

LAND AT TOYNBEE ROAD EASTLEIGH

Landscape Management Plan
Prepared for: **Vivid Homes**

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BASIS OF REPORT

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CONTENTS

1.0 INTRODUCTION	3
1.1 Purpose of report.....	3
1.2 Current Site and Landscape Context.....	3
1.3 Proposed Development	3
1.4 Extent of proposed planting.....	4
1.5 Management Objectives.....	5
1.6 Management responsibilities.....	5
2.0 IMPLEMENTATION OF SCHEME/SITE PREPARATION	6
2.1 Protection of Existing Vegetation During Construction	6
2.2 Protection of Existing Ecological Features and Habitats During Construction	6
2.3 Programme for Vegetation Removal	6
2.4 Soil Resource.....	6
2.5 Herbicide.....	7
2.6 Watering	7
3.0 VEGETATION ESTABLISHMENT	8
3.1 Proposed Grassland Establishment.....	8
3.1.1 Proposed Amenity Grassland.....	8
3.2 Proposed Tree, Shrub and Hedgerow Establishment.....	9
3.2.1 Proposed Individual trees – Street Trees and Feature Trees	9
3.2.2 Proposed Native Hedgerow and climbers.....	9
3.2.3 Proposed Ornamental Hedgerow	10
3.2.4 Proposed Ornamental Shrub & herbaceous Planting.....	10
3.2.5 Proposed ground cover planting	10
4.0 HARD SURFACES, FURNITURE AND OTHER LANDSCAPE FEATURES	11
5.0 GENERAL AFTERCARE	12
5.1 Monitoring and Personnel	12
5.2 Vegetation Management	12
5.2.1 Proposed Grassland.....	12
5.2.2 Existing Trees	13
5.2.3 Proposed individual trees – Feature and Street Trees	13
5.2.4 Proposed Native Hedgerows	13

5.2.5	Proposed Ornamental Hedgerows	14
5.2.6	Proposed Ornamental and herbaceous Shrub Beds and Ground Cover	14
5.3	General Management of weeds.....	14
5.4	Hard Surfaces, Site Furniture and other Landscape Features.....	15
6.0	SUMMARY OF MAINTENANCE OPERATIONS.....	16

APPENDIX 1

T-01 Rev 1: Hard and Soft landscaping Plan

T-02 Rev 1: Planting Schedules

T-03 Rev 1: Hard and Soft landscaping Plan with Planting Areas

T-04 Rev 1: Hard and Soft Details

1.0 Introduction

1.1 Purpose of report

SLR Consulting Ltd (SLR) have been instructed by Foreman Homes to prepare a Landscape Management Plan to support a proposed detailed application for a residential development comprising of 105 dwellings ranging from 1-bedroom flats to 4 bedroom town houses, off Toynbee Road, Eastleigh.

This Landscape Management Plan sets out the overarching landscape management objectives and implementation and maintenance procedures for the site and includes the following sections:

- Landscape management aims and objectives/overall strategy;
- Implementation of scheme;
- Vegetation establishment;
- General Aftercare/Maintenance; and
- Summary of main Annual Management operations.

The Drawings (T-01 to T-04 Rev 1) included in Appendix 1 show the main soft and hard landscape areas and details (N.B. These details are for planning purposes only and should not be relied upon for construction)

1.2 Current Site and Landscape Context

The site is located in Eastleigh which is situated between Southampton and Winchester and has developed as a railway town. It lies on the old Roman road between Winchester and Bitterne.

The site is located on an ex-industrial estate characterised by derelict warehousing and storage units. There are several areas of scrub planting at the periphery of the site and some generally low-quality trees (refer to SJ Stephens Associates Tree Constraints Plan 1597-01). The western boundary of the site is delineated by a row of mature Western Red Cedar considered to be of moderate quality. The site is bordered by railway tracks to the north, residential developments to the east and south, and Eastleigh Cemetery to the west. The neighbouring properties to the east and south have recently been developed with various access roads that unlock the proposed site.

To the south of the site the recent development has been built by Taylor Wimpey in a style that follows the traditional vernacular of Eastleigh. The buildings varying between two and four storeys across the development. The development centres around a green space with the roads setback.

1.3 Proposed Development

The proposed development would comprise of 105 dwellings of varying size; from 1 bed flats to 4 bed town-houses built in a style which reflects local vernacular and along with the proposed landscape scheme complements the palette of materials used in the more recent residential developments surrounding the site (refer to RPS Landscape Strategy Plan – JSL2192).

The site would be accessed from the south, with the main vehicular routes and adjoining footpaths constructed in tarmac. Other internal roads and parking areas would be constructed in Marshalls Standard Concrete block paving 'Brindle' or similar approved to provide a contrast to the tarmac and identify more heavily pedestrianised areas, as well as areas where permeable paving is required in the interests of surface water drainage. Block paving will also be used to identify crossing points. Permeable Resin Bound Gravel 'Dorset Gold' or similar approved would be used in the main pedestrian area down the centre of the development, providing

a visual link to the Public Open Space to the south, including for those accessing the site from the Public Footpath at the north east corner.

The Public Open Space at the south of the site has been designed (indicative only) to complement the area designed by Taylor Wimpey to the south, with buildings surrounding all sides of the space to complete the enclosure. Areas of amenity grassland are complemented by ornamental shrub/herbaceous and bulb planting to provide seasonal interest but also to assist in the delineation between public and private spaces in the wider area around housing, further aided by the form of proposed low clipped ornamental (evergreen) hedgerows. Shrubs, herbaceous planting and grasses are proposed along either side of the main pedestrian walkway, linking to the central POS.

A native hedgerow is also proposed along the northern edge of the site to assist in softening this edge but also enhance the ecological value of this side of the site through the introduction of native species which complement surrounding planting. Street trees have been used where space permits to create a pleasant environment and sense of place across the site, whilst Feature trees are also used in the Public Open Space to add a focal point and seasonal interest.

Individual private gardens are bound by 1.8m high Timber Close board fencing and front gardens around the Public Open Space would be bound by 0.6m high metal black railings. Unwanted vehicular access would be prevented from the Public Open Space by the erection of a 500mm high high quality treated softwood knee rail or similar feature which would connect with the railing around the site to the south to assist with the cohesion of the two spaces. The structure of the edges of the POS would be reinforced by additional shrub planting (locations of tree planting limited by the location of underground soakaways). Signage would be included at the pedestrian entrance to the site directing the user along the route through the Public Open Space. Benches would also be positioned across the public areas/shared spaces. Litter bins/dog waste bins would also be located at appropriate locations across the site.

The proposed development would not see the loss of existing high-quality vegetation and would provide opportunity for an integrated scheme of planting which works with the wider landscape (refer to Section 1.4 below for extents of planting). The row of existing mature Western Red Cedar would be retained along the western edge of the site.

1.4 Extent of proposed planting

The Landscape Masterplan (refer to Drawing T-01 Rev 1) comprises of the following areas of proposed planting:

- 5,703m² of Amenity Grassland (including back gardens: 2889m² and open space: 2814m²);
- 416m² of bulb planting;
- 10 no. individual Feature trees;
- 15 no. Street trees;
- 10 no. smaller trees;
- 169m of native hedgerow;
- 282m of ornamental hedgerows;
- 1,310m² of ornamental shrub and herbaceous planting;
- 242m² of ground cover planting; and
- 51 climbing plants.

1.5 Management Objectives

The management of the landscape masterplan (existing and proposed vegetation and features) will seek to address the following management objectives:

- secure the long-term establishment of the local landscape/green infrastructure providing an appropriate setting for the development in line with adjacent uses;
- maintain and enhance the landscape and ecological value of areas of the site and their sensitive and proactive management; and
- provide a pleasant environment which creates a sense of place and enhances the amenity of local residents and visitors.

1.6 Management responsibilities

All maintenance and management of soft and hard landscape areas within shared/communal areas will be undertaken by a suitably qualified landscape management contractor on behalf of Foreman Homes, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.

