



Landscape Management Plan

Providence Hill, Bursledon

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Prepared by:

Deacon Design Ltd
12a The Square
Wickham
Hampshire
PO17 5JQ

info@deacondesign.co.uk
www.deacondesign.co.uk

Written by: Mariana Marques (Project
Landscape Architect - Deacon
Design)

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Foreman Homes Group to inform the on-going landscape management and maintenance operations for the residential development on land off Providence Hill (A27) Bursledon, Southampton, SO31.
- 1.2 Deacon Design Ltd were appointed in April 2020 to progress the hard and soft landscape design in support of a reserved matters application to Eastleigh Borough Council to discharge the relevant landscape conditions associated with the approved outline permission Ref: O/17/81166.
- 1.3 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

- 1.4 The landscape strategy responds appropriately to the inherent site character, topography and proximity of existing watercourses.
- 1.5 The landscape design proposals provide a robust environment which is capable of withstanding human activity, phased development and associated construction implications which in time will enhance the setting of the residential development.
- 1.6 Particular attention has been given to retain and enhance the existing mature vegetation and woodland SINCE adjacent to the site.
- 1.7 Tree planting has been used carefully to enhance the woodland edge / parkland character and provide a dense landscape buffer to the M27 located to the north of the development.
- 1.8 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
 - The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents;
 - Protection, conservation and enhancement of existing trees, vegetation and associated habitats to achieve ecology value in both biodiversity terms and human amenity – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environments to residents and visitors;

- To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.

1.9 This Plan is intended to cover the first five years of the sites establishment.

1.10 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 Ecosupport Ltd as set out in the following documents:

- Reptile Survey Report (July 2018)
- Dormouse Survey (July 2018)
- Extended Phase 1 Habitat Survey (July 2018)
- Bat Surveys (July 2018)
- Breeding Bird Survey (July 2018)
- Bat Mitigation Strategy (3/10/22)

2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas not adopted by the local authority managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.

2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas 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 Any additional topsoil applied to the planting should be quality loam to BS 3882.

2.7 All loss or damage arising from theft or malicious damage prior through the contract shall be made good by the Contractor at his own expense.

2.8 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the

Management Company, at regular intervals and as appropriate work is carried out.

- 2.9 All site operatives to refer to O&M Manual for identified site risks.
- 2.10 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract, according to latest Arboricultural Survey prepared by Sapling Arboriculture Ltd.

3 Soft Landscape Specification

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

Growing Medium / Soil Depths

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

Planting

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

Tree Selection and Location

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

Planting Trees

- 3.11 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.
- 3.12 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

- 3.13 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:
- Standard Trees – Single Stake
 - Heavy – Extra Heavy - Double Staked
 - Extra Heavy to Semi Mature – Triple Staked
 - Semi Mature – Proprietary underground guying.
- 3.14 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

- 3.15 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than

the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

- 3.16 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).
- 3.17 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).
- 3.18 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.
- 3.19 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants.
- 3.20 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Wildflower Meadows

- 3.21 Dig over or rotovate the soil to at least 100mm deep and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth. Wildflowers can survive on fewer nutrients than conventional lawn grasses.
- 3.22 If the soil is highly fertile grasses and weeds tend to swamp out wildflowers as they are, generally, less competitive. Therefore, wildflowers will do better on poor soils than lawn grasses and it is important not to apply fertilizer to the soil prior to seeding.
- 3.23 Where wildflowers are seeded, it may be necessary to remove good quality topsoil to increase the success rate of the seed.

Implementation Programme

- 3.24 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.
- 3.25 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave.
- 3.26 Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive, they will be replaced, incorporate a slow-release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.
- 3.27 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.
- 3.28 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.
- 3.29 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- 3.30 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

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

Biodiversity Enhancements / Habitat Corridors

- 4.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.
- 4.3 The retention and enhancement of the boundary vegetation will create a green swathe around the development and opportunity to create an enhanced habitat corridor including:
- Native hedgerow retention to reinforce movement corridors and maintain a varied structure and protection for foraging birds and insects;
 - Wildflower meadow and grasslands to form natural edges to support wildlife corridors;
 - Provision of minimum of 13 nesting boxes suitable for a range of nesting birds in accordance with, 'Breeding Bird Survey (July 2018) by Ecosupport Ltd.
 - 2 hibernacula's will be provided on site and a reptile receptor area to increase ecological enhancements, according to the 'Reptile Report' document by Ecosupport Ltd (July 2018)
 - To enhance existing habitats for bats that commute and forage on site a provision of 20no. Bat boxes are to be erected on suitable retained trees around the boundaries of the development in accordance with the 'Bat Mitigation Strategy (3/10/22)' referenced earlier in the document.

Existing Vegetation

- 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 prepared by Sapling Arboriculture Ltd. for full details of which trees are to be retained and protected during construction.
- 4.7 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

- 4.8 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.
- 4.9 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.

Native Field Hedgerows

- 4.10 During construction, the existing hedgerow vegetation shown to be retained within the site, shall be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.
- 4.11 Any new hedgerows including infill planting will assist in reinforcing the character of the hedgerow framework providing improved green corridors for wildlife to migrate around the site and seek refuge. The species selected have been chosen to complement these natural edges, avoiding unnecessary maintenance operations and instead allowing their natural form to establish along this generous edge.
- 4.12 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. With the exception of visibility splays, 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.
- 4.13 Any failures to new hedgerows should be replaced during the next suitable planting period for that species. This will be undertaken in September annually for five years' post construction.
- 4.14 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.

Windmill Fields Wood SINC Buffer Enhancements

- 4.15 The 15 m buffer around the SINC requires special management methods to provide improved mitigation for the adjacent Windmill Fields Wood SINC area. According to the 'Land off Providence Hill, Bursledon Extended Phase I Habitat Survey' document by Ecosupport Ltd (Rev July 2018), the woodland edge will be fenced off prior to any construction works commencing, this approach has been adopted in the adjoining sites and will help to reduce any cumulative impacts.
- 4.16 Following the ecologist's recommendations, enhancements to this ecological buffer zone will include 10-metre belt of native shrub / woodland understorey

planting and a 5-metre tussocky grassland mixture which will create a more natural edge to the woodland.

- 4.17 The enhancement planting will be mulched and protected with rabbit proof mesh fencing until it is established.

Grassland Areas

Mowing Regimes

- 4.18 A variety of complementary meadows and mowing regimes will seek to manage pedestrian access, tree protection areas and creation of a more species rich edge to the boundary vegetation. The details below define these different areas in more detail and how they relate to the overall landscape strategy.
- 4.19 For all grassland areas, a minimum 500mm mown strip must be maintained adjacent to footpaths and kerbs.

Existing grassland

- 4.20 Existing grassland alongside the boundary vegetation and in areas undisturbed by development within the informal areas of public open space and receptor area will be retained and enhanced with tussocky seed mixture. These areas will require the grassland to be cut short to a minimum height of 50mm prior to planting and managed to allow the wildflower to establish and successfully set seed. Should this process not prove successful; a similar approach for newly seeded areas should be carried out instead in dialogue with the project ecologist.
- 4.21 Where existing grassland is disturbed or damaged in the process of construction, including earthworks and engineering works, land must be reinstated with native wildflower grassland in accordance with the specification for rough grassland enhancements, paragraph 5.3.8 in this report.
- 4.22 The receptor area will be focus on minimal intervention, left largely unmanaged and topped every 3 years to a height no longer than 15cm.
- 4.23 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. All arisings should be left in-situ for two weeks prior to removal to allow wildflower seed to displace.
- 4.24 Where grassland exists adjacent to footpaths and kerbs a minimum 500mm mown strip must be maintained.

- 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.

Existing Grassland to Hedgerow / Woodland Buffers

- 4.26 Buffer areas associated with the existing woodland edge and hedgerow framework will retain and enhance the existing grassland habitats including a new mowing regime cut annually in October to maintain an overall height of 300mm. Where grassland exists adjacent to footpaths and kerbs a minimum 500mm mown strip must be maintained.
- 4.27 The grassland and woodland mosaic buffer of at least 15m from the edge of the SINCE sites will be fenced off with Heras fencing during the works phase and will be cut annually in October to a height no greater than 15cm (6 inch).
- 4.28 To mitigate for the loss of species rich neutral grassland within the future development, seeds from flora found within the identified neutral grassland habitat (to the north west of parcel 4a) will be collected and sown within the grassland habitats. Seed will be brush harvested between July and September and sown within the same period.
- 4.29 Additional plug planting will be sourced locally to the site and used to reinforce the biodiversity of the site.
- 4.30 To ensure the buffer zones are not damaged through the tipping of garden waste, boundary treatments will be sufficiently high to make tipping difficult. Regular checks should be completed, and any waste found removed. If residents are observed tipping waste, they should be reminded of appropriate disposal methods.

Soft Landscape Maintenance – General Notes

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

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical. Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or as soon as practical	As required.

Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.
	Avoid the use of herbicide to ecological areas unless traditional manual weeding proves ineffective – apply spot weeding only to avoid harm to wider habitats.	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 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 streets, 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.
- 5.5 Trees planted within amenity grass areas to have a weed free circle of 1.2 metre diameter.

Watering

- 5.6 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.
- 5.7 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

5.8 ¹ Hillier Trees Tree Aftercare Maintenance Checklist

Formal Hedgerow Planting

- 5.9 A series of formal Hornbeam hedgerows will be established to provide protection between the highway, areas of public open spaces and private residential frontages.
- 5.10 Even though hornbeam is deciduous, the dry leaves stay on for winter to provide structure and screening all year round.
- 5.11 Where this forms the only boundary treatment, temporary post and wire fence will be positioned along the middle of the hedge prior to planting to prevent people from gaining access to the embankment behind. It is envisaged that once the hedge has fully established this fencing will not need to be replaced.
- 5.12 These hedgerows should be kept neat and formal at a height no greater than 1 metre to retain visibility, natural surveillance and retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.
- 5.13 The maintenance regime for these hedgerows will aim to increase a dense structure for habitat provision while avoiding the creation of unsafe traffic routes with overgrown vegetation. Maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

Native Hedge / Shrub Planting

- 5.14 Appropriate to its semi-rural setting native boundary shrub planting have been proposed along the open boundaries along the south-eastern edge, as enhancement planting to existing vegetation on the western boundary and as a buffer zone to the motorway. The species mix will include species identified within the 'Land off Providence Hill, Bursledon Extended Phase I Habitat Survey' document by Ecosupport Ltd (Rev July 2018) and consists mainly of woodland edge shrubs.
- 5.15 The enhancement planting will be protected by temporary fencing (chestnut paling or similar and approved) until it is established.
- 5.16 The use of native species will assist in tying the character of the residential area to that of the adjoining woodland and field parcels. It will also act as a green corridor for wildlife to migrate around the site and seek refuge. The species selected have been chosen to complement the natural woodland edge and

avoid unnecessary maintenance operations, instead allowing their natural form to establish along this generous edge.

- 5.17 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.

Shrub Planting

- 5.18 Shrub planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.
- 5.19 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health.
- 5.20 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.
- 5.21 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 5.22 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.
- 5.23 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.
- 5.24 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.
- 5.25 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 5.26 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site.
- 5.27 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

- 5.28 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.
- 5.29 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every three days in the second and third seasons until the onset of natural rainfall.
- 5.30 Any failures due to drought shall be replaced by the management company at their own cost.
- 5.31 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.
- 5.32 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Planting

- 5.33 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 5.34 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.
- 5.35 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

- 5.36 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.
- 5.37 Detailed pruning methods of ornamental grasses are described in Section 6 of this document.

Grassland / Seeded Areas

Rough Grassland Enhancements (Emorsgate EG10)

- 5.38 On large open areas which have been allocated as Public Open Space, the existing grassland has been retained. However instead of heavy grazing, the landscape strategy aims to provide a richer vegetation allowing the edges to grow high and provide reptile habitat. An allowance has been made for a tussocky seed mixture (Emorsgate EG10 – Tussock Mixture) to be sown over these areas which once established, may need 'topping' once 3 years between October and February to control scrub and bramble development. The cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge for wildlife.

- 5.39 Where grassland exists adjacent to footpaths and kerbs a minimum 500mm mown strip must be maintained.
- 5.40 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.
- 5.41 Occasional scrub planting will provide shelter for reptiles. For locations, see associated Landscape General Arrangement Plan. This will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Source: [EG10 - Tussock Grass Mixture](#) | [Emorsgate Seeds \(wildseed.co.uk\)](#)

Proposed Native Understory Planting with supplementary Semi-Shade Tolerant Hedgerow Mix (Emorsgate EH1)

- 5.42 Applied as ground flora bed to the native shrub planting areas this mix contains wildflowers and grasses that will complement the native scrub planting.
- 5.43 Tolerant of semi-shade the mix will provide a rich understorey flora to the existing hedgerow / woodland edge environment.
- 5.44 Flowering species will include Red Campion and Rough Chervil that will provide an attractive walk for pedestrian and a link to the wider countryside environments.

