancements / Habitat Corridors

- 4.1 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 4.2 The site currently consists of; species-rich grassland, hedgerows, small area of wet woodland and to the south of the building areas of concrete hard standing.
- 4.3 The retention and enhancement of the boundary vegetation and existing meadow areas will create enhanced habitat corridors throughout the development. The Planting Proposals include provision for the following habitat creation planting:
 - Enhanced woodland management to the existing tree coverage to provide a richer layer of planting including ground flora and understorey habitat.
 - Southern boundary vegetation will have proposed understorey shrub planting to comprise of native hedgerow for screening mitigation and linking habitat benefits.
 - The existing trees along Knowle Lane to be retained and enhanced.
 - Marginal and aquatic planting to the wetland attenuation basin areas would provide infiltration and valuable habitat.
 - Open areas of grassland will be enhanced and overseeded with a suitable species-rich meadow grassland mix.
 - Provision for bird and bat boxes with the inclusion of trees and shrubs for commuting and nesting birds/bats.

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.
- 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. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

Existing hedgerows

- 4.11 Existing trees and hedgerows will require periodic management.
- 4.12 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.
- 4.13 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.

Proposed Tree planting

- 4.14 Management operations for new tree planting will include periodic thinning to remove any deadwood and promote growth.
- 4.15 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.16 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Proposed Native Planting Buffer

- 4.17 The existing boundaries to the South, West and along Knowle Lane to be enhanced with proposed native understorey shrub planting.
- 4.18 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.
- 4.19 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.

- 4.20 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.

Grassland Habitats

Existing Meadow Enhancements (Emorsgate EM3)

- 4.21 The existing areas of open grassland to the west of the proposed development, will be retained, and enhanced with Emorsgate EM3 Special General Purpose Meadow Mixture or similar and approved.
- 4.22 These areas will require the existing grassland to be cut short to a minimum height of 30mm prior to planting and scarified to allow the wildflower seed to establish.
- 4.23 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.
- 4.24 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.
- 4.25 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.

Wetland Meadow Establishment (Emorsgate EM8)

- 4.26 The inclusion of attenuation basin within the grassed areas will support wetland habitats. To aid the establishment of these habitats the basin will be seeded with Emorsgate's Meadow Mixture for Wetlands EM8.
- 4.27 In the first year the pond edge mix should be cut back once in the mid-late summer, resisting cutting during annual weeds growth due to the establishment of insect habitats.

Wildflower Meadow establishment

Ground Preparation

- 4.28 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.
- 4.29 Remove weeds using repeated cultivation, bury surface vegetation and rake to produce medium tilth.

Sowing

- 4.30 Sow on ground prone to winter flooding either in late summer or early spring when land is drained. Plants need time to grow and mature to withstand flooding.
- 4.31 Surface sow the seed and can be applied using a machine/broadcast or by hand. To get even distribution divide the seed into two parts and sow in overlapping section. Do not incorporate or cover the seed.

Aftercare

First Year Management

- 4.32 Most of the perennials are slow to establish, and soon after sowing there will be a flush of annual weeds arising from the seed bank, these offer protection to the sown seedlings and habitats for insects, with the weeds dying before the end of the first year.
- 4.33 Resist cutting the annual weeds, especially if sown with Yellow Rattle, or a nurse of cornfield annuals. This can be cut, removed, and composted in early August, to reveal the young meadow underneath, this should be kept short through grazing or mowing until the end of March the following year.
- 4.34 Following mowing or grazing ensure that any residual perennial weeds such as docks have been removed.

Management Once Established

- 4.35 In the second and subsequent years, introduce a traditional meadow management method. This is based around a summer hay cut combined with autumn mowing and the option of spring mowing or grazing.
- 4.36 Meadow grassland should not be cut or grazed from end of March to late July/ early August to give sown species the opportunity to flower. Following flowering, a hay cut should be done in August using a scythe, petrol strimmer or tractor mower to around 50mm/ This 'hay cut' should be left on site to dry and shed seeds for 1-7 days before being removed and composted off site.

- 4.37 The regrowth should be mown or grazed through late autumn/ winter to a minimum height of 50mm and again in the early spring if needed.

Source: Emorsgate Ltd https://wildseed.co.uk/?srsltid=AfmBOor_4g-MK5eu-6d2cOAJp9zAxmR0lrKgHShlC684JMQTUw9kmdq

5 Residential Amenity Planting

Tree planting

- 5.1 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the front of the dwellings, where the proximity of the building require smaller tree planting.
- 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.

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12-14 CMG	25 litres: 6 Gallons
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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

Mixed Species Native Hedgerow

- 5.9 Located to the south of Plot 6, a species rich hedgerow will help to provide a defensible edge to the private garden whilst support wider ecological connectivity across the site.
- 5.10 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.
- 5.11 Hedgerow planting will comprise of native species including field maple, holly, dog wood, guelder rose and honeysuckle. This planting will ensure green wildlife corridors between the newly created habitats and the adjacent site habitats.
- 5.12 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.

Ornamental Planting

Shrub Planting

- 5.13 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions / aspect. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.
- 5.14 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.

- 5.15 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.
- 5.16 Any growth which will obscure windows, signs or sightlines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 5.17 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.
- 5.18 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 5.19 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.
- 5.20 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 5.21 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.
- 5.22 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.
- 5.23 Any failures due to drought shall be replaced by the management company at their own cost.
- 5.24 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.
- 5.25 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Shrub Planting

- 5.26 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 5.27 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.

- 5.28 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

- 5.29 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.