All areas of the landscape masterplan will be closely monitored throughout the first year of establishment and thereafter, as appropriate, and in line with the contracted management responsibilities, by a suitably competent professional so that the most appropriate management regime can be defined on an area-by-area basis. A visual inspection will be carried out on a twice-yearly basis (as a minimum) to check for good strong foliage and growth, so that the most suitable management regime/operations can be defined for the forthcoming year.

2.0 Implementation of Scheme/Site Preparation

The following section of this Management Plan deals briefly with how the landscape masterplan will be implemented on site/ the site prepared for planting (a detailed specification will be prepared prior to construction).

2.1 Protection of Existing Vegetation During Construction

All trees retained as part of the development proposals will be protected in accordance with an Arboricultural Impact Assessment and Method Statement document produced to comply with the provisions of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protective fencing will be erected prior to any construction activity commencing and will be maintained until practical completion of all building and engineering works. If for any reason the fencing needs to be moved or altered, this will only be done under the supervision of an arboriculturist.

2.2 Protection of Existing Ecological Features and Habitats During Construction

Prior to the removal of dense undergrowth and/or debris piles, they will first be searched for vulnerable wildlife by an appropriately qualified ecologist. Should any vulnerable wildlife be found, they will be relocated to a place of safety.

All temporary and permanent external lighting will be designed to minimise the risk of light spill outside the area it is desired to illuminate; and particular care will be taken to minimise light spill on hedgerows or other linear features that can be used by bats for commuting. This can be achieved using baffles and directional lighting coupled with low-level lighting columns.

All trenches and excavations will be closed overnight to prevent badgers and other wildlife from becoming trapped. Where it is not feasible to close excavations overnight, they will be excavated with at least one sloping end or provided with a sturdy plank to provide a means of escape.

2.3 Programme for Vegetation Removal

Prior to commencement of landscape works on site, all areas will be suitably cleared and excavated. All planting areas will be cleared of all unwanted debris and vegetation and removed to an approved tip prior to planting.

Where possible, all vegetation removal and site clearance works will be conducted between late September and March (i.e. outside the bird nesting season). If this is not possible, then all clearance works should be supervised by an appropriately qualified ecologist.

2.4 Soil Resource

The substrate will be inspected and assessed for its suitability for landscaping prior to the commencement of implementation works. The substrate may require the addition of soils/soil-forming materials to improve ground conditions for the proposed planting (such as soil structure and drainage/water holding capacity) and also mechanical de-compaction.

All soil handling operations will follow the guidelines set out in *BS:3882: 2015 Specification for topsoil* to make the best use of the available soil resource and minimise compaction as follows:

- All soil units will be separately stripped, stored and replaced;
- All soil units will be handled when dry and friable; and

- Where possible, no heavy wheeled earthmoving vehicles or machines will run over *in-situ*/un-disturbed or replaced soils.

Where space is limited during construction, the soils will be placed into temporary storage mounds, according to the following methods:

- The storage areas will be subdivided into each part to receive each soil unit (topsoil or subsoil);
- Materials will be placed on dry firm foundations, which have been stripped of soils and/or soft material, as appropriate;
- Stored in heaps of a maximum 2m height; and
- To minimise soil wetness storage heaps will be shaped to shed water and positioned in the direction of flood water flows.

When stripping of topsoil is required, for example where there will be hard surfacing or extensive vehicle movements, this should be to an average depth of 300mm, although soils will not be removed from below the spread of trees to be retained.

Where planting is required above existing underground structures, e.g. foundations etc. and proposed services e.g. cables in ducting (exact locations to be confirmed by contractor before work commences), the minimum required soil depth will be 750mm for shrub planting and 1000mm within 2m of tree planting and 500mm for grass and ground cover plants. These profiles allow for a minimum of 300mm of topsoil. Anything planted above soakaways will need to be shallow rooted. A minimum of 700mm of cover will be required to the soakaways, although anything with substantial roots will need to be avoided directly above.

Stones larger than 50mm as well as other debris will be removed. All soil will be graded to smooth flowing contours to achieve the specified finished levels.

All areas of tree and shrub planting will be assessed for compaction prior to planting and if necessary or practical, de-compaction will be carried out to a depth of 300mm, with soils loosened, aerated and broken up, when ground conditions are reasonably dry.

2.5 Herbicide

A suitable residual herbicide will be applied to all areas receiving hard landscaping and a suitable non-residual herbicide to areas receiving soft landscaping. Herbicides are not to be applied within 10m of any watercourse or waterbody. If deemed necessary Environment Agency consent would be required (refer to Environment Agency Guidance Notes AqHerb01: Agreement to use herbicides in or near water). If herbicides are to be used prior to planting and seeding, then 2 weeks should be allowed before planting and seeding operations commence.

2.6 Watering

The need for watering will be assessed prior to the commencement of works. If considered necessary, the full depth of soil will be watered during planting operations and all areas thoroughly watered immediately after operations, without damaging or displacing plants. It is anticipated that new planting may be watered, particularly in drier periods in the first year, subject to contractual agreements with the client and landscape contractor. Thereafter, plants will be assessed on an annual basis, to establish the need for watering.

3.0 Vegetation establishment

The following section of this Management Plan deals with how the various vegetation/plant types will be established on site (refer to Drawing T-02 Rev 1 for plant schedules).

3.1 Proposed Grassland Establishment

Fresh seed should be purchased for each growing season and should be blue label certified seed varieties complying with EC regulations for purity and germination.

Good preparation is essential to success, so the aim is to control weeds and produce a good quality seed bed before sowing. To prepare a seed bed first remove weeds using repeated cultivation or a herbicide. Then plough or dig to bury the surface vegetation.

The required mix (see section 3.1.1 below) should then be sown in the spring (dependent on construction programme) onto bare ground after harrowing/raking the surface and should not be sown on compacted ground. Bulking up the seed with an inert carrier such as sand can make distribution easier. The seed must be surface sown and can be applied by machine or broadcast by hand. Rolling is not necessary. Preparing a seed bed on clay can be difficult, being prone to compaction and poor drainage. Well timed preparation and sowings are therefore important to successful establishment. As clay is unworkable when very wet or very dry, autumn sowings may not be possible. It is sometimes better to dig or plough the soil in the autumn, allow winter frosts to break down the clods, and prepare a seedbed in the spring using a harrow or rake to produce a medium tilth. To get an even distribution, divide the seed into two or more parts and sow in overlapping sections.

After sowing lightly rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roll, or by treading, to give good soil/seed contact. The newly seeded areas should be fenced off using pegs and tapes until the grass is well established.

Below is an indicative mix for the amenity grassland areas as indicated on Drawing T-01 Rev 1.

3.1.1 Proposed Amenity Grassland

The proposed amenity grassland areas would be sown with Emorsgate Seeds E22 Strong Lawn Grass Mixture or similar approved at a rate of 25 g/m².

EG22 contains fine bent and fescue grasses plus some dwarf perennial ryegrass and smooth-stalked meadow-grass. This combination produces both an attractive fine turf structure and resilience to wear.

Table 1 – Emorsgate Seeds Mix E22 Strong Lawn Grass Mixture

%	Latin name	Common name
2.5	<i>Agrostis capillaris</i>	Common Bent
2.5	<i>Agrostis castellana</i>	Highland Bent
50	<i>Festuca rubra</i>	Slender-creeping Red-fescue
25	<i>Lolium perenne</i>	Perennial Ryegrass
20	<i>Poa pratensis</i>	Smooth-stalked Meadow-grass
100		

Bulb planting will also be included in areas of amenity grassland to provide seasonal interest, to include *Crocus speciosus*, *Galanthus nivalis* and *Narcissi lobularis*. Spring flowering bulbs and hardy Summer flowering bulbs should be planted in Autumn (September – November).

3.2 Proposed Tree, Shrub and Hedgerow Establishment

All plants will be well-grown nursery stock, using a combination of transplants and container grown stock as specified in the schedules on Drawing T-02 (Rev 1).