First Year Management

- 5.45 Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management Once Established

- 5.46 Hedgerows, woodland edges, rides, glades and other semi-shaded communities usually sit on the boundary between one habitat type (eg open grassland) and another (eg closed tree canopy). The management requirements of established hedgerow mixtures can be tailored to light levels and to fit in with adjacent vegetation types.
- 5.47 Zoned management of hedgerow margins frequently produces the best diversity of habitat structure: areas closest to the hedge or woodland

boundary and those which are more shaded are left uncut in most years. Areas that are further from the margin and more open can be managed as grassland habitat. For example in a 6 metre sown margin the 2-3 metres against the boundary could be left uncut, the next 3-4 metres cut once or twice a year.

- 5.48 Hedgerow vegetation that is not mown or grazed each year will become rough and “tussocky” in character. It can form useful refuge habitat on corners and margins of a site. To control scrub and bramble development these tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as a undisturbed refuge. Hedgerows and margins that are cut regularly can be managed as grassland.

Source: [EH1 - Hedgerow Mixture | Emorsgate Seeds \(wildseed.co.uk\)](#)

Attenuation Areas (Emorsgate EM8)

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

Source: [EM8 - Meadow Mixture for Wetlands | Emorsgate Seeds \(wildseed.co.uk\)](#)

Flowering Lawn/ Amenity Lawn to Front Gardens (Emorsgate EL1)

- 5.53 Continuing the fluid nature of the landscape design provision has been made for a series of sweeping lawn areas.

First Year Management

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

Management after Establishment

- 5.56 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.
- 5.57 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.
- 5.58 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or using cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.
- 5.59 To allow flowering, mowing can be relaxed from late June, and cutting should only be done if the sward becomes untidy- 4-8 weeks later. Relaxing mowing earlier in the year allows cowslips to flower.
- 5.60 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.
- 5.61 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus an equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.
- 5.62 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

- 5.63 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.
- 5.64 Care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.
- 5.65 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.
- 5.66 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Source: [EL1 - Flowering Lawn Mixture | Emorsgate Seeds \(wildseed.co.uk\)](#)

Bulb Planting within grassland

- 5.67 Bulb planting will be utilised within the residential area of the site to create a swathe of colour amongst the grassland areas throughout the winter months and early spring whilst other areas of the site are dormant.
- 5.68 Once established they require little maintenance but will need to be factored into the mowing regime for the lawn areas to encourage growth and avoid damage before and during flowering periods.

6 Maintenance Schedule – Specific Activities to Plant Typologies

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

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

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

6.5. Management of Amenity Grass Areas				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Amenity Grass Areas 	Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and spread of grasses. Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space. A 500mm mown strip must be maintained adjacent to footpaths and kerbs.	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 - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. 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 - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. 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 - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.

6.6. Management of Wildflower Meadows				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Wildflower Meadows 	To establish attractive, diverse and locally appropriate wildflower areas to enhance character and biodiversity. Control competition from weeds and invasive species. To benefit biodiversity. Provide usable open space. Final selection of wildflower and grass seed mix to be taken following soil testing of site won material. The maintenance regime adopted will be in accordance with the supplier's recommendations. Typical activities may include those identified in this schedule. To establish an even wildflower and grass sward quickly, that will provide a visual contrast to the adjacent amenity grass and hard surfaced areas. A 500mm mown strip must be maintained adjacent to footpaths and kerbs.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a hay cut. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol trimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape - A 500mm mown strip must be maintained adjacent to footpaths and kerbs. Remove litter & debris off site after every site visit.

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

6.8. Management of Retaining Walls, Structures and Steps

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

6.9. Management of Fences, Gates and Metal Railings

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

1.1. Management of Paved Surfaces				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15

All hard surfaced areas within development 	To provide clean, safe and attractive hard surfaced areas for pedestrian use Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained. Ensure all defects are dealt with promptly	Minimum 12 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary. Clean surfaces monthly by brushing, removing all litter, leaves, chewing gum etc. Carry out weed control as necessary using a selected spot herbicide treatment. Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required.	1 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370	1 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370
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1.2. Management of Asphalt and Concrete Road Surfaces and Footpaths				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All road surfaces within development - asphalt and concrete. 	To provide clean, safe and attractive hard surfaced area for vehicular use. Provide even surfaces for vehicular movement. Provide clean surfaces free from debris or hazards. Ensure surfaces are adequately drained - inspect gully traps	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.

1.3. Management of Street Furniture

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

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

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

7.4. Shrub Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3.	Weed control (Biodegradable Weedkiller only)					X		X						As necessary
4.	Watering				X	X	X	X	X	X				Daily if required in summer
5.	Top up mulch					X					X			To 75mm as required
6.	Firm up plants			X						X				
7.	Pest and disease control			X	X	X	X	X	X	X	X			As required
8.	Trimming out and trimming planting		X							X				As required
9.	Replacement planting (all plant types)	X	X	X	X						X	X	X	By agreement as schedule (avoid frost periods)

7.5. 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 as sense of ownership and value to the landscape.

9 Appendices (refer to latest revision)

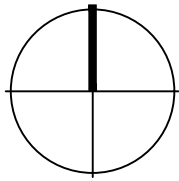
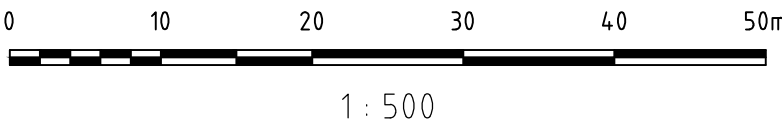
- 9.1 DD116L03-L04 Landscape General Arrangement Plans (Deacon Design Ltd)
- 9.2 DD116L05-11 Detailed Planting Plans (Deacon Design Ltd)
- 9.3 DD116L12-18 Tree Coordination Plans (Deacon Design Ltd)

Appendix 9.1

DD116L03-L04 Landscape General Arrangement Plans

NOTES:

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



- KEY**
- Application Site boundary
 - Land Ownership Site boundary
- Soft Landscape**
- Existing vegetation
 - Existing trees to be retained. Redline denotes Root Protection Area (RPA)
 - Existing vegetation to be removed
 - Proposed Tree Planting / Hierarchy
 - Large Tree (10> metres from building)
 - Street Tree (>7 metres from building)
 - Small / Garden Tree (>3 metres from building)
 - Proposed specimen shrub planting
 - Proposed wall shrubs / climbers
 - Existing stream through POS area
 - Existing Rough Grassland where disturbed areas should be supplemented with proposed tussocky grass mixture: mown strip maintained adjacent to all footways and kerbs. See LMP for details.
 - Proposed amenity grassland to informal recreation areas
 - Proposed Rear Gardens
 - Proposed amenity grass to front lawns
 - Formal hedgerow to main roads and to define private front gardens facing public realm
 - Proposed native hedgerow planting to reinforce boundary vegetation in accordance with Ecologist recommendations
 - Proposed native / ornamental planting - Species mix appropriate to landscape setting / ecological enhancement opportunities
 - Proposed native understorey planting with semi-shade tolerant Hedgerow mixture or similar and approved
 - Proposed bulb planting to provide seasonal interest
 - Proposed 20mm Shingle edge - 400mm to Parking Bays
 - Proposed Ecological Buffer Zone: 10m native shrub planting / woodland understorey
 - Proposed Ecological Buffer Zone: 5m tussocky grassland mixture
 - Proposed native scrub mix
 - Proposed wetland meadow mix to SuDS basins
- Hard Landscape**
- Proposed tarmac surfacing - vehicular
 - Proposed tarmac surfacing - footways
 - Proposed block paving
 - Proposed slab paving to residential entrances and rear garden access
 - Proposed Hoggin footpath to open spaces with timber edging
 - Gabion wall to SuDS pond
- Boundary Treatments - Indicative**
- Proposed wall (to match architectural treatment)
 - Proposed 1.8m high timber closeboard fence to private rear gardens with retaining structure. See engineer's drawings for details
 - Proposed 1.8m high timber closeboard fence to private rear gardens
 - Proposed acoustic fence to eastern boundary
 - Proposed chestnut cleft fence to SuDS basin

FINAL

22.11.24	VE	Amendments following comments	M	AH
23.08.24	NG	Amendments following comments	L	AM
23.08.24	NG	Updates to engineer's layout	K	MM
30.05.24	NG	Issued as final	J	MM
14.05.24	NG	Updates to engineers layout	I	AH
10.01.24	OD	Updates to engineers layout	H	PD
27.10.23	OD	Amendments to following ecologist comments	G	PD
22.09.23	OD	Updated to drainage layout / planting areas	F	PD
16.02.22	DA	Amended following discussions with EBC	E	MM

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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PROJECT TITLE:
**Land off Providence Hill
Bursledon**

PROJECT NUMBER: **DD116** PLOT DATE: **29.06.20**

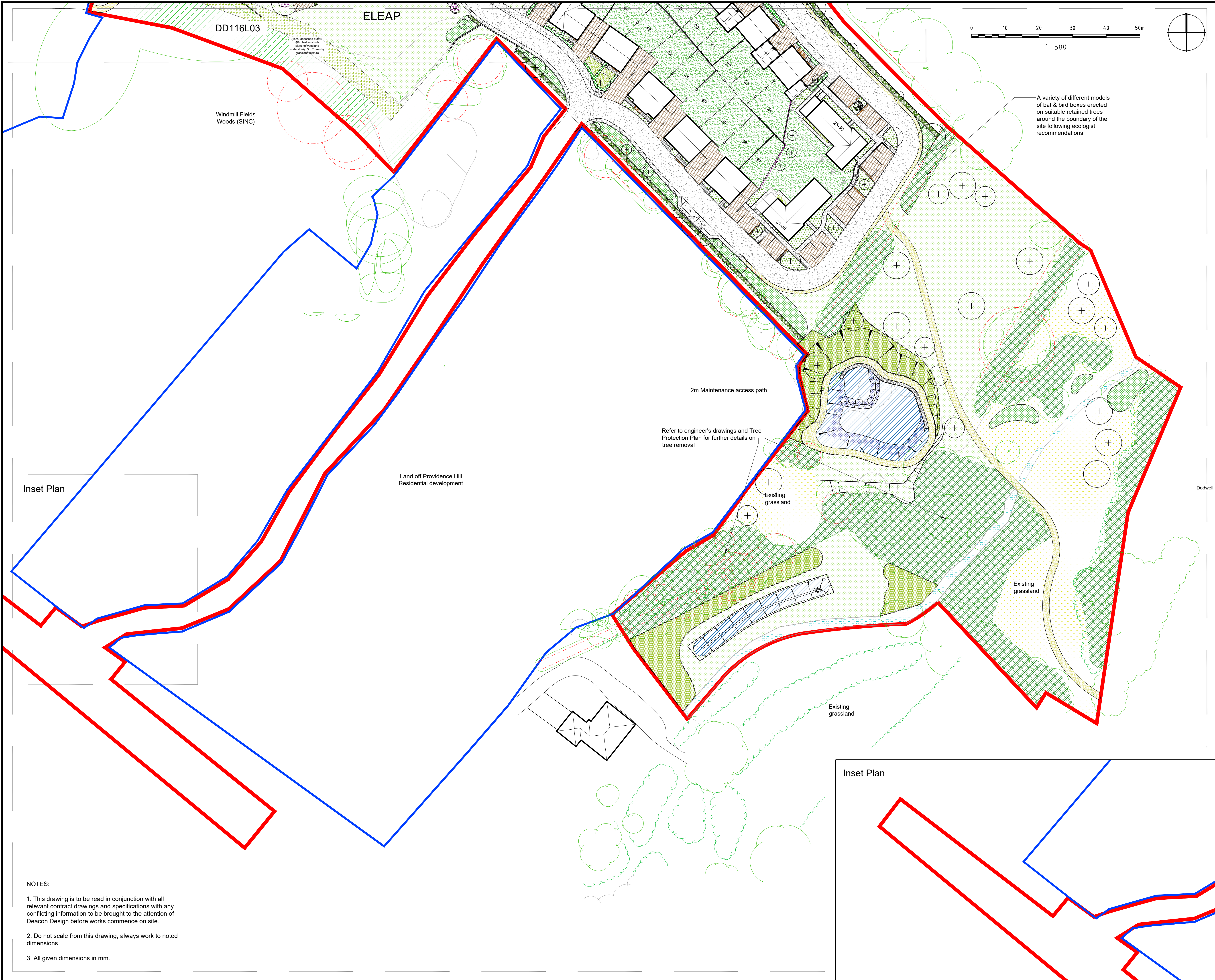
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1 of 2**