Proposed Climbers and Wall Shrubs

- 5.30 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.
- 5.31 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.

Private Turf Lawns to Rear Gardens (Rolawns Medallion)

- 5.32 Provision has been made for well managed turfed lawns provided to the rear gardens with Rolawn Medallion turf or similar and approved.

Ground Preparation

- 5.33 Once the area is clear and free of weeds, ensure you have a minimum topsoil depth of 100mm, ideally 150mm, which is levelled and raked to a fine tilth, ideally with a rotovator to remove any weeds or larger stones.
- 5.34 Rolawn Soil improver can be used on the soil to improve the structure and add nutrients to existing topsoil. Alternatively, a soil improver can be used to enhance existing soil. This should be followed by mixing Rolawn GroRight Lawn Establishment Fertiliser into the soil.
- 5.35 The soil should be firmed by lightly rolling or treading and then raking to create a level finish.

Laying the turf

- 5.36 Start laying the turf, preferably along a straight edge, butting closely end to end. On subsequent rows stagger the joints in brickwork fashion. Always unroll turf across a slope, not down it.
- 5.37 Lightly firm down the turves with the head of a rake or piece of wood to ensure good contact between the underside of the turf and the soil. Any remaining cracks can be filled with a light soil (Turf & Lawn Seeding Topsoil is ideal) and tamped down. Trim the ends of the turf with a long knife, hand saw or cutting spade to shape around any trees, paths and beds.
- 5.38 Finally, where the outer edges of the new turf are exposed, cover with a light soil to prevent them drying out. This can be removed after a few weeks, once the turf is more established.

Aftercare

- 5.39 Medallion turf can and should be mown as soon as it needs it, which could even be within a week after laying, to encourage establishment.
- 5.40 The turf can be mown once it reaches a height of 50-80mm and gradually should be mown or trimmed to 25mm once the lawn thickens and becomes more established.
- 5.41 During the spring the lawn should be fed in spring and again in autumn to ensure that it continues to grow in a healthy structure without losing its nutrients, especially in autumn when the lawn needs to strengthen itself for winter. During this time, the damp conditions can lead to diseases such as fusarium patch, by feeding the lawn in early autumn this will combat diseases such as this from becoming established.
- 5.42 Coarse grasses and weeds that establish themselves within the grass during the autumn, should be removed by hand or spot treated in the spring. Mowing can be completed throughout the year; however, this should be reduced in frequency in the autumn and winter months with no mowing being completed if the lawn is frozen or waterlogged.

Source: [Turf | Finest Quality Medallion Turf From Rolawn](#)

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

6.3. Management of Buffer Planting Areas				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10 (where applicable)	Maintenance Years 10-15 (where applicable)
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. Maintain weed free area at base of plantings using suitable translocated herbicide (for whip planting) - Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. For larger trees (standards +) manage weeds by using bark mulch bed (500mm diameter) to a depth of 75mm.	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. Bulb vegetation should be allowed to die back naturally and not cut. 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.

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

6.6. Management of Amenity Grass Areas to Residential Areas				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10 (where applicable)	Maintenance Years 10-15 (where applicable)
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.

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. Native Hedging to South of Plot 6														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	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.	Top up mulch					X					X			To 75mm as required
4.	Apply fertiliser			X										
5.	Firm up plants			X						X				
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Trimming hedgerows						X			X				As required to maintain shape

7.3. Habitat Area / Native Buffer 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 – (where applicable) 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

7.4. Ornamental Planting to Residential 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.	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)

7.5. 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

7.6. 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

7.7. 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.
- 8.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

9 Appendices (refer to latest revision)

- 9.1 DD578L05_Landscape Strategy Plan (Deacon Design Ltd)
- 9.2 DD578L06-08_Detailed Planting Plan (Deacon Design Ltd)

Appendix 9.1

DD578L05_Landscape Strategy Plan (Deacon Design Ltd)



- Existing trees retained & new native planting is to be managed as woodland habitat for screening density & biodiversity gain;
- Improve age-species diversity by selective thinning every 5 years to remove any declining specimens for space to replant / regenerate native tree growth.
- Annually enhance shrub & field layer understorey by: rotational coppicing, selective reduction of dominant species and replanting for species diversity.
- Install bat / bird boxes & keep felled arisings neatly stacked as log hibernacula for reptiles, amphibians & invertebrates.

	Proposed native tree & underplanting for landscape mitigation, via biodiversity & screening benefit
	Proposed wetland seed mix, Emorsgate EM8 Meadow Mixture for wetlands.
	Proposed climbing plants to screen fence / facades & contribute supplementary wildlife benefit
	Proposed native hedgerow to define
	Proposed shrub & herbaceous plants for front gardens
	Proposed amenity lawn to front & back gardens using high quality turf - Rolawn Medallion or similar
	Proposed species-rich seeding for verges & communal areas - Emorsgate EM3 Special General Purpose Meadow Mixture or similar

- Proposed permeable paving (charcoal) to driveways and entrance area
- Proposed permeable paving (bridle) to plot access
- Proposed flagstones to pathways to properties

	BT1 - 1.2m height timber post & rail fence with stockproof mesh
	BT2 - 1.8m height close board fencing with hedgehog gaps between gardens
	BT3 - Cleft rail fencing around pond and along hedgerow site entrance
	WS - Wooden stile set