Plants will be sourced as locally as possible. All plant handling and planting operations will comply with relevant clauses of CPSE 'Handling and Establishing of Landscape Plants' (obtainable from the Horticultural Trades Association).

Any transplants (which will be bare root and supplied to site in bags containing the whole root system, unless otherwise specified) will be notch planted whilst all larger stock will be pit planted. For the notch planting, a notch will be cut with a spade or mattock and, whilst holding it open, the transplant slipped in and roots spread. It is important to make sure the root collar is level with the soil surface. Then tread the split closed and check that the shrub is firmly planted. Backfill will consist of previously excavated material and 3L of sanitized and stabilised, friable compost (non-peat compost) to PAS 100 (1:3 ratio) per plant as well as fertiliser as required.

The individual Feature and Street trees (Standard Trees) will be pit planted with a slightly raised bottom to the pits and scarified sides, with a pit size to allow 300mm in any direction from the rootball by 450mm depth or as necessary to accommodate their root systems. All pits will be excavated on the same day of planting. Trees will be double staked with expandable ties (refer to Drawing T-03 Rev 1 for detail).

As per the notch planting, when pit planting the top of the root collar must be level with the surrounding soil surface and the ground around the plant will be firmed in by treading, taking care to avoid scuffing or damage. The completed planting pit will be either at ground level or slightly domed to prevent waterlogging. On no account will any roots be left exposed or bent. The soil around all plants will then be suitably firmed and watered.

All proposed hedgerow plants (transplants) will be individually protected by 0.6m high translucent plastic spiral guards supported by a single stout cane or, in the case of the bushier and larger stock, a 0.6m shrub shelter and softwood timber stake where appropriate.

A 75mm deep layer of Bromide free bark mulch will be spread across all shrub beds to assist with weed control during the establishment of planting.

3.2.1 Proposed Individual trees – Street Trees and Feature Trees

35 no. individual trees would be planted across the site, integral to shrub, groundcover or grassland areas and not in hard landscaped areas, to support the healthy development of the trees. *Acer campestre* 'Street Wise' and *Carpinus betulus* 'Frans Fontaine,' are proposed as street trees where space permits throughout the site, as their upright form and lack of blossom or fruit assists with functionality and maintenance in the residential areas, whilst providing seasonal interest in foliage to create a sense of place and softening of built form. *Prunus avium* and *Sorbus aucuparia* are used as Feature trees alongside *Coryllus avellana* within the Public Open Spaces/ pocket park areas to provide seasonal interest, a food source for birds and insects, as well as enhancing the sense of place. These species are also utilised throughout the site to the south, providing a continuity and coherence to both schemes.

3.2.2 Proposed Native Hedgerow and climbers

There is some existing trees and shrubs found at the northern edge of the site, on the southern edge of the railway embankment and on the boundary with the site. In addition to enhancing this vegetated edge from an aesthetic perspective, the addition of a proposed native hedgerow on this edge of the site may also serve as a

valuable habitat for local wildlife. The space at this edge is however limited and so whilst a native hedgerow would be planted with plants in double staggered rows, 6 plants per linear metre where possible in front of the acoustic timber fence, where space is limited semi-evergreen climbers and groundcover plants are proposed to provide further greening/softening of this edge, including *Hydrangea petiolaris* and *Lonicera brownii* 'Dropmore Scarlet'

3.2.3 Proposed Ornamental Hedgerow

Where space permits, evergreen mixed ornamental hedgerows are proposed to help with the delineation of public and private spaces and set property facades back from the road. The ornamental hedgerow once established would be maintained in a low (c. 500mm) clipped form which would retain necessary site lines, whilst provide all year-round interest across the site and a softening of built form. Hedgerow plants will be planted 3 plants per linear metre.

3.2.4 Proposed Ornamental Shrub & herbaceous Planting

Two ornamental shrub and herbaceous planting mixes are proposed across the site (refer to Drawing T-02 Rev 1).

Shrub Mix A is used throughout the site at the entrance ways to properties where space is limited, to provide a delineation between public and private space whilst not compromising the function or longer-term aesthetics of the areas. Whilst *Viburnum davidii* and *Euonymus fortunei* 'Emerald Gaiety' provide an all year round form and depth to the beds, *Cornus sanguinea* and *Lavandula* 'Hidcote' provide vivid seasonal colours as well as aroma at the approach to properties.

Shrub Mix B is included throughout the Public Spaces. Whilst *Lavandula* 'Hidcote' and *Cornus sanguinea* are used throughout the beds to provide a continuity and coherence with Shrub Mix A, the spikey vivid coloured forms of *Carex testacea* and *Carex divulsa*, soft form of *Stipa tenuisima* and domed form of *Hebe rakaiensis* provide a contrast.

The plants in both Shrub Mix A and B would be container grown and would be planted in groups of 3, 5 or 7 (3 per m²) to form bold blocks. Taller species would be located towards the edge of facades/away from path edges, graduating down to smaller species, Lavender providing a pleasant path edge.

3.2.5 Proposed ground cover planting.

Where street trees are proposed in hard landscaping areas, i.e. between parking bays, they will be planted into beds comprising of evergreen ground cover. *Ajuga reptans*, *Vinca minor* and *Bergenia* 'Silberlicht' provide a seasonally interesting ground cover which will soften the edge of parking bays, whilst not impinging on movement and being fairly hardy to wear. Plants will be planted 6 per m². A high-quality softwood treated knee rail (or similar approved) will be erected in a gravel strip at the edge of planting strips within parking bays (where appropriate) to further prohibit vehicles from driving over the planting.

4.0 Hard Surfaces, furniture and other landscape features

The landscape masterplan also includes areas of paving and hard landscape features (refer to Drawing T-01 Rev 1). All hard surfaces and landscape features will be constructed in accordance with the appropriate British Standards and Supplier guidance. Details are for planning purposes only and would be subject to review by the site engineer prior to construction.

As discussed in Section 1.0, the main access routes (roads and footpaths and parking areas) would be constructed from tarmacadam, whilst remaining areas of parking where there is a need for permeability, and areas of higher frequency pedestrian movement would be constructed from Marshalls Standard Concrete block paving 'Brindle' or similar approved. This includes key pedestrian crossing points. Permeable Resin Bound Gravel 'Dorset Gold' or similar approved would be used for the paths in the Public Open Space and connecting to the public walkway to the north. This not only helps to create a sense of place and enhance the legibility of pedestrian movement, but also complements what is already proposed on the site to the south.

Wooden benches and signage would also be located at appropriate locations around the site, along with bins/dog waste bins. Private Gardens would be bound by 1.8m high timber close board fencing and front gardens around the Public Open Space would be bound by 0.6m high black metal railings; the Public Open Space would be bound by a 500mm high timber knee rail to prevent unwanted vehicular access to the area. N.B. The timber knee rail would be incorporated to provide cohesion with the Taylor Wimpey site to the south but a high-quality treated softwood knee rail would be combined with additional formal shrub and tree planting at the edges of the POS to provide a softening of the edge where possible owing to drainage constraints, and further restrict vehicular access. The exact specification would be approved prior to construction.

5.0 General Aftercare

This section of the Management Plan covers how all parts of the landscape masterplan will be managed to achieve the longer-term objectives for the site. The suggested frequency of operations is further detailed in Section 6.

5.1 Monitoring and Personnel

As mentioned in Section 1, all areas of the landscape masterplan will be closely monitored throughout the first year of establishment and thereafter, as appropriate, and in line with the contracted management responsibilities, by a suitably competent professional so that the most appropriate management regime can be defined on an area-by-area basis. A visual inspection will be carried out on a twice-yearly basis (as a minimum) to check for good strong foliage and growth, so that the most suitable management regime/operations can be defined for the forthcoming year.

5.2 Vegetation Management

All vegetation will be managed with the site's management objectives in mind (refer to Section 1).