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Arrangement Plan.dwg



KEY

- Application Site boundary
- Land Ownership Site boundary

Soft Landscape

- Existing vegetation
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- Proposed Ecological Buffer Zone: 5m tussocky grassland mixture
- Proposed native scrub mix
- Proposed wetland meadow mix to SuDS basins

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- Proposed Hoggin footpath to open spaces with timber edging
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- Proposed 1.8m high timber closeboard fence to private rear gardens
- Proposed acoustic fence to eastern boundary
- Proposed chestnut cleft fence to SuDS basin

FINAL

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22.11.24	VE	Amendments following comments	M	AH
23.02.24	NG	Amendments following comments	L	AH
23.02.24	NG	Updates to engineer's layout	K	MM
30.05.24	NG	Issued as final	J	MM
14.05.24	NG	Updates to engineers layout	I	AH
10.01.24	OD	Updates to engineers layout	H	PD
27.10.23	OD	Amendments to following ecologist comments	G	PD
22.09.23	OD	Updated to drainage layout / planting areas	F	PD

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REVISION LETTER:

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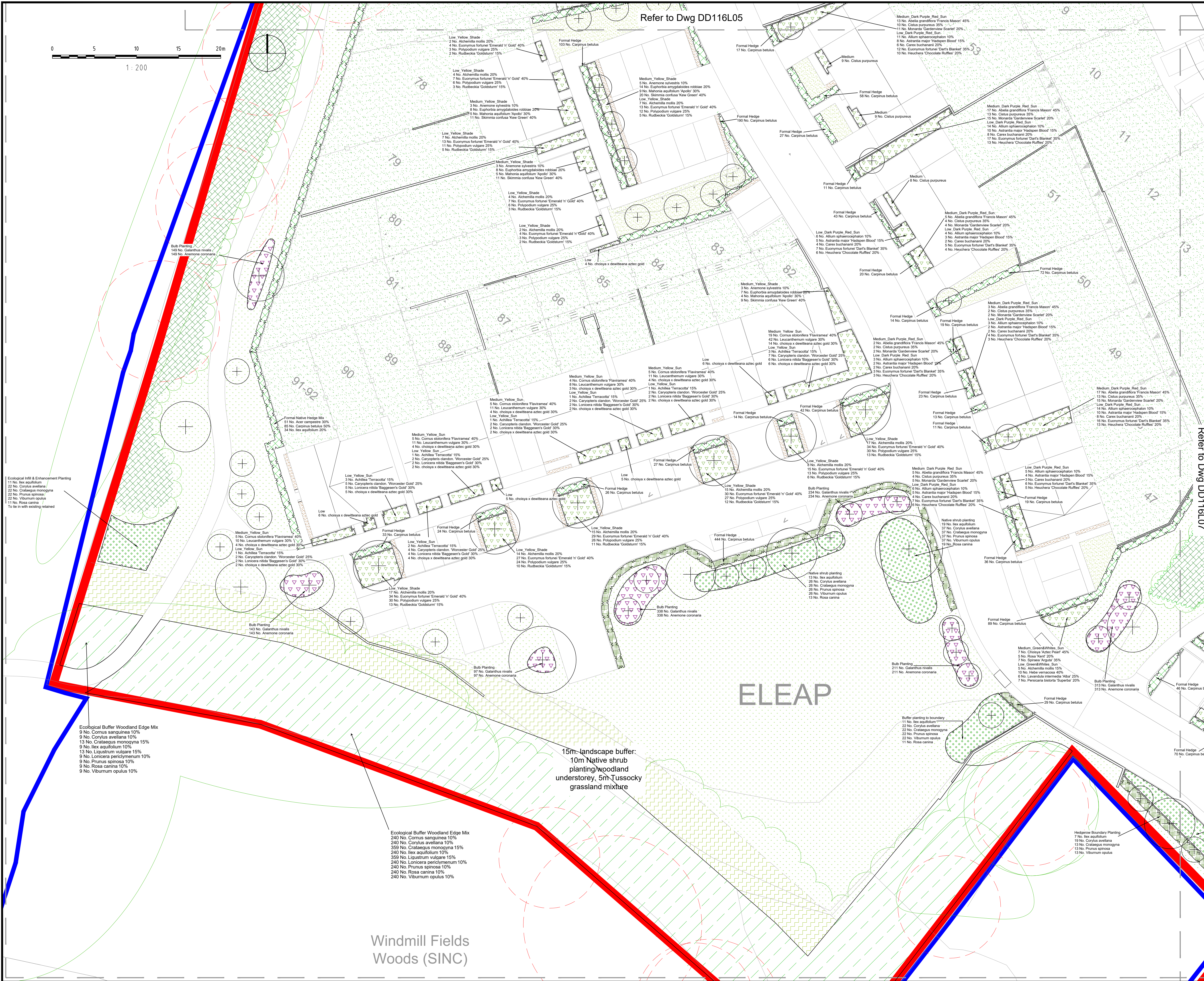
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NOTES:

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- Do not scale from this drawing, always work to noted dimensions.
- All given dimensions in mm.

Appendix 9.2

DD116L05-11 Detailed Planting Plans



NOTES:

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- Do not scale from this drawing, always work to noted dimensions.
- All given dimensions in mm.
- To be read in conjunction with DD116L12-L18 Tree Co-Ordination Plans

KEY

- Application Site boundary
- Land Ownership Site boundary

Soft Landscape

- Existing trees to be retained. Dashed Redline denotes Root Protection Area (RPA) to be read in accordance with Tree Report
- Existing vegetation
- Existing trees to be removed (refer to tree survey)
- Proposed tree planting. Refer to Tree Co-Ordination Plans (DD116L12-L18) for tree specifications
- Proposed native / ornamental and shrub / groundcover planting to support pollinators and provide seasonal interest
- Proposed native understory planting with Emorsgate EMI1 semi-shade tolerant Hedgerow mixture or similar and approved
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed mixed native species hedgerow planting, to reinforce boundary vegetation in accordance with Ecologist Recommendations. To be maintained at 1.8m high and 2m high to northern boundary.
- Proposed wall shrubs / climbers
- Proposed bulb planting to provide seasonal interest
- Proposed native scrub planting
- Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EMI1 - Flowering Lawn Mixture
- Proposed lawn to back gardens Emorsgate EMI1 or similar and approved, (patio areas to be agreed as part of technical design)
- Proposed Tussock Grassland to open space - Emorsgate EG10 - Tussock Mixture or similar and approved, in accordance with Ecologist Recommendations. Where Grassland is adjacent to footpath, a 500mm mown strip to be maintained - see LMP for details
- Existing rough grassland
- Note: where areas are disturbed during construction this should be supplemented with a Tussock Mixture (see above)
- Proposed meadow seed to attenuation - Emorsgate EMI1 Meadow Mixture for Wetlands or similar and approved, in accordance with Ecologist Recommendations
- Proposed marginal plug planting to SuDS basins
- Existing stream through POS area
- Proposed Ecological Buffer Zone: 10m native shrub planting / woodland understory
- Proposed Ecological Buffer Zone: 5m tussocky grassland mixture
- Proposed 20mm Shingle edge - 400mm to Parking Bays

Location Plan

FINAL

DATE	DRWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
22.11.24	VE	Amendments following comments	G	AH
08.11.24	NG	Amendments following comments	F	AH
23.09.24	NG	Updates to engineer's layout	PD	MM
27.10.23	OD	Amendments following ecological comments	G	PD
06.10.23	SL	Amended to comments	C	PD
05.10.23	SL	Amended to comments		

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Detailed Planting Plan

2 of 7

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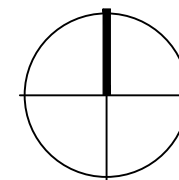
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2. Do not scale from this drawing, always work to noted dimensions.
3. All given dimensions in mm.

4. To be read in conjunction with DD116L12-L18 Tree Co-Ordination Plans

 Application Site boundary

 Land Ownership Site boundary

Existing trees to be retained. Dashed Redline denotes Root Protection Area (RPA) to be read in accordance with Tree Report

Existing vegetation

Existing trees to be removed (refer to tree survey)

⊕ Proposed tree planting. Refer to Tree Co-Ordination Plans (DD116L12-L18) for tree specifications

 Proposed native / ornamental and shrub / groundcover planting to support pollinators and provide seasonal interest

 Proposed native understorey planting with Emorsg: EH1 semi-shade tolerant Hedgerow mixture or similar and approved

 Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility

to reinforce boundary vegetation in accordance with Ecologist Recommendations. To be maintained at 1.8m high and 2m high to northern boundary.

Proposed wall shrubs / climbers

Demand-driven search region

 Proposed amenity lawn to front gardens and

 Proposed lawn to back gardens Emorsgate EM1 or similar and approved, (patio areas to be agreed as part of technical design)

Emorsgate EG10 - Tussock Mixture or similar and approved, in accordance with Ecologist Recommendations. Where Grassland is adjacent to footpath, a 500mm mown strip to be maintained - see LMP for details.

 Existing rough grassland
Note: where areas are disturbed during construction this should be supplemented with a Tussock Mixture (see above)

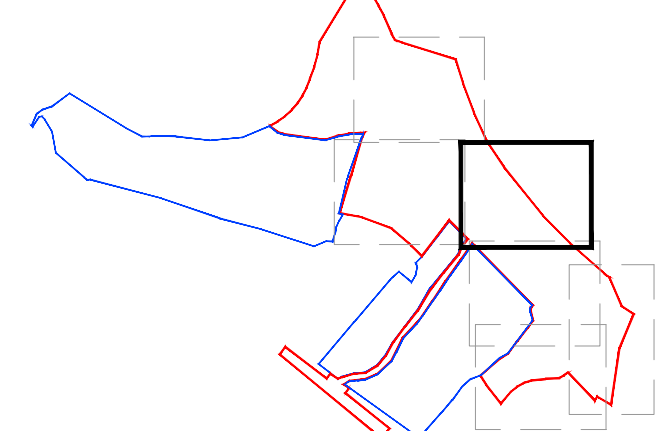
 Proposed meadow seed to attenuation - Emorsgate EM8 Meadow Mixture for Wetlands or similar and approved, in accordance with Ecologist Recommendations Proposed marginal plug planting to SuDS basins

Existing stream through POS area

Proposed Ecological Buffer Zone: 5m tussocky open sward structure

 Proposed 20mm Shingle edge - 400mm to Parking Bays

Location Plan



FINAL

22.11.24	VE	Amendments following comments		AH
06.11.24	NG	Amendments following comments	H	AH
23.09.24	NG	Updates to engineer's layout		MM
30.05.24	NG	Issued as final with corrections to pathways		MM
20.05.24	NG	Amendments due to layout changes	D	AH
27.10.23	OD	Amendments following ecologist comments	E	PD
06.10.21	SL	Amended to comments	C	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED
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Land off Providence Hill
Bursledon