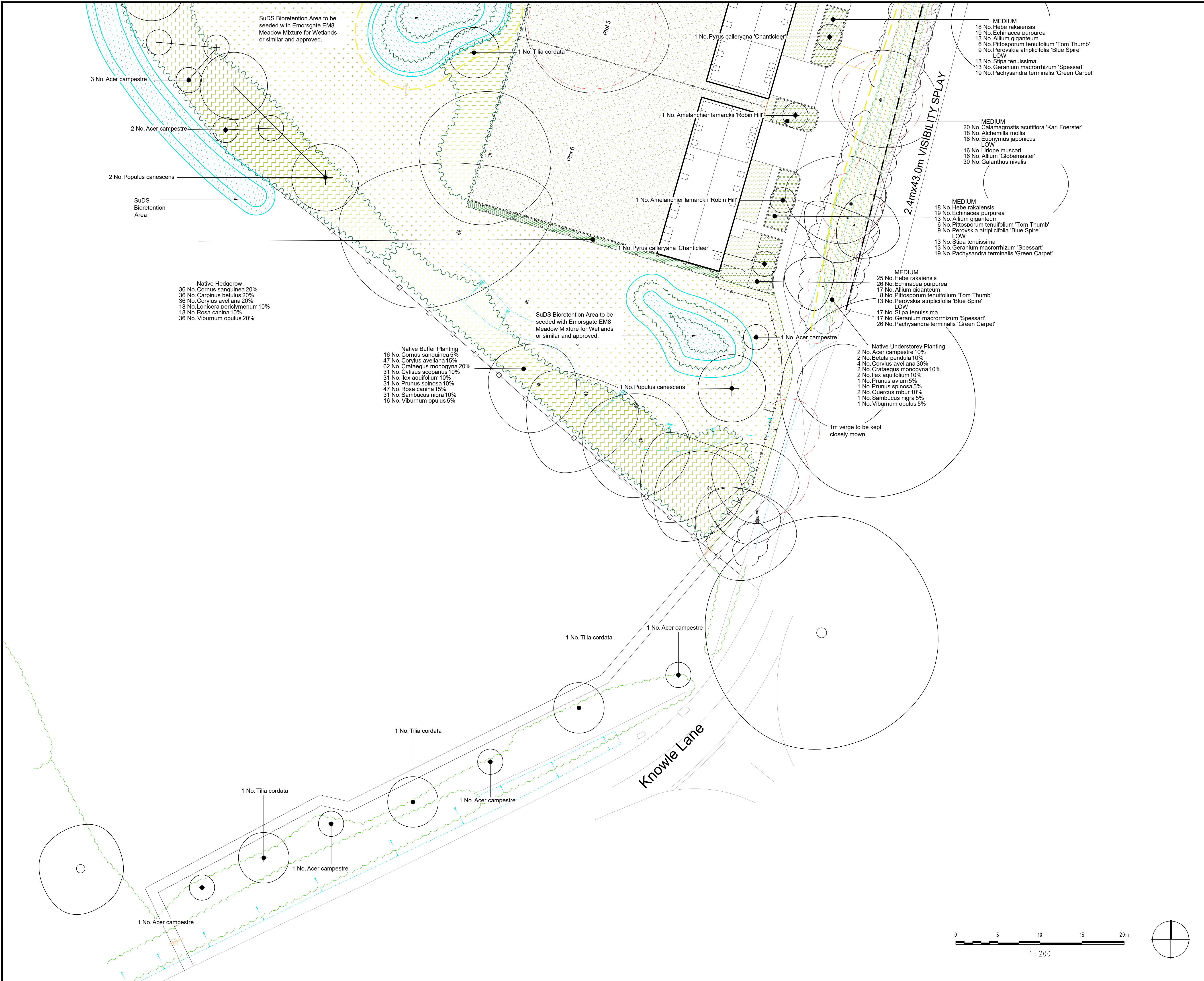
03.06.26	VE	Amendments to boundary treatments and changes to address LPA comments	F		PD
25.03.23	MG	Hard surfacing coordination change	E		MG
22.05.23	MG	Fencing & hard surfacing updates	D		MG
10.02.23	MG	Fencing coordination for RPKs	C		MG
31.01.23	OD	Landscape updates to accord with new site layout	B		MG
31.08.22	MG	Landscape coordination updates to address LPA comments	A		MG

D

DRAWING NUMBER :	REVISION LETTER :
DD578L01	F
DRAWING FILE LOCATION :	
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Appendix 9.2

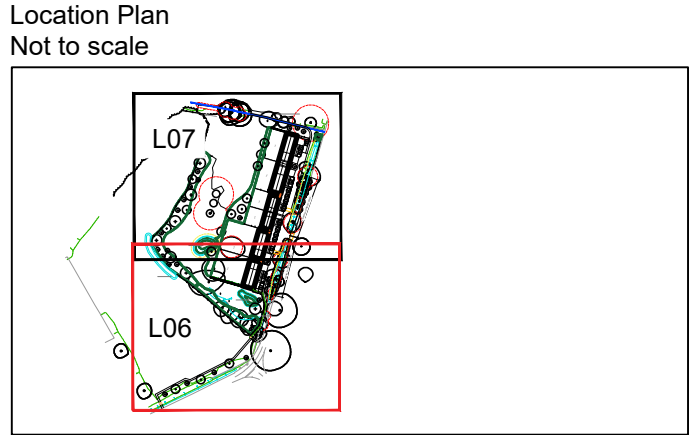
DD578L06-08_Detailed Planting Plan (Deacon Design Ltd)



- 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.