The requirements for secondary treatments will be reviewed on an annual basis, in order to identify and remedy any localised problems including:

- Stone-picking - Assessed by visual inspection and any stones lying on the surface that are larger than 100 mm diameter (i.e. they will not pass through a wire screen mesh of 100mm spacing), together with other objects likely to obstruct future cultivation, will be removed from the site;
- Compaction - Assessed by excavating inspection pits or recording areas of standing water in winter, with possible remedy to be subsoiling or other mechanical means;
- Vegetation Failure - Assessed by visual inspection, with possible remedy to be cultivation and re-seeding/planting; and
- Pruning may take place at certain times, as required, to remove dead or dying and diseased wood to promote healthy growth and natural shape. All pruning should be carried out in accordance with good horticultural practices. All tree works are to be carried out by an approved member of the Arboricultural Association.

5.2.1 Proposed Grassland

Growth and establishment of grasslands may be slow initially. Weed growth is easily controlled by mowing in the first growing season.

In the second and subsequent years grass sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland, as detailed below.

All grass areas (in communal/shared spaces) will be reviewed annually for wear and tear. Any damaged areas will be made good by oversowing of the appropriate grass seed mix in March/April or September/October.

Amenity grassland

Once seedling grasses have established in all amenity grassland areas (typically 3 – 4 weeks in good growing conditions), the ground should be lightly firmed and the soil levelled around the grass roots. A few days later the grass should be ready for its first cut. Grass should be cut with the mower set on a high setting (50mm +), aiming to trim the sown grass back by about one-third of its height and cut back any weeds. The grass can then be mown as regularly as required throughout the growing season (generally March – October), progressively reducing the mowing height over its first spring/summer to the desired height (max 75mm).

Spring flowering bulb planting shall be maintained within longer grass until the flowering period has finished. The foliage of bulbs should remain until yellow, at which time it can be cut back, so as to contribute to the success of next year's bloom.

Grass will be kept 95% free of broadleaved weeds and moss by an application of selective herbicide spot treatment in early April as required. All arisings will be removed from site. Any litter will be removed prior to each cut, and leaves will be raked off grass in Autumn.

5.2.2 Existing Trees

An annual condition, and health and safety inspection will be undertaken to identify essential works to any notable existing trees on site, i.e. the Western Red Cedar growing on the western edge of the site.

Any remedial tree surgery (e.g. removal of broken limbs and any deadwood) will be:

- approved by the local authority; and
- undertaken by a qualified arboriculturist, between late September - March, to avoid the bird breeding season, unless posing an imminent health and safety risk.

Litter and rubbish will be removed, together with self-sown trees.

5.2.3 Proposed individual trees – Feature and Street Trees

All individual trees planted will be checked regularly to ensure that the tree is of good health and vigour.

An annual inspection will be undertaken of tree stakes and ties, which are to be adjusted as necessary and removed once tree anchorage has been established. All trees will be maintained upright.

Formative pruning will be undertaken to remove any dead, dying or diseased wood and suckers, to promote healthy growth and ensure balanced crown shape. Dead, dying, defective and missing trees will be replaced annually in the first five years following planting, with like for like species unless otherwise agreed with the local planning authority.

Fertiliser requirements would be assessed on an annual basis throughout the aftercare period. Tree planting may receive slow-release fertiliser, applied to the base of each tree, according to manufacturer's instructions, at the end of the second growing season. In drought or prolonged dry periods, watering may be necessary.

If appropriate, all trees will be maintained free of vegetative competition (i.e. weeds) by the application of herbicide to a 1m diameter around the base of each plant, using a controlled droplet applicator, or similar, to minimise spray drift, for the first three years after planting. Hand weeding will also be undertaken with minimal disturbance to planting and reinstatement of soil depth as required.

5.2.4 Proposed Native Hedgerows

In addition to annual tasks in relation to weed control, fertiliser application and watering, as stated in Section 5.2.3 above, the native hedgerow will be cut once established so that it retains a healthy form. The hedgerow will be cut up the sides but growth encouraged on top.

The proposed native hedgerow will be maintained so that it does not overhang any paths using a reciprocating blade cutter, not a flail. They will be cut on average every 2 years between September – March (outside the bird nesting season) once established, or annually as deemed appropriate in the interest of the health of the hedgerow as well as aesthetics.

5.2.5 Proposed Ornamental Hedgerows

In addition to annual tasks in relation to weed control, fertiliser application and watering, as stated in Section 5.2.3 above, the ornamental hedgerows will also be cut once established, as required, so that they retain a formal habit. The hedgerow will be clipped up the sides and along the top to retain a height of c. 500mm and so as not to impinge on adjoining pathways.

5.2.6 Proposed Ornamental and herbaceous Shrub Beds and Ground Cover

In the ornamental shrub beds any self-sown plants will be removed, and plants will be pruned as required once established to support vigorous growth and form, but to also prevent obscuring sightlines or visibility for manoeuvring vehicles and pedestrians. Where plants grow outside their bounds, they will be pruned in accordance with good horticultural practices and at the appropriate time of year. Dead heading after flowering may also be required.

Planting beds will be kept free of weeds by annually topping up the layer of bark mulch around plants as well as by hand weeding. Any litter will also be cleared from beds at the same time and fallen leaves removed in Autumn.

An annual inspection will be undertaken to review and replace dead/diseased and missing plants at the end of each growing season.

In drought or prolonged dry periods, watering may be required.

5.3 General Management of weeds

As required under the provisions of the Weeds Act 1959, all injurious weeds (such as spear thistle, creeping or field thistle, curled dock, broad-leaved dock and common ragwort) will be controlled, so that they do not spread.

Section 14 of the Wildlife and Countryside Act 1981 prohibits the establishment of particular non-native invasive species listed in Schedule 9 Part 2 of the Wildlife and Countryside Act 1981 (variation 6th April 2010). Any particularly invasive non-native plants which if found to be present would also need to be eradicated (for complete list refer to Schedule 9 Part 2 of the Wildlife and Countryside Act 1981). These include:

- Giant hogweed (*Heracleum mantegazzianum*) - poses a public health hazard because its sap will cause a skin rash in the presence of sunlight;
- Japanese knotweed (*Fallopia japonica var japonica*) - forms dense thickets displacing native plants;
- Himalayan balsam (*Impatiens glandulifera*) - spreads by seeds explosively propelled from ripened pods;
- Australian swamp stonecrop (*Crassula helmsii*) - quickly out-competes all native vegetation and maintains dominance through very rapid growth and uptake of almost all available nutrients;
- Parrot's feather (*Myriophyllum aquaticum*) – propagates by growth from small fragments that are easily spread when the brittle stems break; and
- Floating pennywort (*Hydrocotyle ranunculoides*) – forms dense interwoven mats that quickly cover the water surface.

All areas shall be monitored for these plant species on at least a twice-yearly basis, during the growing season. Where these plants are identified appropriate measures, specific to the plant species shall be taken to control and/or eradicate them, such as described by the Environment Agency leaflet Guidance for the control of invasive plants in or near fresh water. The Environment Agency identifies the following basic methods of controlling invasive plants:

- Mechanical – cultivation, hoeing, pulling, cutting, raking, dredging or other machinery to uproot or cut plants;

- Chemical – herbicides to kill plants;
- Natural – specific pests and diseases to weaken the target plant; and
- Environmental – alteration the environment to make it less suitable for plant growth.

Where weeds are to be controlled by the application of herbicides this will be carried out by a certified competent person, according to manufacturer's instructions (For example, NPTC Certificate of Competence for use of Pesticides). It is also acknowledged that:

- The Food and Environment Protection Act 1985 requires approval from the Environment Agency before using herbicides in or near water;
- A waste license is required to remove Japanese knotweed to a waste disposal facility; and
- All waste materials, including weeds, are subject to the Duty of Care and must only be transferred to, and carried by, registered waste carriers.