PROJECT NUMBER :	PLOT DATE :
DD116	26.06.20

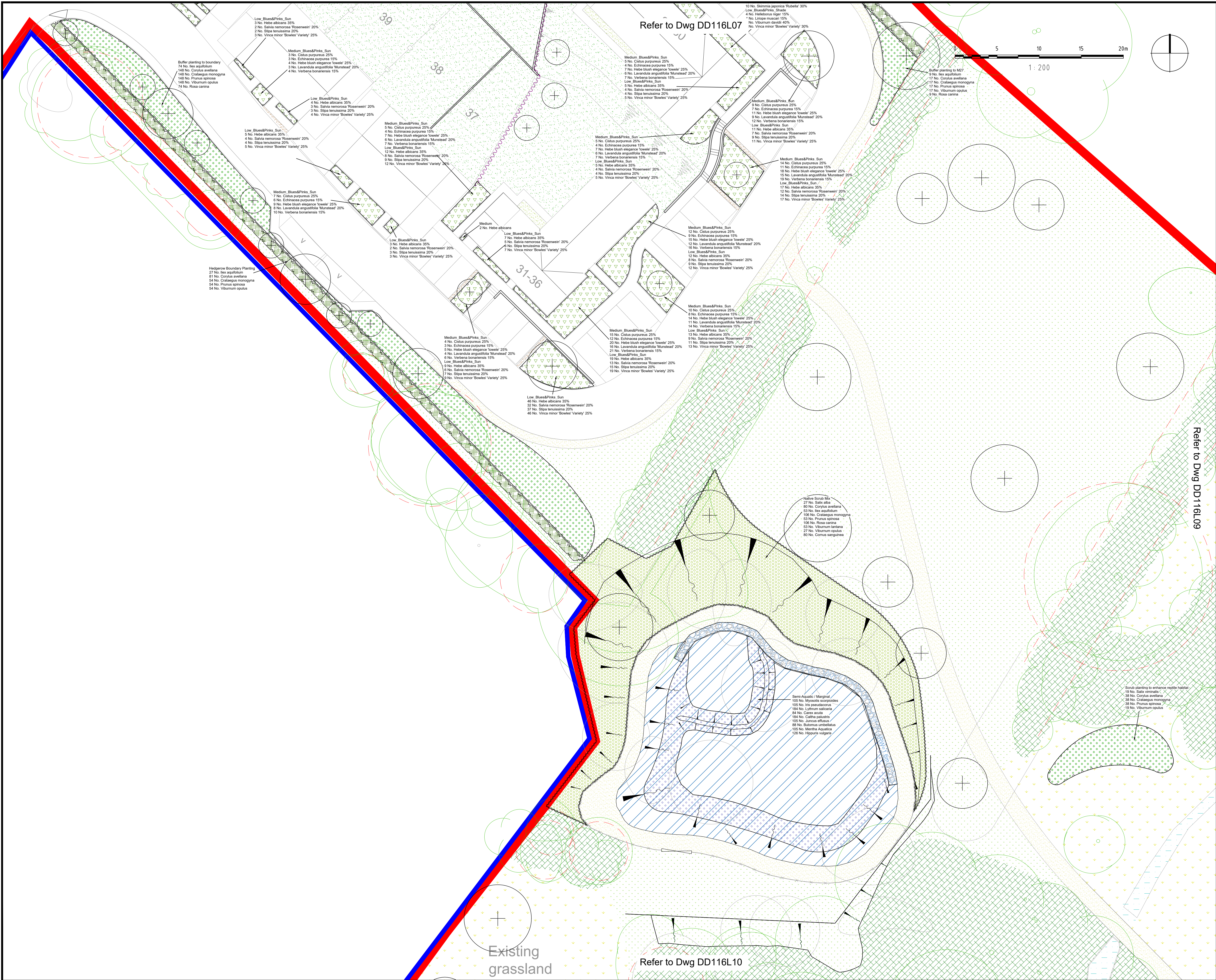
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DATED SITE :	DRAWN BY :

PAPER SIZE : A1
DRAWING TITLE : Detailed Planting Plan

3 of 7

DRAWING NUMBER : DD116L07

Refer to Dwg DD116L08



NOTES:

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- To be read in conjunction with DD116L12-L18 Tree Co-Ordination Plans

KEY

- Application Site boundary
- Land Ownership Site boundary

Soft Landscape

- Existing trees to be retained. Dashed Redline denotes Root Protection Area (RPA) to be read in accordance with Tree Report
- Existing vegetation
- Existing trees to be removed (refer to tree survey)
- Proposed tree planting. Refer to Tree Co-Ordination Plans (DD116L12-L18) for tree specifications
- Proposed native / ornamental and shrub / groundcover planting to support pollinators and provide seasonal interest
- Proposed native understorey planting with Emorsgate EMI semi-shade tolerant Hedgerow mixture or similar and approved
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed mixed native species hedgerow planting, to reinforce boundary vegetation in accordance with Ecologist Recommendations. To be maintained at 1.8m high and 2m high to northern boundary.
- Proposed wall shrubs / climbers
- Proposed bulb planting to provide seasonal interest
- Proposed native scrub planting
- Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture
- Proposed lawn to back gardens Emorsgate EM1 or similar and approved, (patio areas to be agreed as part of technical design)
- Proposed Tussock Grassland to open space - Emorsgate ECO10 - Tussock Mixture or similar and approved, in accordance with Ecologist Recommendations. Where Grassland is adjacent to footpath, a 500mm mown strip to be maintained - see LMP for details
- Existing rough grassland
- Note: where areas are disturbed during construction this should be supplemented with a Tussock Mixture (see above)
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- Proposed marginal plug planting to SuDS basins
- Existing stream through POS area
- Proposed Ecological Buffer Zone: 10m native shrub planting / woodland understorey
- Proposed Ecological Buffer Zone: 5m tussocky grassland mixture
- Proposed 20mm Shingle edge - 400mm to Parking Bays

Location Plan

FINAL

22.11.24	VE	Amendments following updated drainage layout	K	AH
22.11.24	VE	Amendments following comments	J	AH
06.11.24	NG	Amendments following comments	I	AH
23.02.24	NG	Updates to engineer's layout	H	MM
30.05.24	NG	Issued as final	G	MM
20.05.24	NG	Amendments due to layout changes	F	AH

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PROJECT TITLE:
Land off Providence Hill Bursledon

PROJECT NUMBER: DD116	PLOT DATE: 26.06.20
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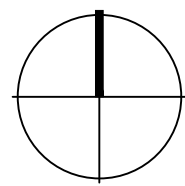
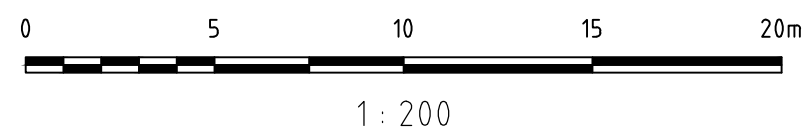
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Refer to Dwg DD116L08

Refer to Dwg DD116L10



NOTES:

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Detailed Planting Schedule

No.	Species Name	Specification	Density	Grth Height
651 No.	Acer campestre	BR Leader with Laterals: Formal Native Hedge Mix 0.3Cr Double Staggered at 0.5m offset	3/m ²	60-80cm
751 No.	Carpinus betulus	BR Leader with Laterals: Formal Native Hedge Mix 0.3Cr Double Staggered at 0.5m offset	3/m ²	40-60cm
3133 No.	Carpinus betulus	BR Leader with Laterals: Formal Hedge	0.3Cr Double Staggered at 0.5m offset	40-60cm
582 No.	Crataegus monogyna	Whip: BR	3/m ²	
248 No.	Crataegus monogyna	Whip: BR	2/m ²	80-100cm
354 No.	Crataegus monogyna	Whip: BR	2/m ²	80-100cm
372 No.	Crataegus monogyna	1+1: Transplant - seed raised: B	3/m ²	60-80cm
302 No.	Ilex aquifolium	BR Leader with Laterals: Formal Native Hedge Mix 0.3Cr Double Staggered at 0.5m offset	3/m ²	40-60cm
243 No.	Ilex aquifolium	C	3/m ²	
129 No.	Ilex aquifolium	C	3/m ²	
177 No.	Ilex aquifolium	Whip: Buffer Planting	1/m ²	60-80cm
90 No.	Salix alba	Whip Native: Buffer Planting	1/m ²	80-100cm
Total 686 No.				

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

No.	Species Name	Specification	Mix Species Density	Density	Pot Size	Height
193 No.	Abelia grandiflora 'Francis Mason'	Bushy: C		4/m ²	3L	40-60cm
27 No.	Abelia grandiflora 'Francis Mason'	Bushy: C		4/m ²	3L	40-60cm
26 No.	Caryophylla elatior 'Worcester Gold'	Bushy: C		3/m ²	3L	60-80cm
7 No.	Choisy x devilliana aztec gold	Bushy: C		3/m ²	3L	30-40cm
40 No.	Choisy x devilliana aztec gold	Bushy: C		3/m ²	3L	60-80cm
58 No.	Choisy x devilliana aztec gold	Bushy: C		3/m ²	3L	60-80cm
84 No.	Cistus purpureus	Bushy: C		4/m ²	3L	40-60cm
104 No.	Cistus purpureus	Bushy: C		3/m ²	3L	40-60cm
80 No.	Cistus purpureus	Bushy: C		4/m ²	3L	40-60cm
267 No.	Cornus sanguinea	Whip: Buffer Planting		1/m ²	3L	80-100cm
248 No.	Cornus sanguinea	1+1: Transplant - seed raised: B		3/m ²	3L	60-80cm
81 No.	Cornus sanguinea 'Midwinter Fire'	Bushy: C		3/m ²	3L	60-80cm
43 No.	Cornus stolonifera 'Flaviramea'	Bushy: C		3/m ²	3L	60-80cm
382 No.	Corylus avellana	Whip: BR		3/m ²	3L	60-80cm
412 No.	Corylus avellana	Whip: BR		3/m ²	3L	60-80cm
267 No.	Corylus avellana	Whip: Buffer Planting		3/m ²	3L	60-80cm
249 No.	Corylus avellana	Branched: 4 brks: C		3/m ²	3L	40-60cm
13 No.	Eucynimus alatus 'Compactus'	Feature Shrub: Bushy: C		3/m ²	3L	20-30cm
1 No.	Eucynimus alatus 'Compactus'	Feature Shrub: Bushy: C		3/m ²	3L	20-30cm
186 No.	Eucynimus fortunei 'Dart's Blanket'	Several shoots: C		5/m ²	3L	20-30cm
242 No.	Eucynimus fortunei 'Emerald Y' Gold'	Branched: C		5/m ²	3L	20-30cm
145 No.	Hebe 'Caledonia'	Bushy: C		4/m ²	3L	20-30cm
106 No.	Hebe 'Red Edge'	Bushy: C		3/m ²	3L	40-60cm
18 No.	Hebe 'Red Edge'	Bushy: C		3/m ²	3L	40-60cm
185 No.	Hebe albicans	Bushy: C		5/m ²	3L	20-30cm
2 No.	Hebe albicans	Bushy: C		5/m ²	3L	20-30cm
137 No.	Hebe bush elegance 'lowels'	Bushy: C		4/m ²	3L	40-60cm
10 No.	Hebe vernicosa	Bushy: C		5/m ²	3L	20-30cm
249 No.	Ilex aquifolium	Bushy: 2 brks: C		3/m ²	2L	30-40cm
112 No.	Lavandula angustifolia 'Munstead'	Bushy: C		4/m ²	3L	40-60cm
8 No.	Lavandula intermedia 'Alba'	Bushy: C		5/m ²	3L	20-30cm
372 No.	Ligustrum vulgare	0.2: Branching: 3 brks: B		3/m ²	3L	60-80cm
25 No.	Lonicera nitida 'Baggesen's Gold'	Bushy: C		3/m ²	3L	60-80cm
249 No.	Lonicera periclymenum	1+2: Transplant - seed raised: Branched: 3 brks: B		3/m ²	3L	60-80cm
46 No.	Mathonaea aquifolium 'Apollo'	Bushy: C		3/m ²	3L	40-60cm
106 No.	Pittosporum tenuifolium 'Tom Thumb'	Bushy: C		4/m ²	3L	30-40cm
382 No.	Prunus spinosa	Whip: BR		3/m ²	3L	60-80cm
275 No.	Prunus spinosa	Whip: BR		3/m ²	3L	60-80cm
177 No.	Prunus spinosa	Whip: Buffer Planting		1/m ²	3L	80-100cm
248 No.	Prunus spinosa	1+2: Transplant - seed raised: Branched: 3 brks: B		3/m ²	3L	80-100cm
5 No.	Rosa 'Kent'	Bushy: C		5/m ²	3L	30-40cm
243 No.	Rosa canina	Whip: BR		3/m ²	3L	60-80cm
344 No.	Rosa canina	Whip: Buffer Planting		2/m ²	3L	60-80cm
249 No.	Rosa canina	1+2: Transplant - seed raised: Branched: 3 brks: B		3/m ²	3L	60-80cm
52 No.	Salix viminalis	BR		1/m ²	3L	60-80cm
144 No.	Sarcococca confusa	Bushy: C		5/m ²	3L	40-60cm
12 No.	Sarcococca confusa	Bushy: C		5/m ²	3L	40-60cm
11 No.	Sarcococca hookeriana digy 'Purple Stem'	Bushy: C		5/m ²	3L	20-30cm
102 No.	Skimmia japonica 'Kew Green'	Bushy: C		5/m ²	3L	40-60cm
87 No.	Skimmia japonica 'Rubella'	Bushy: C		4/m ²	3L	30-40cm
7 No.	Spiraea 'Arguta'	Bushy: C		4/m ²	3L	40-60cm
106 No.	Viburnum davidii	Bushy: C		5/m ²	3L	20-30cm
1 No.	Viburnum lanata	Bushy: C		3/m ²	3L	100-125cm
177 No.	Viburnum lanata	Whip: Buffer Planting		3/m ²	3L	80-100cm
7 No.	Viburnum opulus	Bushy: C		3/m ²	3L	40-60cm
531 No.	Viburnum opulus	Whip: BR		3/m ²	3L	40-60cm
275 No.	Viburnum opulus	Whip: BR		3/m ²	3L	40-60cm
90 No.	Viburnum opulus	Whip: Buffer Planting		1/m ²	3L	80-100cm
249 No.	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B		7/m ²	3L	20-30cm
295 No.	Vinca minor 'Bowles' Variety'	Bushy: C		7/m ²	2L	10-20cm
Total 9160 No.						