- Soft Landscape**
- Retained trees protected to BS 5837. For Root Protection Area (RPA) extents / protection details refer Arboricultural Report & Tree Protection Plan
 - Retained site vegetation to be enhanced with native underplanting, with selective pruning & coppicing to promote regeneration for biodiversity & screening
 - Proposed Tree Planting / Hierarchy
 - Large Tree (10> metres from building)
 - Street Tree (7> metres from building)
 - Small / Garden Tree (3> metres from building)
 - Proposed climbing plants to screen fence / facades & contribute supplementary wildlife benefit
 - Proposed native tree & underplanting for landscape mitigation, via biodiversity & screening benefit
 - Proposed wetland seed mix, Emorsgate EM8 Meadow Mixture for Wetlands or similar and approved
 - Proposed native hedgerow
 - Proposed shrub & herbaceous plants for front gardens
 - Proposed amenity lawn to front & back gardens using high quality turf - Rolawn Medallion or similar
 - Proposed species-rich seeding for verges & communal areas - Emorsgate EM3 Special General Purpose Meadow Mixture or similar and approved

Note: Refer to drawing ref DD578L08 for Tree pit detail, planting matrix, schedule and specification.



FINAL

24.06.26	VE	Amendments following LPA comments	F	PD
03.06.26	VE	Amendments following LPA comments	E	PD
05.05.26	VE	Amendments to planting areas following LPA comments	D	PD
20.03.26	VE	Amended to show addition fence and moved title	C	PD
17.03.26	VE	Updated to extension of path and removal of electric gate to the main entrance	B	PD
16.12.25	VE	Updated to show new boundary treatments	A	PD

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

D
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PROJECT TITLE:
DD578 Cockpit Barn, Knowle Lane, Fair Oak

PROJECT NUMBER: **DD578** PLOT DATE: **28.11.25**

DRAWING SCALE: **1:200** APPROVED BY: **PD**

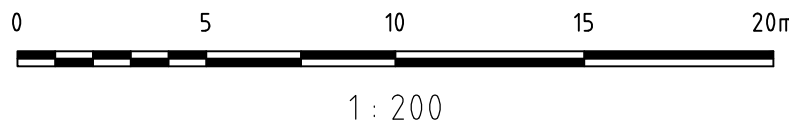
PAPER SIZE: **A1** DRAWN BY: **VE**

DRAWING TITLE:
Detailed Planting Plan -

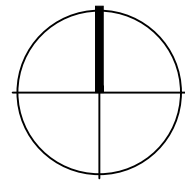
1 of 3

DRAWING NUMBER: **DD578L06** REVISION LETTER: **F**

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1 : 200



Native Buffer Planting
38 No. Cornus sanguinea 5%
114 No. Corylus avellana 15%
152 No. Crataegus monogyna 20%
76 No. Cytisus scoparius 10%
76 No. Ilex aquifolium 10%
76 No. Prunus spinosa 10%
114 No. Rosa canina 15%
76 No. Sambucus nigra 10%
38 No. Viburnum opulus 5%

Existing trees retained & new native planting is to be managed as woodland habitat for screening density & biodiversity gain:

- Improve age-species diversity by selective thinning every 5 years to remove any declining specimens for space to replant / regenerate native tree growth.
- Annually enhance shrub & field layer understorey by: rotational coppicing, selective reduction of dominant species and replanting for species diversity.
- Install bat / bird boxes & keep felled arisings neatly stacked as log hibernacula for reptiles, amphibians & invertebrates.

Native Buffer Planting
22 No. Cornus sanguinea 5%
66 No. Corylus avellana 15%
88 No. Crataegus monogyna 20%
44 No. Cytisus scoparius 10%
44 No. Ilex aquifolium 10%
44 No. Prunus spinosa 10%
66 No. Rosa canina 15%
44 No. Sambucus nigra 10%
22 No. Viburnum opulus 5%

Native Hedgerow
22 No. Cornus sanguinea 20%
22 No. Carpinus betulus 20%
22 No. Corylus avellana 20%
11 No. Lonicera periclymenum 10%
11 No. Rosa canina 10%
22 No. Viburnum opulus 20%

Native Buffer Planting
3 No. Cornus sanguinea 15%
4 No. Corylus avellana 20%
5 No. Crataegus monogyna 30%
4 No. Sambucus nigra 25%
2 No. Viburnum opulus 10%

MEDIUM
21 No. Hebe rakaiensis
22 No. Echinacea purpurea
15 No. Allium giganteum
7 No. Pittosporum tenuifolium 'Tom Thumb'
11 No. Perovskia atriplicifolia 'Blue Spire'
LOW
15 No. Stipa tenuissima
15 No. Geranium macrorrhizum 'Spessart'
22 No. Pachysandra terminalis 'Green Carpet'

MEDIUM
13 No. Hebe rakaiensis
14 No. Echinacea purpurea
9 No. Allium giganteum
4 No. Pittosporum tenuifolium 'Tom Thumb'
7 No. Perovskia atriplicifolia 'Blue Spire'
LOW
9 No. Stipa tenuissima
15 No. Geranium macrorrhizum 'Spessart'
14 No. Pachysandra terminalis 'Green Carpet'

MEDIUM
7 No. Calamagrostis acutiflora 'Karl Foerster'
6 No. Alchemilla mollis
6 No. Euonymus japonicus
LOW
6 No. Liriope muscari
6 No. Allium 'Globemaster'
10 No. Galanthus nivalis

MEDIUM
18 No. Hebe rakaiensis
19 No. Echinacea purpurea
13 No. Allium giganteum
6 No. Pittosporum tenuifolium 'Tom Thumb'
9 No. Perovskia atriplicifolia 'Blue Spire'
LOW
13 No. Stipa tenuissima
13 No. Geranium macrorrhizum 'Spessart'
19 No. Pachysandra terminalis 'Green Carpet'