5.4 Hard Surfaces, Site Furniture and other Landscape Features

All hard surfaces, furniture and landscape features will be maintained in accordance with the supplier/manufacturer's specifications. However, the following general maintenance operations will be undertaken:

- Footpaths will be checked annually for wear and tear. Any areas of settlement or damage will be made good in accordance with current UK safety standards;
- Footpaths will be kept free of litter, weeds, grass cuttings, and general debris. All weed growth will be sprayed;
- Weeds and moss on hard surfaces and along kerbs will be prevented from becoming established by being removed manually or using suitable herbicides when they are less than 50mm in height. Jet cleaning will not be carried out to prevent undermining paving sub-base materials;
- All hard surfaces are to be kept free of leaves and debris using a leaf blower;
- Street furniture, including knee rails and fencing will be inspected monthly to ensure there is no vandalism or missing features, and no health and safety issues. Missing or broken items will be replaced. Any necessary repairs are to be carried out in accordance with UK safety standards and suppliers specifications; and
- 52 weekly visits will be undertaken to empty dog and litter bins.

6.0 Summary of Maintenance Operations

Table 2 below presents a summary of main annual management operations and timings in accordance with those tasks mentioned for each vegetation type in Section 4.0 and 5.0. It is proposed that a checklist and detailed record of management operations are maintained by the landscape contractor on site for all planting.

Table 2– Summary of Annual Management Operations

Operation	J	F	M	A	M	J	J	A	S	O	N	D
1. Proposed Amenity Grass (in public and shared spaces):												
- cutting and litter removal;			1	1	2	3	3	3	2	1		
- defects reinstatement, i.e. reseeding;				1						1		
- Leaf collection										1	1	1
- Application of selective herbicide as required				1								
- watering.				As required								
2. Existing Trees:												
- annual safety and condition inspection;										1		
- tree works (thinning/pruning as determined by arboriculturalist);												1
- litter and self-sown tree removal;	1			1			1			1		
3. Proposed Individual Trees:												
- annual tree inspection, remedial pruning, as required;										1		
- tree stake and shelter adjustment/removal;			1								1	
- remove fallen leaves;											1	1
- weeding, self-sown tree removal and litter pick;	1			1	1	1	1	1	1		1	
- defects replacements;											1	1
- Fertiliser application			1									
- Topping up mulch layer			1								1	
- watering.						As required						
4. Proposed Hedgerows:												
- pruning (Native);										As required		
- pruning (ornamental);				As required								
- shelter adjustment/removal;			1								1	
- weed and litter removal;	1			1	1	1	1	1	1		1	
- defects replacements;											1	1

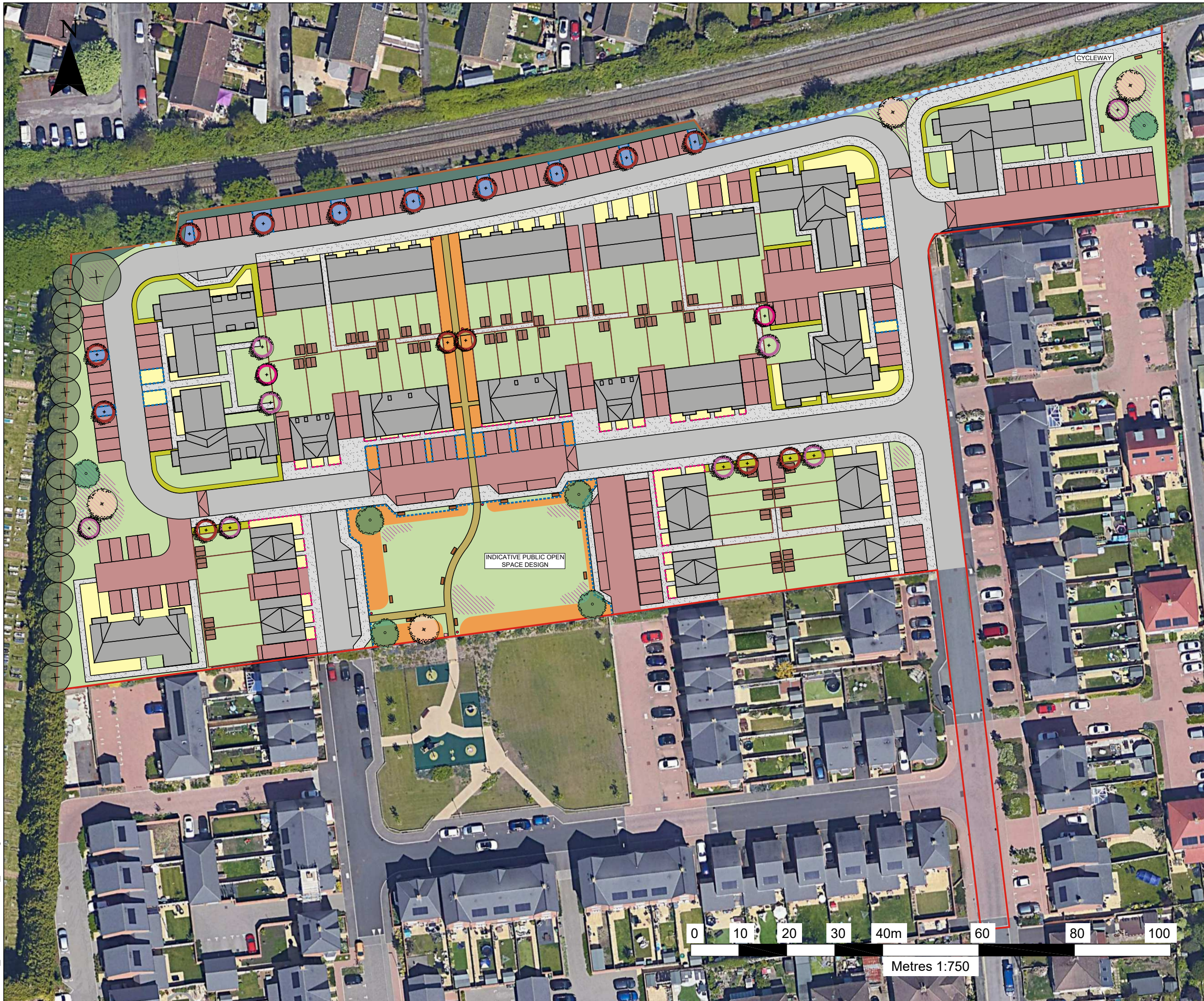
Operation	J	F	M	A	M	J	J	A	S	O	N	D
- Fertiliser application			1								1	
- Topping up mulch layer			1								1	
- watering.						As required						
5. Proposed Ornamental shrub, herbaceous planting and ground cover:												
- Pruning				As required								
- Weeding and litter removal.	1			1	1	1	1	1	1		1	
- Topping up mulch layer			1								1	
- Defects replacements											1	1
- Watering						As required						
6. Hard Surfaces:												
- kept free of litter, weeds, grass cuttings, and general debris;	1	1	1	1	1	1	1	1	1	1	1	1
- annual wear and tear inspection;			1									
- surface cleaning.											1	
7. Site Furniture and Landscape Features:												
- monthly inspection for wear and tear/vandalism;	1	1	1	1	1	1	1	1	1	1	1	1
- dog and litter bin emptying (weekly);	4	4	4	4	4	4	4	4	4	4	4	4
8. Monitoring inspections			1							1		
Note: Numbers in columns denote frequency and when visits are to be undertaken. The month and frequency are indicative only and circumstances may denote a reduced or increased frequency which will be recorded at each visit.												