Climbers

No.	Species Name	Specification	Density	Pot Size	Height
29 No.	Hedera helix 'Green Ripple'	C: Cane	1/m	5-7.5L	80-100cm
12 No.	Hedera helix 'Green Ripple'	C: Cane	No.	5-7.5L	80-100cm
29 No.	Lonicera periclymenum	C: Cane	1/m	5-7.5L	100-150cm
12 No.	Lonicera periclymenum	C: Cane	No.	5-7.5L	100-150cm
Total 82 No.					

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

No.	Species Name	Specification	Mix Species Density	Density	Pot Size
13 No.	Achillea 'Terracotta'	C		3/m ²	2L
125 No.	Alchemilla mollis	C: Full Pot		5/m ²	2L
2 No.	Alchemilla mollis	C: Full Pot		7/m ²	2L
45 No.	Anemone hybrida 'Prinz Heinrich'	Full Pot		6/m ²	2L
29 No.	Anemone sylvestris	C: 7 Buds		5/m ²	2L
116 No.	Astrantia major 'Hadsen Blood'	C		7/m ²	2L
161 No.	Bergenia cordifolia 'Purpurea'	C		6/m ²	2L
90 No.	Carex buxifolia	C		4/m ²	2L
83 No.	Echinacea purpurea	Full Pot		4/m ²	2L
73 No.	Euphorbia amygdaloides robbiae	C		7/m ²	2L
85 No.	Geranium macrorrhizum 'Bevan's Variety C'	C		6/m ²	2L
134 No.	Hebe 'Red Edge'	Full Pot		6/m ²	2L
152 No.	Heuchera 'Chocolate Ruffles'	C		7/m ²	2L
59 No.	Liriodie muscari	Full Pot		7/m ²	2L
90 No.	Monarda 'Gardenview Scarlet'	C		8/m ²	2L
7 No.	Periscaria bistorta 'Superba'	C		7/m ²	2L
95 No.	Rudbeckia 'Goldstrum'	C		5/m ²	2L
10 No.	Salvia nemorosa 'Rosenwein'	Full Pot		6/m ²	2L
127 No.	Salvia nemorosa 'Rosenwein'	Full Pot		6/m ²	2L
59 No.	Sanguisorba 'Pink Tanna'	Full Pot		4/m ²	2L
143 No.	Verbena bonariensis	Full Pot		7/m ²	2L
Total 1701 No.					

Bulbs (Plant in uneven groups 5-9)

No.	Species Name	Specification	Density
162 No.	Allium sphaercephalum	Bulb	25/m ²
2240 No.	Anemone coronaria	Bulb	25/m ²
2240 No.	Galanthus nivalis	Bulb	25/m ²
Total 4642 No.			

Wildflowers

No.	Seed Mix Name	Species Name	Specification	Density
153 No.	Leucanthemum vulgare C			
Total 93 No.				

Ferns

No.	Species Name	Specification	Density	Pot Size
213 No.	Polypodium vulgare	Full Pot	2L	
Total 213 No.				

Marginal / Aquatics

No.	Species Name	Specification	Density	Pot Size
88 No.	Butomus umbellatus	5/m ²	Plug	
184 No.	Caltha palustris	6/m ²	Plug	
84 No.	Carex acuta	6/m ²	Plug	
126 No.	Hippuris vulgaris	6/m ²	Plug	
105 No.	Iris pseudacorus	6/m ²	Plug	
105 No.	Juncus effusus	6/m ²	Plug	
184 No.	Lythrum salicaria	7/m ²	Plug	
105 No.	Mentha Aquatica	6/m ²	Plug	
105 No.	Myosotis scorpioides	6/m ²	Plug	
Total 1086 No.				

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

No.	Species Name	Specification	Density	Pot Size
146 No.	Stipa tenuissima	Full Pot	2L	
Total 146 No.				

Key Schedule

RB=Rootballed

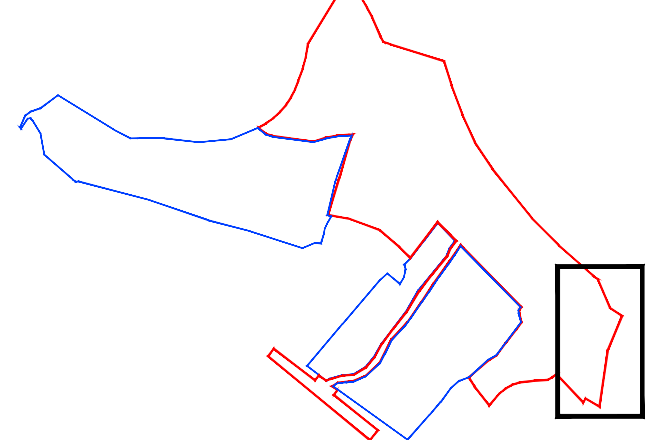
C=Container Grown

L=Live Size

BR=Bareroot

PL=Plug

Location Plan



FINAL

22.11.24	VE	Amendments following updated drainage layout.	K	AH
22.11.24	VE	Amendments following comments	J	AH
08.11.24	NG	Amendments following comments	I	AH
23.09.24	NG	Updates to engineer's layout	H	MM
30.05.24	NG	Amendments to schedule	G	AH

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS

FOR PLANNING



DEACON DESIGN

Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
Tel: 01329 557 820 Email: info@deacondesign.co.uk
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PROJECT TITLE:

Land off Providence Hill

Bursledon

PLOT DATE:

DD116 26.06.20

DRAWING SCALE:

1:200 PD

PAPER SIZE:

A1 RH

DRAWING TITLE

Detailed Planting Plan

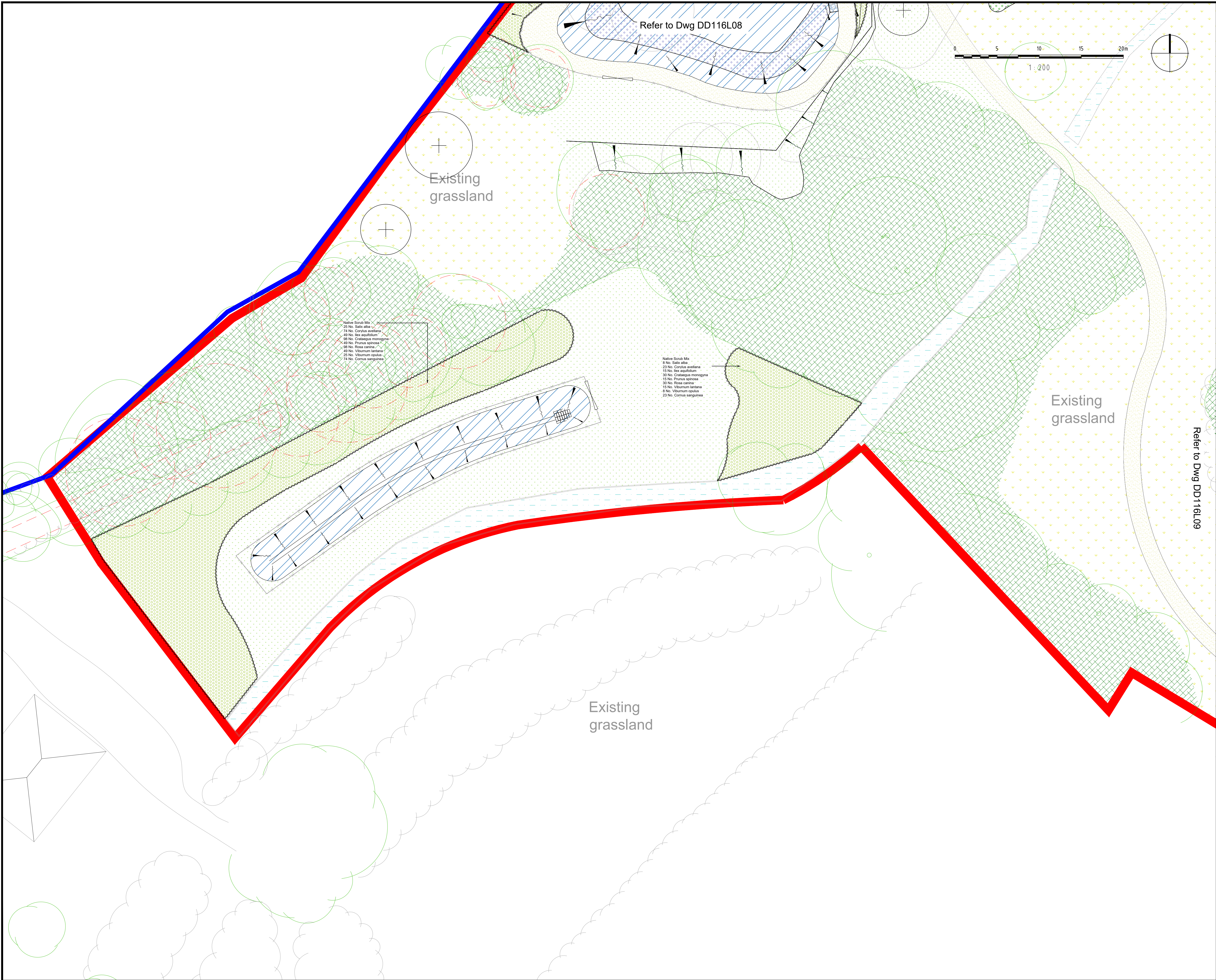
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REVISION LETTER:

DD116L09 K

DRAWING FILE LOCATION:

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NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
2. Do not scale from this drawing, always work to noted dimensions.
3. All given dimensions in mm.
4. To be read in conjunction with DD116L12-L18 Tree Co-Ordination Plans

KEY

- Application Site boundary
- Land Ownership Site boundary

Soft Landscape

- Existing trees to be retained. Dashed Redline denotes Root Protection Area (RPA) to be read in accordance with Tree Report
- Existing vegetation
- Existing trees to be removed (refer to tree survey)
- Proposed tree planting. Refer to Tree Co-Ordination Plans (DD116L12-L18) for tree specifications
- Proposed native / ornamental and shrub / groundcover planting to support pollinators and provide seasonal interest
- Proposed native understorey planting with Emorsgate EH1 semi-shade tolerant Hedgerow mixture or similar and approved
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed mixed native species hedgerow planting, to reinforce boundary vegetation in accordance with Ecologist Recommendations. To be maintained at 1.8m high and 2m high to northern boundary.
- Proposed wall shrubs / climbers
- Proposed bulb planting to provide seasonal interest
- Proposed native scrub planting
- Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture
- Proposed lawn to back gardens Emorsgate EM1 or similar and approved, (patio areas to be agreed as part of technical design)
- Proposed Tussock Grassland to open space - Emorsgate EG10 - Tussock Mixture or similar and approved, in accordance with Ecologist Recommendations. Where Grassland is adjacent to footpath, a 500mm mown strip to be maintained - see LMF for details
- Existing rough grassland
Note: where areas are disturbed during construction this should be supplemented with a Tussock Mixture (see above)
- Proposed meadow seed to attenuation - Emorsgate EM8 Meadow Mixture for Wetlands or similar and approved, in accordance with Ecologist Recommendations
- Proposed marginal plug planting to SUDS basins
- Existing stream through POS area
- Proposed Ecological Buffer Zone: 10m native shrub planting / woodland understorey
- Proposed Ecological Buffer Zone: 5m tussocky grassland mixture
- Proposed 20mm Shingle edge - 400mm to Parking Bays

Location Plan

FINAL

22.11.24	VE	Amendments following updated drainage layout.	J	AH
22.11.24	VE	Amendments following comments	J	AH
06.11.24	NG	Amendments following comments	H	AH
23.06.24	NG	Updates to engineer's report	G	MM
30.05.24	NG	Issued as final	F	MM
20.05.24	NG	Amendments due to layout changes	E	AH

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
Tel: 01329 557 820 Email: info@deacondesign.co.uk
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PROJECT TITLE