MEDIUM
29 No. Hebe rakaiensis
31 No. Echinacea purpurea
21 No. Allium giganteum
9 No. Pittosporum tenuifolium 'Tom Thumb'
15 No. Perovskia atriplicifolia 'Blue Spire'
LOW
21 No. Stipa tenuissima
21 No. Geranium macrorrhizum 'Spessart'
31 No. Pachysandra terminalis 'Green Carpet'

Native Understorey Planting
3 No. Acer campestre 10%
3 No. Betula pendula 10%
7 No. Corylus avellana 30%
3 No. Crataegus monogyna 10%
3 No. Ilex aquifolium 10%
2 No. Prunus avium 5%
2 No. Prunus spinosa 5%
3 No. Quercus robur 10%
2 No. Sambucus nigra 5%
2 No. Viburnum opulus 5%

MEDIUM
19 No. Calamagrostis acutiflora 'Karl Foerster'
10 No. Alchemilla mollis
21 No. Euonymus japonicus
LOW
11 No. Liriope muscari

MEDIUM
29 No. Hebe rakaiensis
31 No. Echinacea purpurea
21 No. Allium giganteum
9 No. Pittosporum tenuifolium 'Tom Thumb'
15 No. Perovskia atriplicifolia 'Blue Spire'
LOW
21 No. Stipa tenuissima
21 No. Geranium macrorrhizum 'Spessart'
31 No. Pachysandra terminalis 'Green Carpet'

MEDIUM
18 No. Hebe rakaiensis
19 No. Echinacea purpurea
13 No. Allium giganteum
6 No. Pittosporum tenuifolium 'Tom Thumb'
9 No. Perovskia atriplicifolia 'Blue Spire'
LOW
13 No. Stipa tenuissima
13 No. Geranium macrorrhizum 'Spessart'
19 No. Pachysandra terminalis 'Green Carpet'

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.

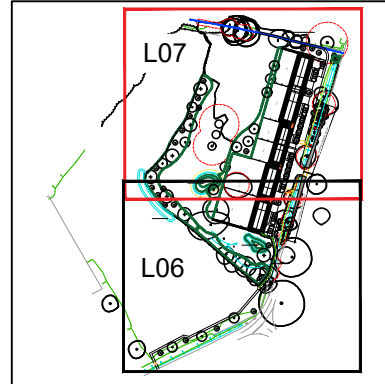
Soft Landscape

- Retained trees protected to BS 5837. For Root Protection Area (RPA) extents / protection details refer Arboricultural Report & Tree Protection Plan
- Retained site vegetation to be enhanced with native underplanting, with selective pruning & coppicing to promote regeneration for biodiversity & screening
- Proposed Tree Planting / Hierarchy
Large Tree (10+ metres from building)
Street Tree (7+ metres from building)
Small / Garden Tree (3+ metres from building)
- Proposed climbing plants to screen fence / facades & contribute supplementary wildlife benefit
- Proposed native tree & underplanting for landscape mitigation, via biodiversity & screening benefit
- Proposed wetland seed mix, Emorsgate EM8 Meadow Mixture for Wetlands or similar and approved
- Proposed native hedgerow
- Proposed shrub & herbaceous plants for front gardens
- Proposed amenity lawn to front & back gardens using high quality turf - Rolawn Mediation or similar
- Proposed species-rich seeding for verges & communal areas - Emorsgate EM3 Special General Purpose Meadow Mixture or similar and approved

Note: Refer to drawing ref DD578L08 for Tree pit detail, planting matrix, schedule and specification.

Location Plan

Not to scale



FINAL

24.09.26	VE	Amendments following LPA comments	E	PD
03.09.26	VE	Amendments following LPA comments	D	PD
06.09.26	VE	Amendments to planting area following LPA comments	C	PD
17.03.26	VE	Updated to extension of path and removal of electric gate to the main entrance	B	PD
16.12.25	VE	Updated to show new boundary treatments	A	PD

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

D

DEACON DESIGN

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PROJECT TITLE:
DD578 Cockpit Barn, Knowle Lane, Fair Oak