APPENDIX 1

Appendix 1

Drawings T-01 to T-04 Rev 1

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LEGEND

RED LINE BOUNDARY

SOFT LANDSCAPING
(ARRANGEMENT TO ACCORD WITH HGP ARCHITECTS LANDSCAPE STRATEGY)

EXISTING TREES TO BE RETAINED

PROPOSED STREET TREES -
Acer campestre 'Streetwise'

PROPOSED FEATURE TREE -
Prunus avium

PROPOSED FEATURE TREE -
Sorbus aucuparia

PROPOSED TREES -
Corylus avellana

PROPOSED TREES -
Malus tschonoskii

PROPOSED NATIVE HEDGEROW

PROPOSED ORNAMENTAL HEDGEROW

PROPOSED ORNAMENTAL SHRUB AND
HERBACEOUS PLANTING - MIX A

PROPOSED ORNAMENTAL SHRUB AND
HERBACEOUS PLANTING - MIX B

PROPOSED SPECIMEN CLIMBER

PROPOSED GROUND COVER -
Ajuga reptans
Bergenia 'Siberischer'
Vincetoxicum

PROPOSED AMENITY GRASS
Etiopaea Steud. EZZ Strong Lawn Grass Mature or similar approved
(PLOT GARDEN TURF Laid AT CLIENTS DISCRETION)

PROPOSED BULB PLANTING -
Oculus speciosus
Gaillardia xanthos
Nerisii lobulata

HARD LANDSCAPING
(ROUTE OF MATERIALS TO ACCORD WITH EXISTING SITE TO THE SOUTH)

ROAD SURFACING -
Tarmac with 125mm half butt kerb

PAVEMENT SURFACING -
Tarmac

MINOR ROAD OR PARKING SURFACE -
Marshalls Standard Concrete block paving 'Bridle' or similar approved
(Used to satisfy permeable paving drainage requirements)

FOOTPATH -
Permeable Resin Bound Gravel 'Dorset Gold' or similar approved

STREET FURNITURE

TIMBER BENCH

LITTER BIN / DOG WASTE BIN

FOOTPATH SIGN

HIGH-QUALITY TREATED SOFTWOOD KNEE RAIL
(SACM SPECIFICATION TO BE DETERMINED BEFORE CONSTRUCTION)
TO BE SET IN GRAVEL STRIP AROUND PARKING AREAS

TIMBER CLOSEBOARD FENCE (1.8M HIGH)

ACOUSTIC TIMBER FENCE

BLACK METAL RAILINGS (0.6M HIGH)

NOTES

- DRAWING TO BE READ IN CONJUNCTION WITH HGP ARCHITECTS SITE PLAN (07.07.2021 SITE 2)
- DRAWING TO BE READ IN CONJUNCTION WITH BRIGHT PLAN CIVILS DRAINAGE STRATEGY (D1808-PL400)
- DETAILS ARE FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION
- LOCATIONS OF ALL PLANTING AND HARD SURFACING IS SUBJECT TO THE LOCATION OF SITE SERVICES/ UTILITIES
- NHBC STANDARDS HAVE BEEN USED TO DETERMINE TREE PLANTING STANDOFFS FROM FOUNDATIONS. THESE SHOULD NOT BE RELIED UPON FOR CONSTRUCTION AS A DETAILED SOIL SURVEY MUST BE UNDERTAKEN
- TREE SPECIES AND POSITIONS HAVE BEEN SELECTED TO ASSIST WITH DRAINAGE REQUIREMENTS. FURTHER ANALYSIS WOULD BE REQUIRED BY THE SITE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE THE REQUIREMENTS FOR ANY ROOT BARRIERS E.G. INTEGRAL TO TREE PITS

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LAND AT TOYNBEE ROAD, EASTLEIGH

HARD AND SOFT LANDSCAPING PLAN

T-01 REV1

Scale
1:750 @ A3

Date
JULY 2021

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INDIVIDUAL TREES						
Plant species		Specification	Root Zone	Girth (cm)	Overall Height (cm)	TOTAL
		AS INDICATED ON DRAWING T-01 REV1				
Species	Common Name					
<i>Acer campestre</i> 'Streetwise'	Field maple 'Streetwise'	2x; Standard; clear stem 175-200cm; 3 breaks	ROOT-BALL	8 - 10	250 - 300	15
<i>Corylus avellana</i>	Common Hazel	Branched; 5 breaks	ROOT-BALL		100 - 125	8
<i>Malus tschonoskii</i>	Flowering Crab	2x; Standard; clear stem 175-200cm; 3 breaks	ROOT-BALL	8 - 10	250 - 300	2
<i>Prunus avium</i>	Wild Cherry	2x; Standard; clear stem 175-200cm; 3 breaks	ROOT-BALL	8 - 10	250 - 300	5
<i>Sorbus aucuparia</i>	Rowan	2x; Standard; clear stem 175-200cm; 3 breaks	ROOT-BALL	8 - 10	250 - 300	5
					TOTAL	35

PROPOSED NATIVE HEDGEROW						
Plant species		Specification	Root Zone	Overall Height (cm)	% MIX (m)	NH1
		PLANT AT 6 PER LINEAR METRE IN DOUBLE STAGGERED ROW				NH2
Species	Common Name					
<i>Corylus avellana</i>	Hazel	1+1; Transplant - seed raised; branched; 2 breaks	BARE-ROOT	40 - 60	25%	180
<i>Crataegus monogyna</i>	Hawthorn	1+1; Transplant - seed raised	BARE-ROOT	40 - 60	30%	215
<i>Ilex aquifolium</i>	Holly	Leader with laterals	2L	40 - 60	10%	70
<i>Prunus spinosa</i>	Blackthorn	1+0; Seedling; Leader	BARE-ROOT	40 - 60	20%	145
<i>Rosa canina</i>	Dog Rose	1+1; Transplant - seed raised; branched; 3 breaks	BARE-ROOT	60 - 80	15%	105
				TOTAL	100%	715
						300

ORNAMENTAL HEDGEROW																	
Plant species		Specification	Root Zone	Overall Height	% MIX (m)	OH1	OH2	OH3	OH4	OH5	OH6	OH7	OH8	OH9	OH10	OH11	OH12
		PLANT AT 3 PER LINEAR METRE				44	41	11	10	11	20	25	11	10	17	27	10
Species	Common Name																
<i>Euonymus Japonica</i> 'Bravo'	Japanese Spindle 'Bravo'	Bushy; 4 breaks	5L	40 - 60	30%	40	35	10	10	10	20	25	10	10	15	25	10
<i>Ligustrum ovalifolium</i> 'Aureum'	Golden Privet	0/1; Cutting; branched; 2 breaks	B	40 - 60	30%	40	35	10	10	10	20	25	10	10	15	25	10
<i>Lonicera nitida</i>	Box Honeysuckle	Bushy; 5 breaks	5L	40 - 60	40%	55	50	15	10	15	25	30	15	10	20	30	10
				TOTAL	100%	135	120	35	30	35	65	80	35	30	50	80	30
																	45

SHRUB MIX A																			
Plant species		Specification	Root Zone	Overall Height	% MIX (m2)	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
		PLANT SPECIES IN GROUPS OF 3, 5 OR 7 AT 3 PER METRE SQUARED				16	63	104	16	32	50	48	14	10	9	14	20	17	61
Species	Common Name																		
<i>Cornus sanguinea</i>	Common dogwood	Bushy; 3 breaks	2L pot	40 - 60	20%	10	40	60	10	20	30	30	10	5	5	10	10	10	35
<i>Euonymus fortunei</i> 'Emerald Gaiety'	Spindle 'Emerald Gaiety'	Bushy; 7 breaks	3L pot	20 - 30	30%	15	55	95	15	30	45	45	15	10	10	15	20	15	55
<i>Lavandula 'Hidcote'</i>	Lavender 'Hidcote'	Bushy; 5 breaks	3L pot	20 - 30	30%	5	55	95	15	30	45	45	15	10	10	15	20	15	55
<i>Viburnum davidii</i>	David Viburnum	Bushy; 3 breaks	3L pot	20 - 30	20%	10	40	60	10	20	30	30	10	5	5	10	10	10	35
				TOTAL	100%	40	190	310	50	100	150	150	50	30	30	50	60	50	180

SHRUB MIX A CONTINUED							
SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22
35	7	7	54	27	46	35	28
20	5	5	30	15	30	20	15
30	5	5	50	25	40	30	25
30	5	5	50	25	40	30	25
20	5	5	30	15	30	20	15
100	20	20	160	80	140	100	80