**Land off Providence Hill
Bursledon**

PROJECT NUMBER: DD116 PLOT DATE: 26.06.20

DRAWING SCALE: 1:200 APPROVED BY: PD

PAPER SIZE: A1 DRAWN BY: RH

DRAWING TITLE

Detailed Planting Plan

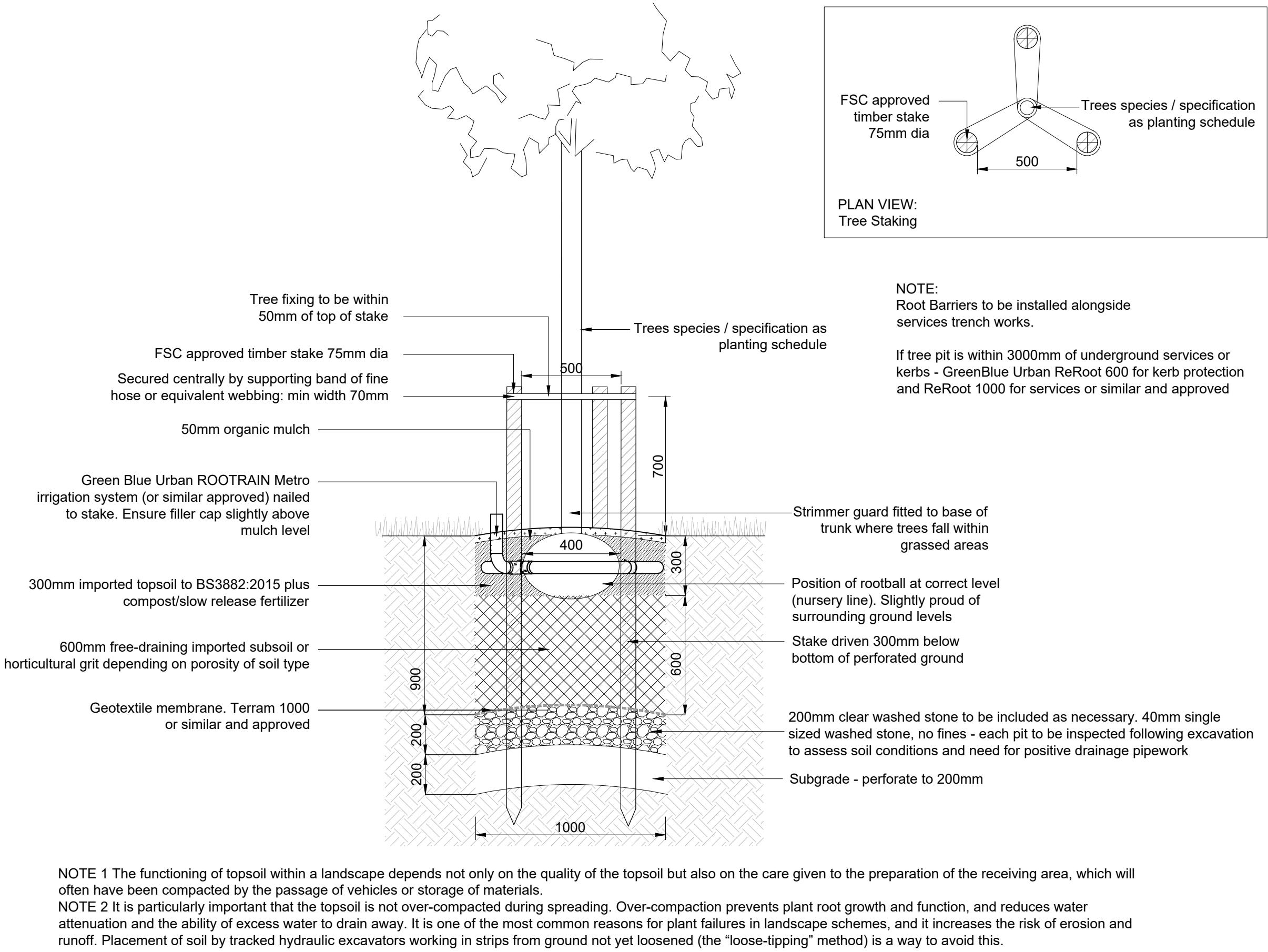
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DRAWING NUMBER: DD116L10 REVISION LETTER: J

DRAWING FILE LOCATION:
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Extra Heavy Standard to Semi Mature - Triple Staked



01 TP1 - Standard tree planting in soft landscape

D01 1:20 @ A1

DD Plot Planting Plant Guide:

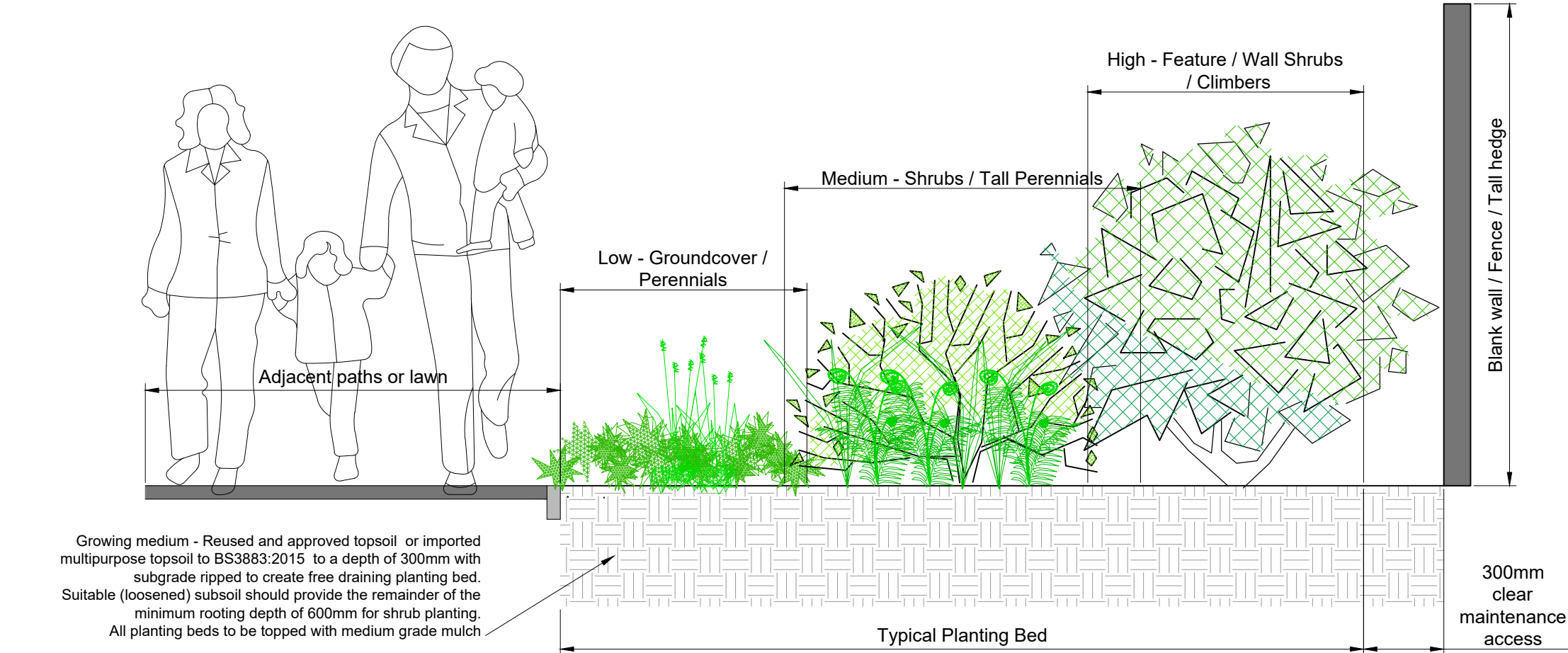
(High, Medium, Low)

The mix of plants for each plot has been divided based on height and position within the border.

Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the middle of any island beds.

Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting.

Refer to DD planting plans and schedules for planting bed matrixes.



02 Planting Bed Matrix Detail

D01 1:20 @ A1

Landscape Specification

General Notes:

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

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

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

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

Growing Medium / Soil Depths

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

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

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

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

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

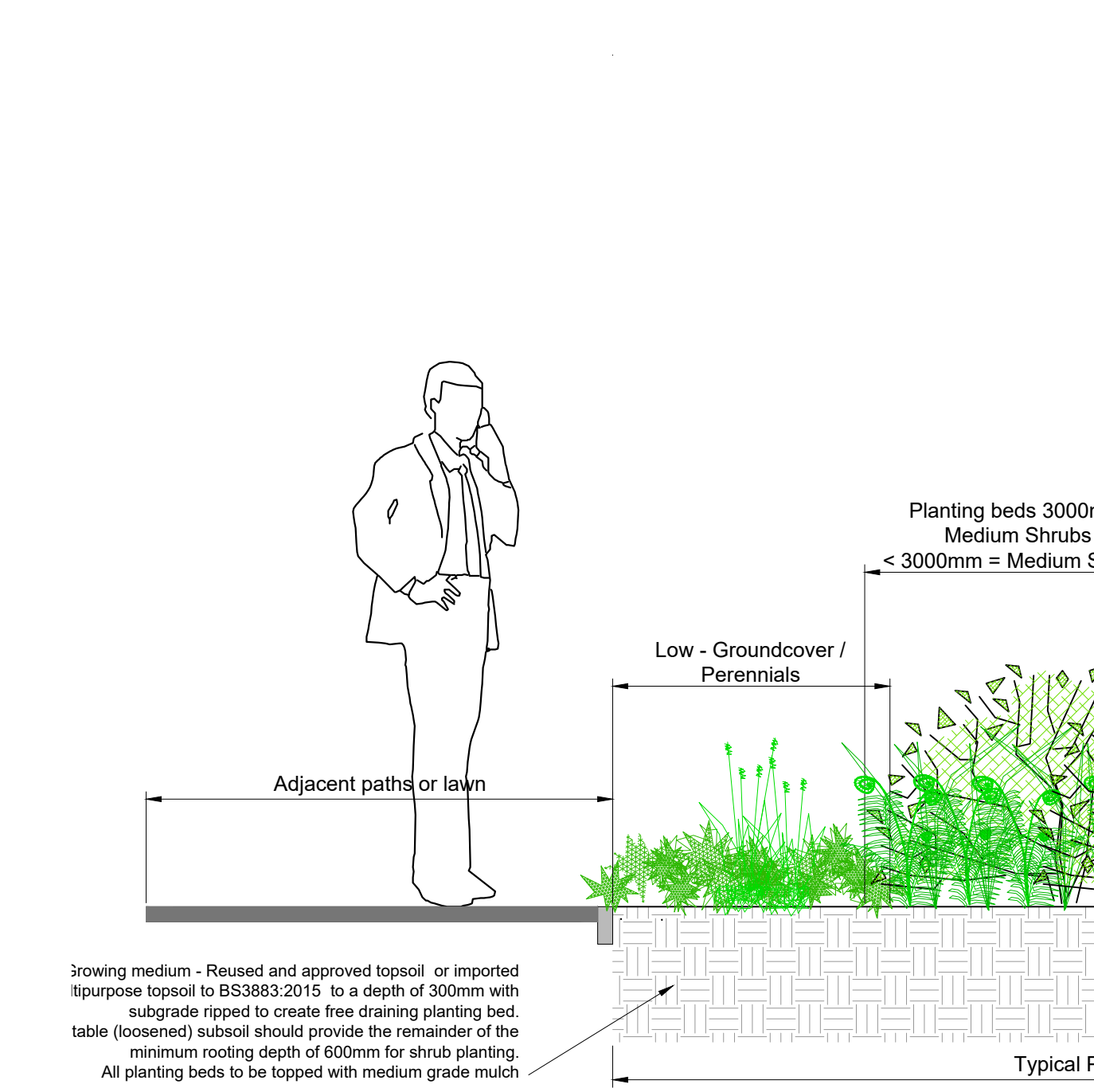
Planting

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

Planting Trees

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

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



Tree Support and Accessories

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

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

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

Root Barriers

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

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

Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fence to aid establishment (unless adjacent to an alternative boundary treatment).