PROJECT NUMBER: DD578 PLOT DATE: 28.11.25

DRAWING SCALE: 1:200 APPROVED BY: PD

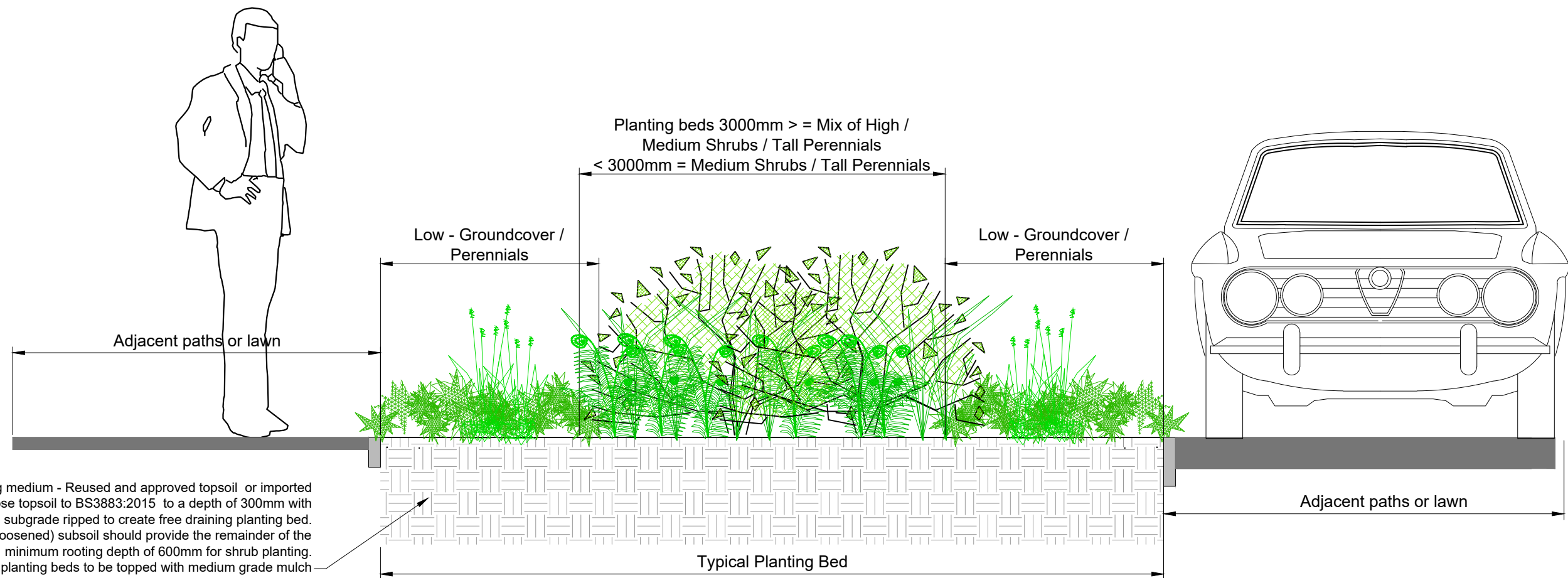
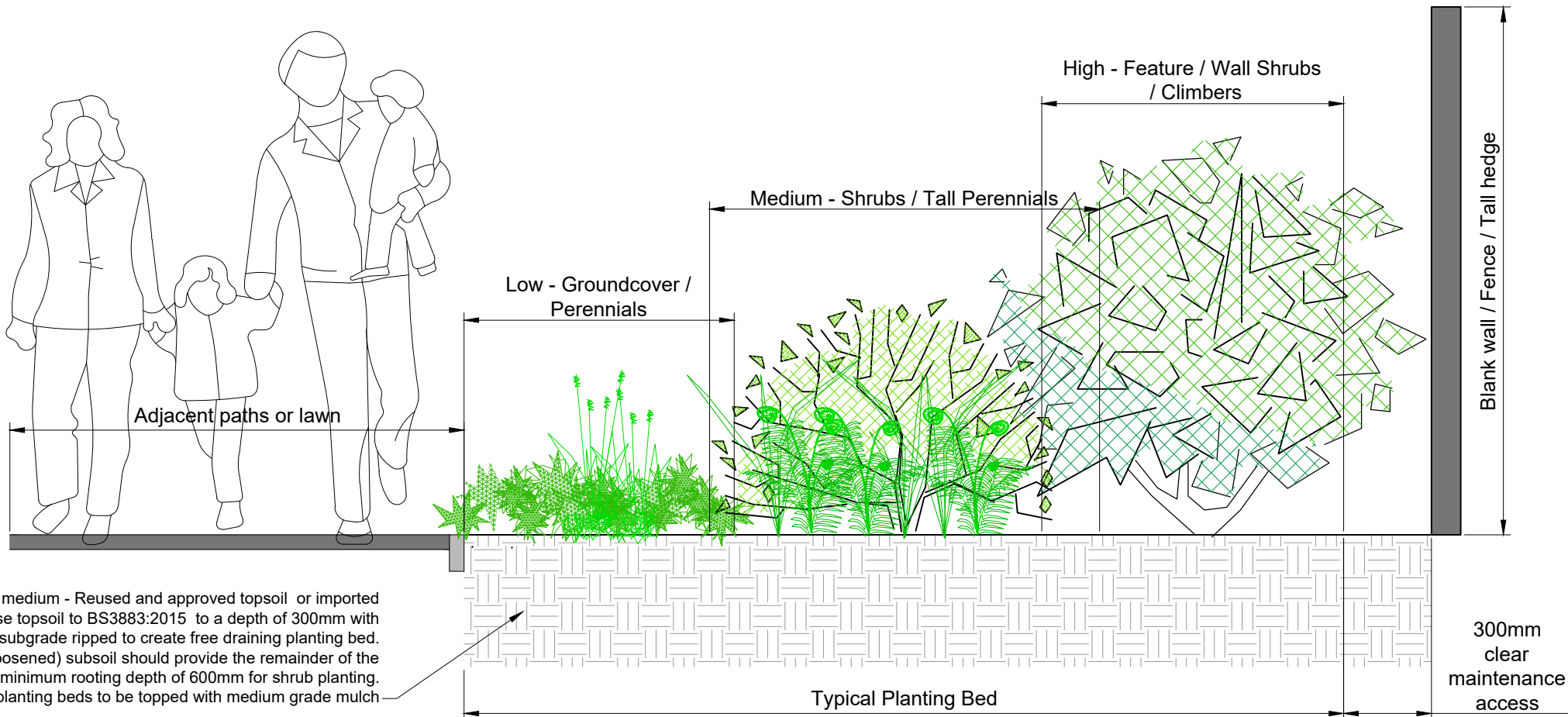
PAPER SIZE: A1 DRAWN BY: VE