SHRUB MIX B											
Plant species		Specification	Root Zone	Overall Height	% MIX (m2)	SB1	SB2	SB3	SB4	SB5	SB6
		PLANT SPECIES IN GROUPS OF 3, 5 OR 7 AT 3 PER METRE SQUARED				198	18	17	141	59	164
Species	Common Name										
<i>Carex divulsa</i>	Grey Sedge	Full Pot	3L pot		10%	60	5	5	40	20	50
<i>Carex testacea</i>	Prairie Fire	Full Pot	3L pot		10%	60	5	5	40	20	50
<i>Stipa tenuisima</i>	Mexican Feather Grass	Full Pot	3L pot		15%	90	10	10	65	25	75
<i>Cornus sanguinea</i> 'Midwinter Fire'	Dogwood 'Midwinter Fire'	Bushy; 3 breaks	2L pot	40 - 60	20%	120	10	10	85	35	100
<i>Hebe rakaiensis</i>	Shrubby Veronica	Bushy; 5 breaks	3L pot	30 - 40	20%	120	10	10	85	35	100
<i>Lavandula 'Hidcote'</i>	Lavender 'Hidcote'	Bushy; 5 breaks	3L pot	20 - 30	25%	150	15	15	105	15	125
				TOTAL	100%	600	55	55	420	150	500

CLIMBERS				
Plant species		Specification	Root Zone	Overall Height
		PLANT ALTERNATE SPECIES APROXIMATELY 2M APART		
Species	Common Name			TOTAL
<i>Hydrangea petiolaris</i>	Climbing Hydrangea	Several Shoots; 2 breaks	2L	60 - 80
<i>Lonicera brownii</i> 'Dropmore Scarlet'	Honeysuckle 'Dropmore Scarlet'	Several Shoots; 2 breaks	2L	60 - 80
				TOTAL

GROUNDCOVER									
Plant species		Specification	Root Zone	% MIX (m2)	G1	G2	G3	G4	G5
		PLANT SPECIES AT 6 PER METRE SQUARED			10	10	11	11	112
Species	Common Name								G6
<i>Ajuga reptans</i> 'Catlin's Giant'	Bugle 'Catlin's Giant'	Full pot	1L	40%	25	25	25	25	210
<i>Bergenia 'Silberlicht'</i>	Bergenia 'Silver Light'	Full pot	1L	30%	20	20	20	20	160
<i>Vinca minor</i>	Lesser Periwinkle	Several shoots; 2 breaks	1L	30%	20	20	20	20	160
				TOTAL	100%	65	65	65	670
									530



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LAND AT TOYNBEE ROAD, EASTLEIGH

PLANT SCHEDULES

T-02 REV1

Scale
1:5,000 @ A3

Date
JULY 2021

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LEGEND

RED LINE BOUNDARY

SOFT LANDSCAPING
(ARRANGEMENT TO ACCORD WITH HGP ARCHITECTS LANDSCAPE STRATEGY)

EXISTING TREES TO BE RETAINED

PROPOSED STREET TREES -
Acer campestre 'Streetwise'

PROPOSED FEATURE TREE -
Prunus avium

PROPOSED FEATURE TREE -
Sorbus aucuparia

PROPOSED TREE -
Corylus avellana

PROPOSED TREE -
Malus tchonoskii

PROPOSED NATIVE HEDGEROW (NH)

PROPOSED ORNAMENTAL HEDGEROW (OH)

PROPOSED ORNAMENTAL SHRUB AND
HERBACEOUS PLANTING - MIX A (SA)

PROPOSED ORNAMENTAL SHRUB AND
HERBACEOUS PLANTING - MIX B (SB)

PROPOSED SPECIMEN CLIMBER

PROPOSED GROUND COVER (G) -
Ajuga reptans
Bergenia 'Silverlight'
Vincetoxicum

PROPOSED AMENITY GRASS
Emongate Seeds E22 Strong Lawn Grass Mixture or similar approved
(PLOT GARDEN TURF LAID AT CLIENTS DISCRETION)

PROPOSED BULB PLANTING -
Crocus speciosus
Galanthus nivalis
Narcissus lobularis

HARD LANDSCAPING
(SUITE OF MATERIALS TO ACCORD WITH EXISTING SITE TO THE SOUTH)

ROAD SURFACING -
Tarmac with 125mm half belt kerb

PAVEMENT SURFACING -
Tarmac

MINOR ROAD OR PARKING SURFACE -
Marshalls Standard Concrete block paving 'Brindle' or similar approved
(Used to satisfy permeable paving drainage requirements)

FOOTPATH -
Permeable Resin Bound Gravel 'Dorset Gold' or similar approved

DETAILS

NH1 LOCATIONS OF PLANTING GROUPS

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LAND AT TOYNBEE ROAD, EASTLEIGH
**HARD AND SOFT LANDSCAPING PLAN
WITH PLANTING AREAS**

T-03 REV1

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1:750 @ A3

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JULY 2021

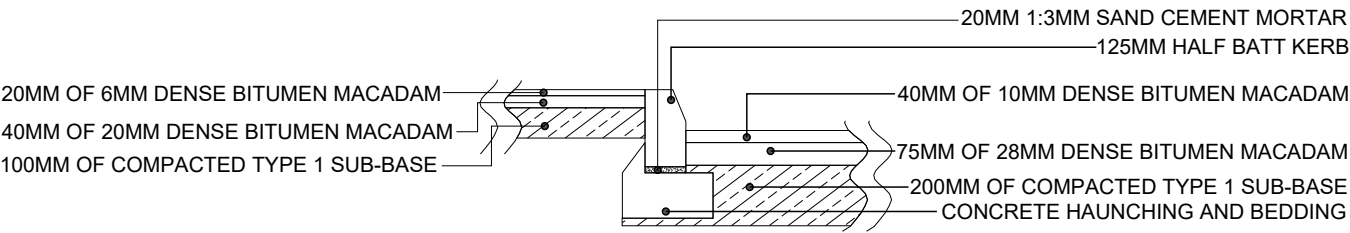
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INDICATIVE HARD LANDSCAPE DETAILS

ALL HARD AND SOFT FEATURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE BRITISH STANDARD AND SUPPLIER GUIDANCE. THESE DETAILS ARE INDICATIVE ONLY, FOR PLANNING PURPOSES. EXACT DETAILS FOR CONSTRUCTION ARE TO BE PREDETERMINED BY THE SITE ENGINEER.