After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

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

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

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

Implementation Programme

Unless agreed otherwise all planting to be undertaken in the first available planting season 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 heave

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

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

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

NOTES:

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- Do not scale from this drawing, always work to noted dimensions.
- All given dimensions in mm.
- To be read in conjunction with DD116L12-L18 Tree Co-Ordination Plans

FINAL

22.11.24	VE	Amendments following comments	C	AH
23.09.24	NG	Updates to engineer's layout	B	MM
27.10.23	GD	Amendments to information	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS

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DEACON DESIGN

Landscape Architecture | Masterplanning | Urban Design

12a The Square, Wickham, Hampshire PO17 5JQ

Tel: 01329 557 820 Email: info@deacondesign.co.uk

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PROJECT TITLE:

Land off Providence Hill Bursledon

PROJECT NUMBER: DD116

PLOT DATE: 26.06.20

DRAWING SCALE: 1:200

APPROVED BY: PD

PAPER SIZE: A1

DRAWN BY: RH

DRAWING TITLE:

Detailed Planting Plan

7 of 7

-

DRAWING NUMBER: DD116L11

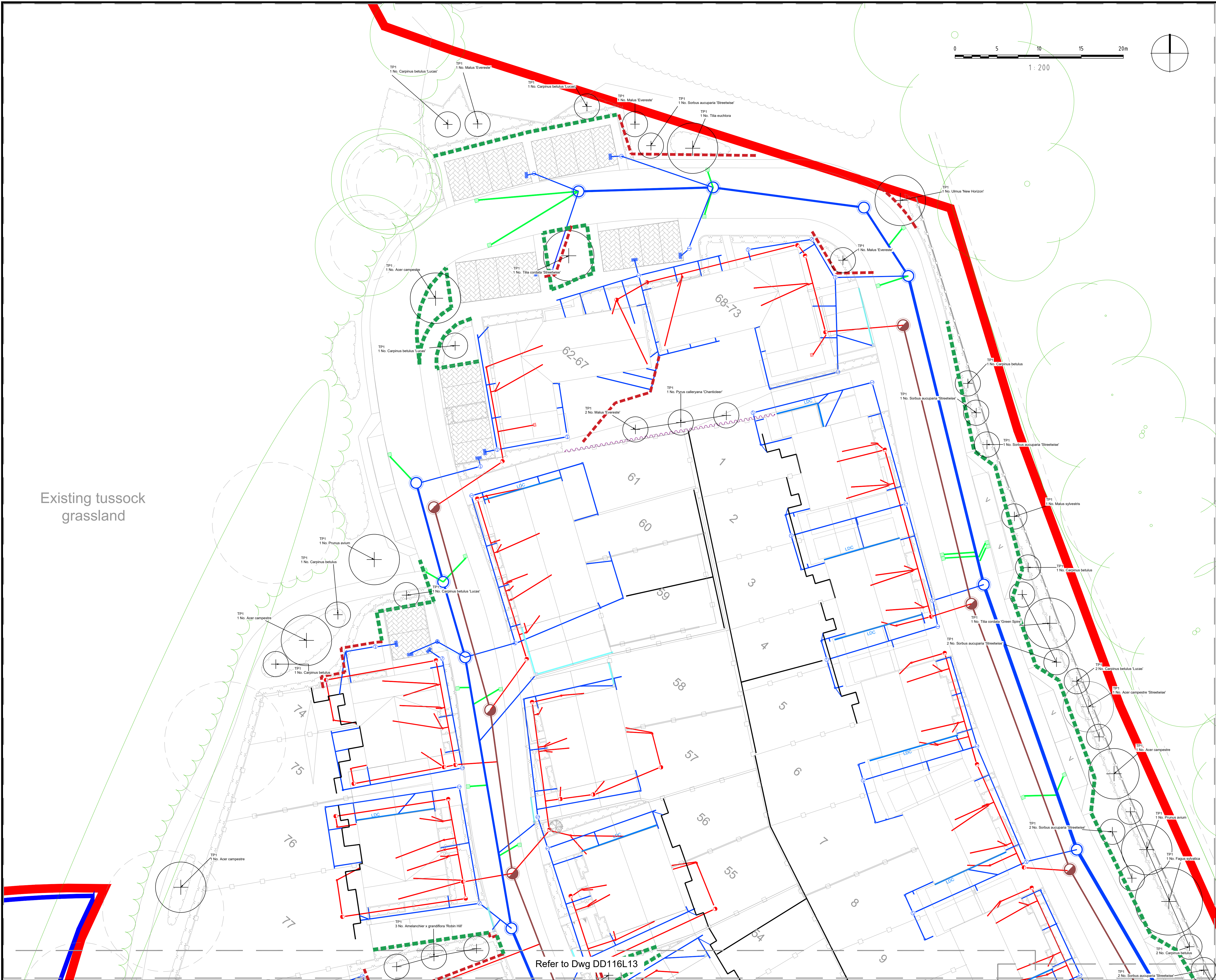
REVISION LETTER: C

DRAWING FILE LOCATION:

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Appendix 9.3

DD116L12-18 Tree Coordination Plans



Refer to Dwg DD116L13

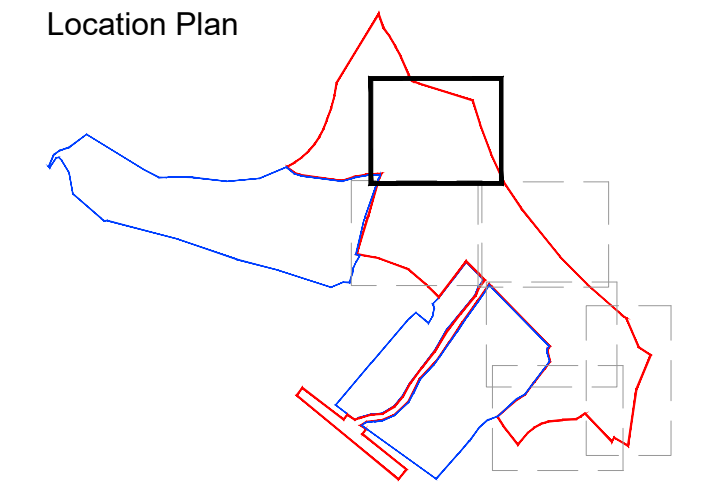
- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, always work to noted dimensions.
 3. All given dimensions in mm.
 4. To be read in conjunction with DD116L05-L11 Detailed Planting Plans.

KEY

- Application site boundary
- Existing trees to be retained
- Proposed Tree Planting / Hierarchy
 - * = Large Tree (10+ metres from building)
 - = Street Tree (7+ metres from building)
 - = Small / Garden Tree (5+ metres from building) (to adhere to NHBC guidelines)
- Proposed root barrier at 0.60m depth to protect adjacent kerb / hard standing
- Proposed root barrier at 1m depth to protect adjacent services

Proposed services information
Note: Please refer to Engineers Drainage Information for further details (manhole locations to be relocated where possible to avoid root growing areas)

- Proposed private foul sewer
- Proposed private surface water sewer
- Proposed southern water S185 sewer diversion
- Existing southern water foul sewer
- Existing southern water foul sewer to be abandoned
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- Surface water inspection chamber
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- Hampshire highway adoptable road gully
- Formpave distribution tank
- Permeable paving outflow fin drain
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- Linear drainage channel
- Land drainage



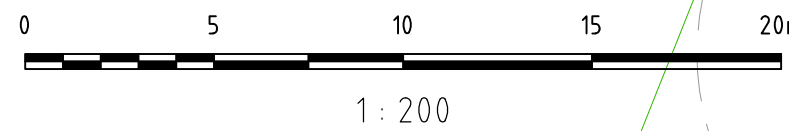
FINAL

22.11.24	VE	Amendments following comments	E	AH
06.11.24	NG	Amendments following comments	D	AH
30.09.24	NG	Updates to engineer's layout issued as final	C	MM
30.09.24	NG		B	MM

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PROJECT TITLE: Land off Providence Hill Bursledon	
PROJECT NUMBER: DD116	PLOT DATE: 25.09.23
DRAWING SCALE: 1:200	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: OD
DRAWING TITLE: Tree Co-ordination Plan 1 of 7	
DRAWING NUMBER: DD116L12	REVISION LETTER: E
DRAWING FILE LOCATION: Z:\Deacon Design Ltd Dropbox\03 PROJECTS 100+DD116 Land At Mistry\04-Drawings\AutoCAD-Landscape Dwg\DD116L12-L18_Tree Co-Ordination Plan.dwg	



Refer to Dwg DD116L12

NOTES:

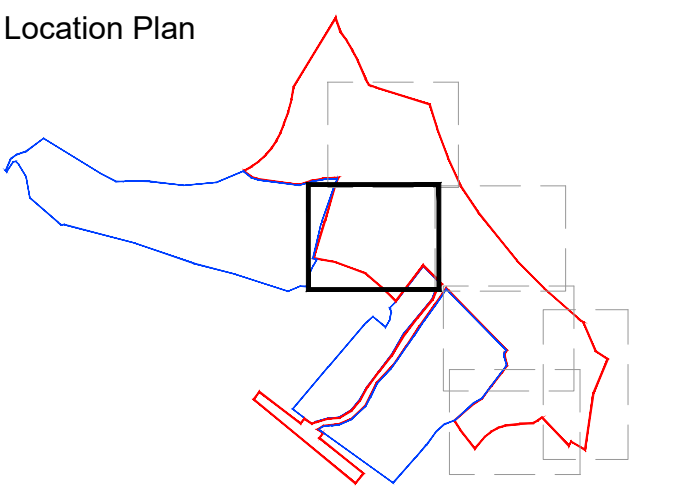
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3. All given dimensions in mm.
4. To be read in conjunction with DD116L05-L11 Detailed Planting Plans.

KEY

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Refer to Dwg DD116L14

Location Plan



FINAL

22.11.24	VE	Amendments following comments	C	AH
06.11.24	NG	Amendments following comments	B	AH
23.09.24	NG	Updates to engineer's layout	A	MM
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PROJECT TITLE

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PROJECT NUMBER

DD116

PLOT DATE

25.09.23

DRAWING SCALE

1:200

APPROVED BY

PD

PAPER SIZE

A1

DRAWN BY

OD

DRAWING TITLE

Tree Co-ordination Plan

2 of 7

-

DRAWING NUMBER

DD116L13

REVISION LETTER

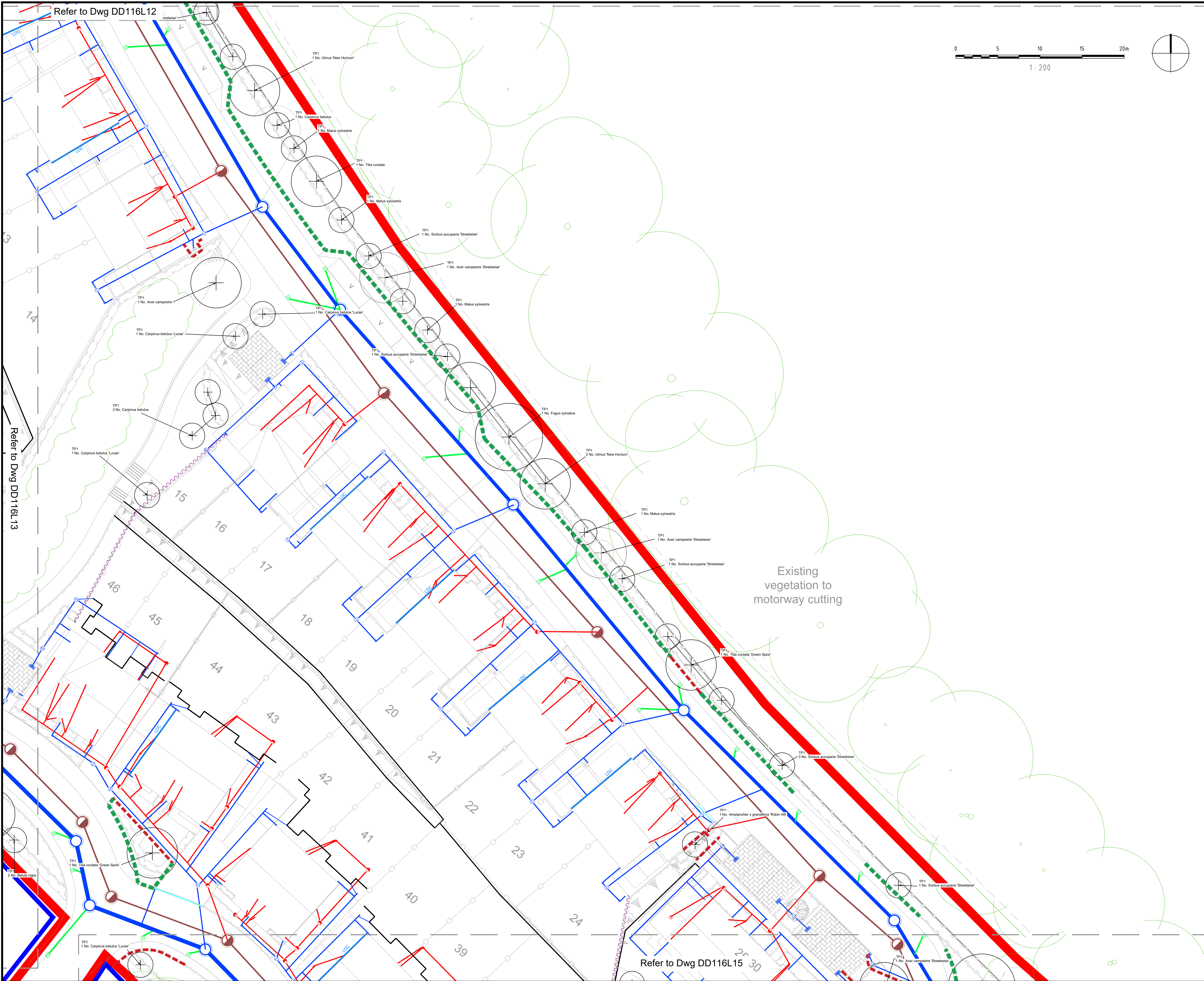
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ELEAP