DRAWING TITLE:
Detailed Planting Plan

2 of 3

DRAWING NUMBER: DD578L07 REVISION LETTER: E

DRAWING FILE LOCATION:
Z:\Deacon Design Ltd\Dropbox\03 PROJECTS 500\DD578 Cockpit Barn, Knowle Lane, Fair Oak\04 Drawings\Autocad_Keyscape\Landscapes\Drawings\DD578L06-08_Detailed Planting Plan.dwg



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

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 facade, 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 spiral guards and supporting canes shall be installed to all whip and transplant planting to protect plants during the establishment period. Guards shall be appropriately sized and securely fixed, and shall be maintained in position for a minimum period of five years or until, in the opinion of the Landscape Architect, plants are sufficiently established. Upon instruction, guards shall be removed and disposed of off-site unless noted otherwise. Trico repellent will be applied to whips to protect against rabbit and deer browsing.

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 following construction of the adjacent building.

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 haze

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

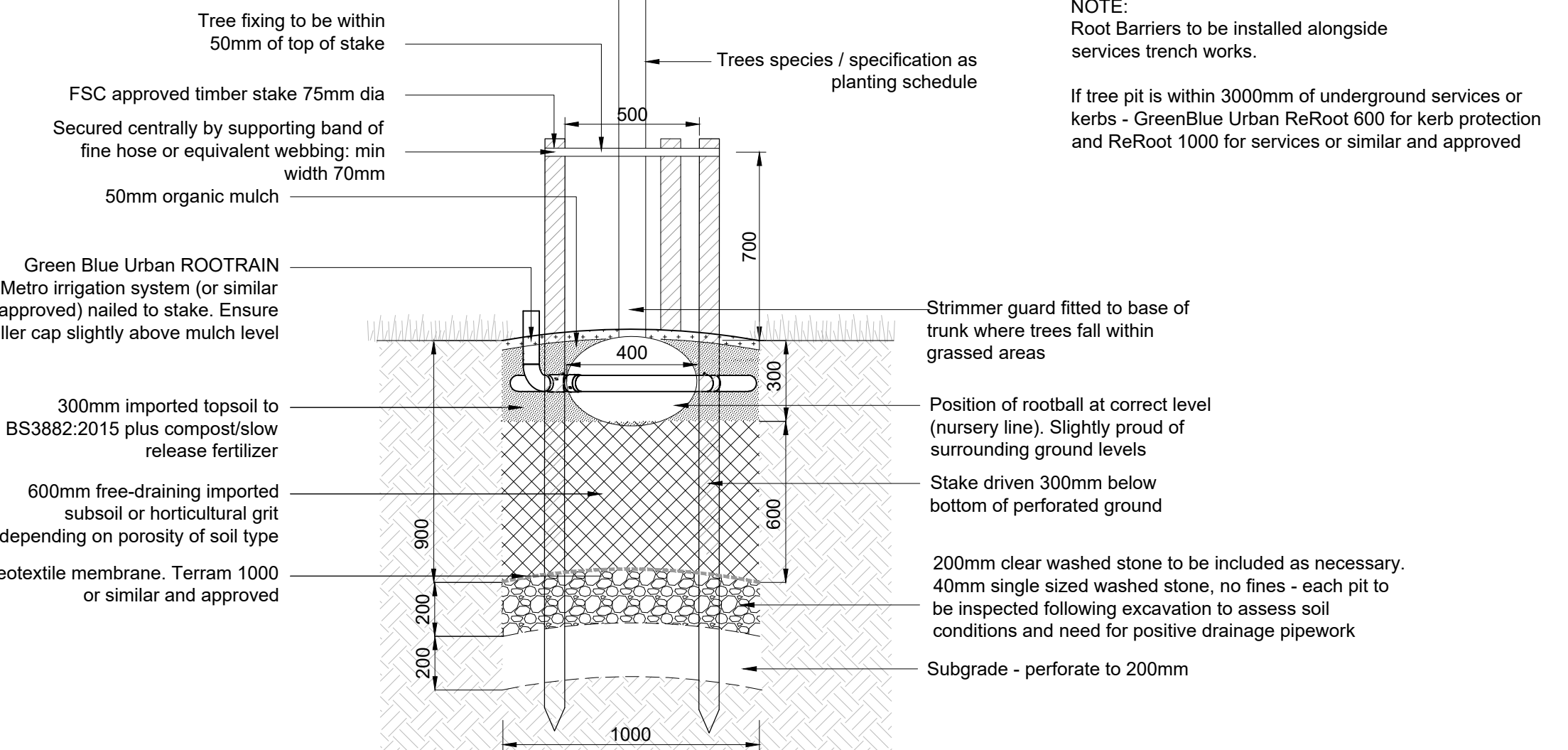
Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and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

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

Typical Tree Pit Detail

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.



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.