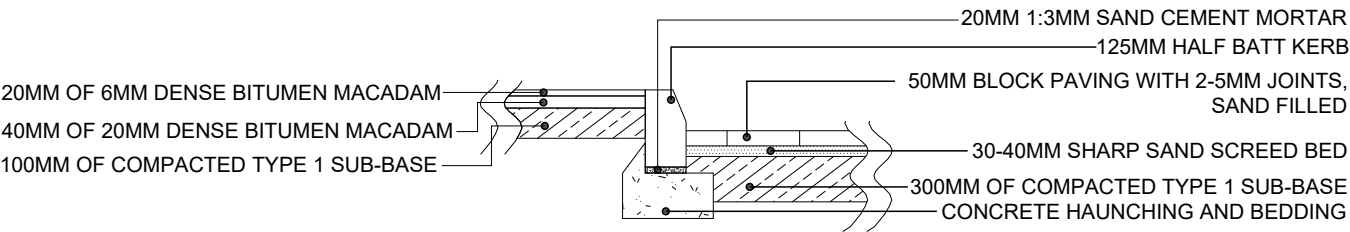
1. BITUMINOUS ACCESS ROAD, BITUMUNOUS PATH AND KERB CONSTRUCTION

SCALE 1:25



2. CONCRETE BLOCK PAVING ROAD, BITUMINOUS PATH AND KERB CONSTRUCTION

SCALE 1:25

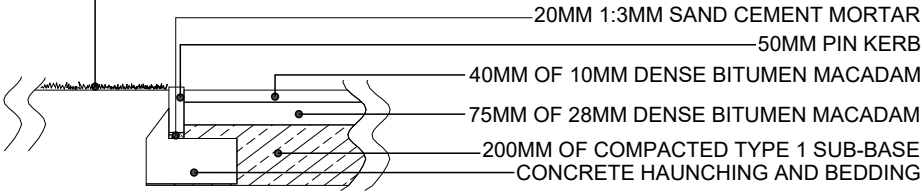


DETAILING OF PERMEABLE PAVING TO BE APPROVED BY DRAINAGE CONSULTANTS PRIOR TO CONSTRUCTION

3. LANDSCAPE AREA, BITUMINOUS PATH AND KERB CONSTRUCTION

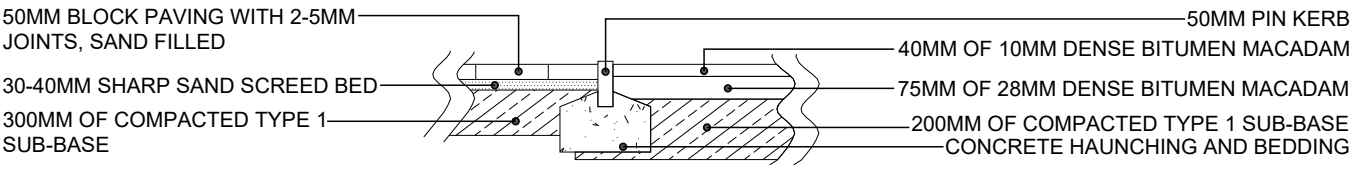
SCALE 1:25

SOFT LANDSCAPE AREA E.G. GRASSLAND, PLANTING BEDS, HEDGEROW.



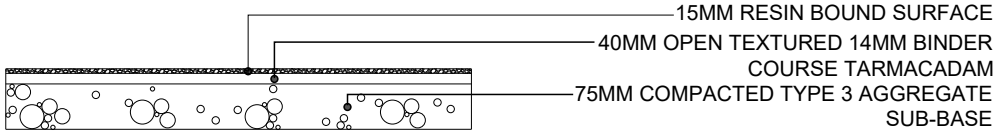
4. CONCRETE BLOCK PAVING ROAD, BITUMINOUS PATH AND KERB CONSTRUCTION

SCALE 1:25



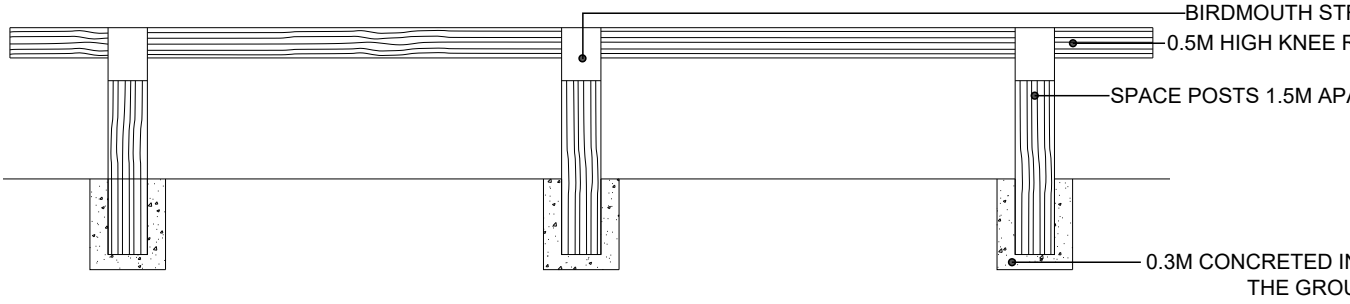
5. PERMEABLE RESIN BOUND PAVING

SCALE 1:25



6. TIMBER KNEE RAIL

SCALE 1:25

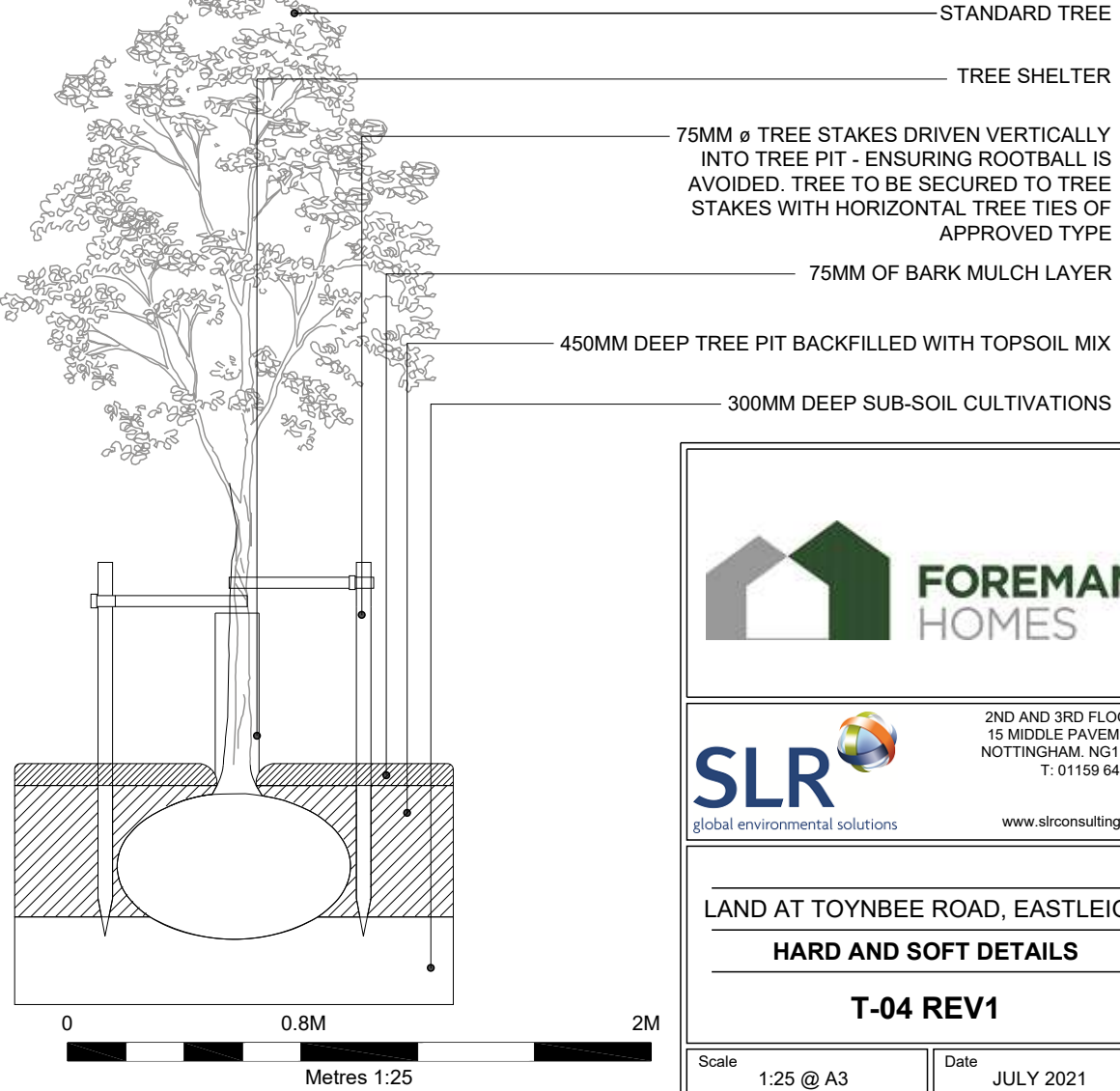


SOFT LANDSCAPE DETAILS

7. INDIVIDUAL TREE WITHIN PUBLIC OPEN SPACE

SCALE 1:25

TREE SPECIES AND POSITIONS HAVE BEEN SELECTED TO ASSIST WITH DRAINAGE REQUIREMENTS. FURTHER ANALYSIS WOULD BE REQUIRED BY THE SITE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE THE REQUIREMENTS FOR ANY ROOT BARRIERS E.G. INTEGRAL TO TREE PITS.



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