Planting Schedule

No.	Species Name	Common Name	Specification	Density	Girth	Pot Size	Height
5	Acer campestre	Common Maple	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
15	Acer campestre	Common Maple	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
7	Amelanchier lamarckii 'Robin Hill'	Juneberry 'Robin Hill'	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Betula pendula	Common Silver Birch	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
1	Betula pendula	Common Silver Birch	RB -Feather	Counted	8-10cm	3.0-3.5m	
3	Carpinus betulus	Common Hornbeam	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Crataegus monogyna	Common Hawthorn	Tpt :1+1:Understorey Planting :RB	2.5Ctr		60-80cm	
4	Crataegus monogyna	Common Hawthorn	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Ilex aquifolium	Common Holly	Tpt :1+1:Understorey Planting :RB	2.5Ctr		60-80cm	
2	Liquidambar styraciflua 'Worplesdon'	Sweet Gum 'Worplesdon'	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
4	Populus canescens	Grey Poplar	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
3	Prunus avium	Wild Cherry	Whip:Understorey Planting :RB	2.5Ctr	6-8cm	60-80cm	
3	Prunus avium	Wild Cherry	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset	60-80cm	
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset	60-80cm	
307	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
29	Lonicer periclymenum	Common Honeysuckle	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset	60-80cm	
29	Rosa canina	Dog Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset	60-80cm	
3	Quercus robur	Common Oak	Whip : C: Understorey Planting	2.5Ctr	8-10cm	60-80cm	
3	Quercus robur	Common Oak	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
3	Sorbus Aucuparia 'Streetwise'	Rowan	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
9	Tilia cordata	Small-leaved Lime	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
Total :89 -							

Hedgerow

No.	Species Name	Common Name	Specification	Density	Height
58	Carpinus betulus	Hornbeam	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
307	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr	8-10cm 60-80cm
29	Lonicer periclymenum	Common Honeysuckle	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
29	Rosa canina	Dog Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
58	Viburnum opulus	Gelder Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr	Double Staggered	at 0.35m offset 60-80cm
Total :290					

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

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
79	Cornus sanguinea	Common Dogwood	tpt. Buffer Mix	1Ctr		60-80cm
11	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr		60-80cm
231	Corylus avellana	Common Hazel	tpt. Buffer Mix	1Ctr		60-80cm
307	Crataegus monogyna	Common hawthorn	tpt. Buffer Mix	1Ctr		60-80cm
151	Cytisus scoparius	Common Broom	cg: Buffer Mix	1Ctr		60-80cm
76	Eunymus japonicus	Japanese Spindle Tree	C	4/m²	3L	
171	Hebe rakaiensis	Shrubby Veronica	C	5/m²	3L	
151	Ilex aquifolium	Common Holly	C	1Ctr		60-80cm
181	Pachysandra terminalis 'Green Carpet'	Japanese Spurge 'Green Carpet'	C	7/m²	2L	
88	Perovskia atriplicifolia 'Blue Spire'	Russian Sage 'Blue Spire'	C	5/m²	3L	
55	Pittosporum tenuifolium 'Tom Thumb'	Kohuhu 'Tom Thumb'	C	3/m²	5L	30-40cm
3	Prunus spinosa	Blackthorn	Whip : C: Understorey Planting	2.5Ctr		60-80cm
151	Prunus spinosa	Blackthorn	tpt. Buffer Mix	1Ctr		60-80cm
227	Rosa canina	Dog Rose	tpt. Buffer Mix	1Ctr		60-80cm
3	Sambucus nigra	Common Elder	Whip : C: Understorey Planting	2.5Ctr		60-80cm
155	Sambucus nigra	Common Elder	cg: Buffer Mix	1Ctr		60-80cm
3	Viburnum opulus	Gelder Rose	Whip : C: Understorey Planting	2.5Ctr		60-80cm
78	Viburnum opulus	Gelder Rose	tpt. Buffer Mix	1Ctr		60-80cm
Total :121 -						

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

No.	Species Name	Common Name	Specification	Density	Pot Size	Coverage
25	Alchemilla mollis	Lady's Mantle	C	6/m²	2L	15% Coverage
24	Alchemilla mollis	Lady's Mantle	C	6/m²	2L	20% Coverage
181	Echinacea purpurea	Purple Coneflower	C	7/m²	2L	15% Coverage
122	Geranium macrorrhizum 'Spessart'		C	7/m²	2L	10% Coverage
49	Liriope muscari	Lilyturf	C	7/m²	2L	15% Coverage
Total :401 -						

Bulbs (Plant in uneven groups 5-9)

No.	Species Name	Common Name	Specification	Density	Coverage
22	Allium 'Globemaster'		C	7/m²	15% Coverage
122	Allium giganteum	Giant Ornamental Onion	C	7/m²	10% Coverage
40	Galanthus nivalis	Common Snowdrop	C	40/m²	5% Coverage
Total :184 -					

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

No.	Species Name	Common Name	Specification	Density	Pot Size	Coverage
47	Calamagrostis acutiflora 'Karl Foerster'		C	9/m²	2L	20% Coverage
27	Calamagrostis acutiflora 'Karl Foerster'		C	9/m²	2L	15% Coverage
122	Stipa tenuissima	Mexican Feather Grass	C	7/m²	2L	10% Coverage
Total :196 -						

Key Schedule

RB=Rootballed C=Container

L=Little Size BR=Bareroot

PL=Plug cg= Container Grown

tp= Transplant

NOTES:

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3. All given dimensions in mm.

FINAL

24.06.28	VE	Amendments following LPA comments	D	PD
03.06.26	VE	Amendments following LPA comments	C	PD
06.05.26	VE	Amendments to planting areas following LPA comments	B	PD
17.03.26	VE	Change the title of the sheet	A	PD

DATE	STATUS	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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PROJECT TITLE:
DD578 Cockpit Barn, Knowle Lane, Fair Oak

PROJECT NUMBER:
DD578

PLOT DATE:
28.11.25

DRAWING SCALE:
VARIES

APPROVED BY:
PD

PAPER SIZE:
A1

DRAWN BY:
VE

DRAWING TITLE:
Detailed Planting Plan -

3 of 3

DRAWING NUMBER:
DD578L08

REVISION LETTER:
D

DRAWING FILE LOCATION:
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