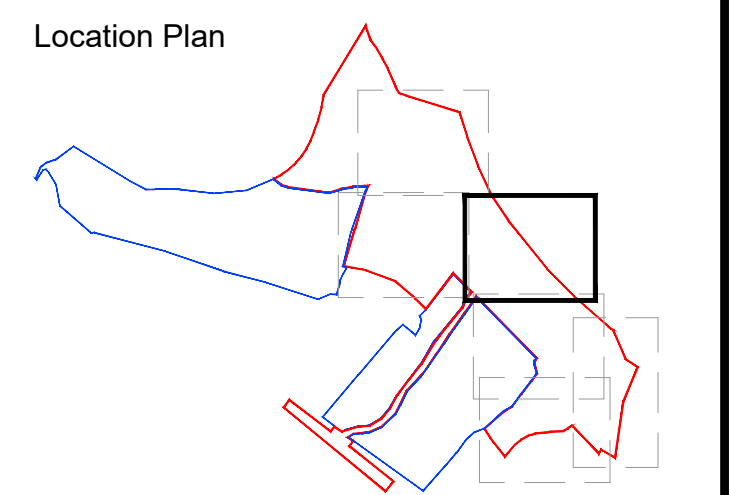
15m. landscape buffer:
10m Native shrub
planting/woodland
understorey, 5m Tussocky
grassland mixture

Windmill Fields
Woods (SINC)



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FINAL

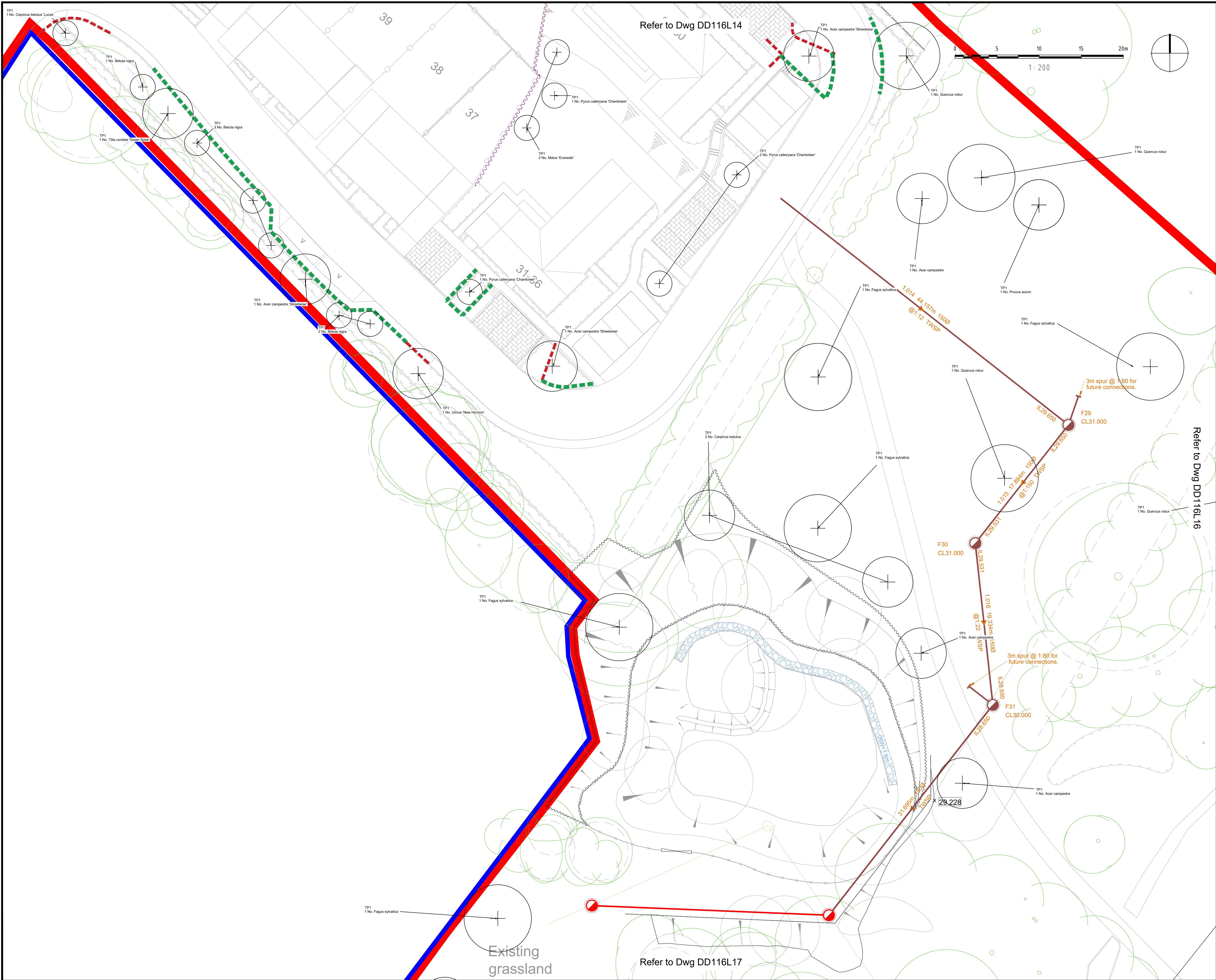
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06.11.24	NG	Amendments following comments	B	AH
23.09.24	NG	Updates to engineer's layout	A	MM
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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PROJECT NUMBER: DD116	PLOT DATE: 25.09.23
DRAWING SCALE: 1:200	APPROVED BY: PD
PAPER SIZE: A1	DRAWN BY: OD
DRAWING TITLE: Tree Co-ordination Plan 3 of 7	

DRAWING NUMBER: DD116L14	REVISION LETTER: C
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Location Plan

FINAL

08.04.25	VE	Amendments following updated drainage layout.	D	AH
22.11.24	VE	Amendments following comments	C	AH
06.11.24	NG	Amendments following comments	B	AH
23.09.24	NG	Updates to engineer's layout	A	MM

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

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PROJECT TITLE:
**Land off Providence Hill
Bursledon**

PROJECT NUMBER: DD116	PLOT DATE: 25.09.23
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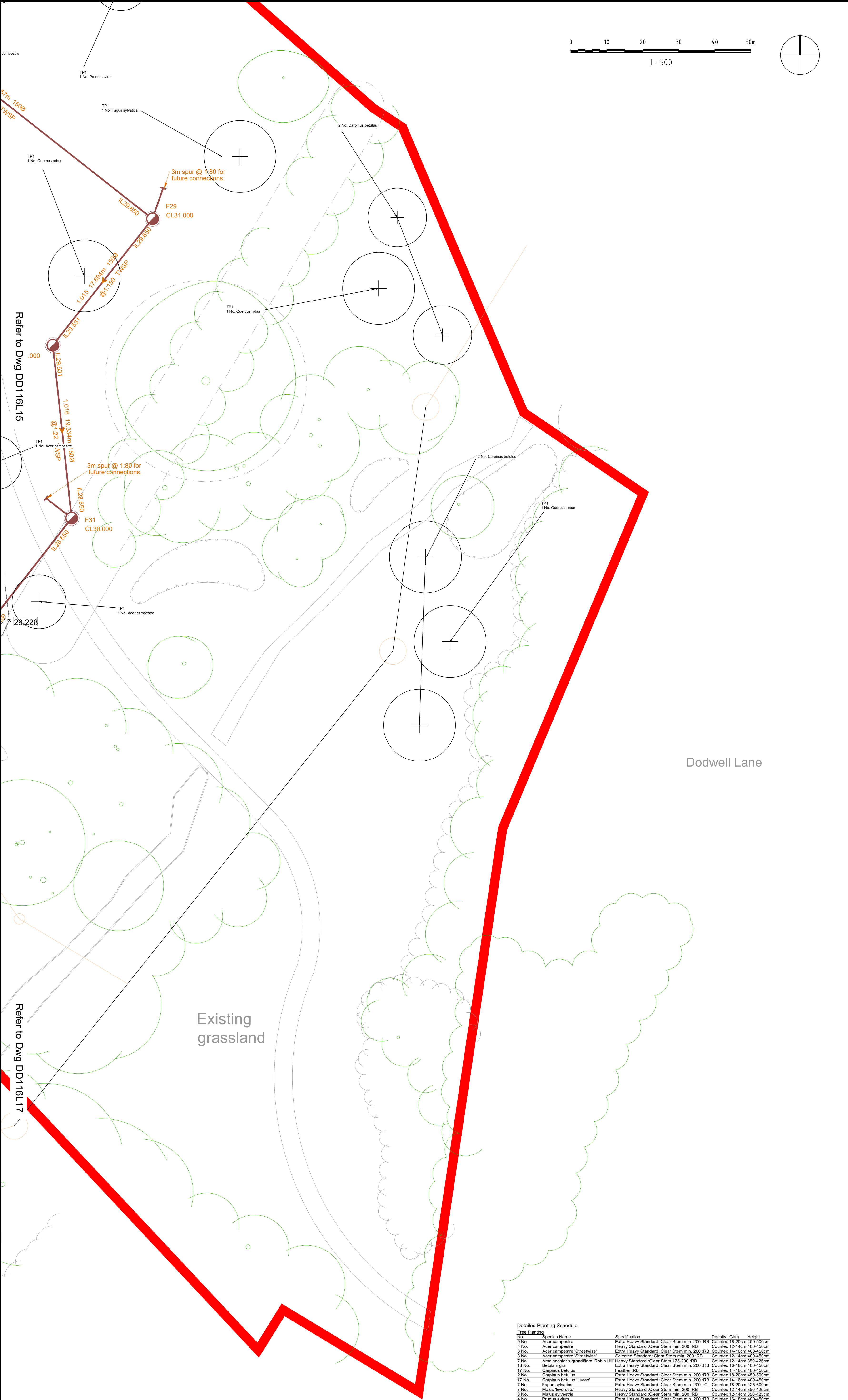
DRAWING SCALE: 1:200	APPROVED BY: PD
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PAPER SIZE: A1	DRAWN BY: OD
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DRAWING TITLE:
**Tree Co-ordination Plan
4 of 7**

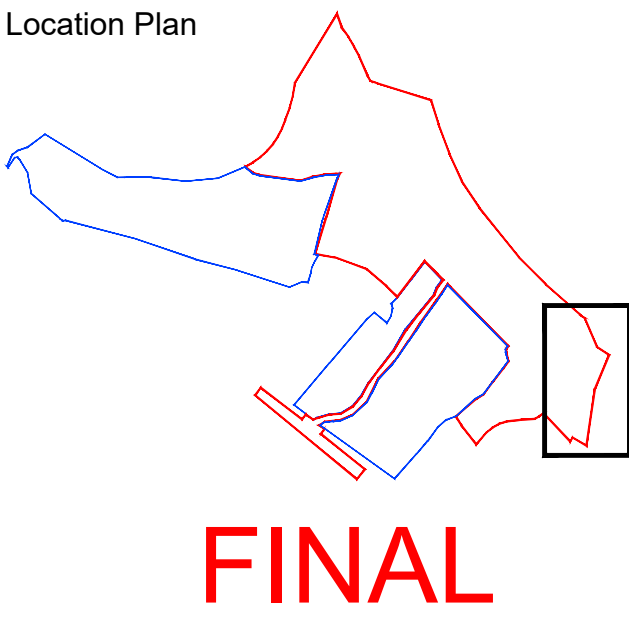
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FINAL

08.04.25	VE	Amendments following updated drainage layout.	D	AH
22.11.24	VE	Amendments following comments	C	AH
08.11.24	NG	Amendments following comments	B	AH
23.09.24	NG	Updates to engineer's layout	A	MM

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Land off Providence Hill
Bursledon

PROJECT NUMBER:	PLOT DATE:
DD116	25.09.23

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1:200	PD

PAPER SIZE:	DRAWN BY:
A1	OD

TREE CO-ORDINATION PLAN

5 of 7

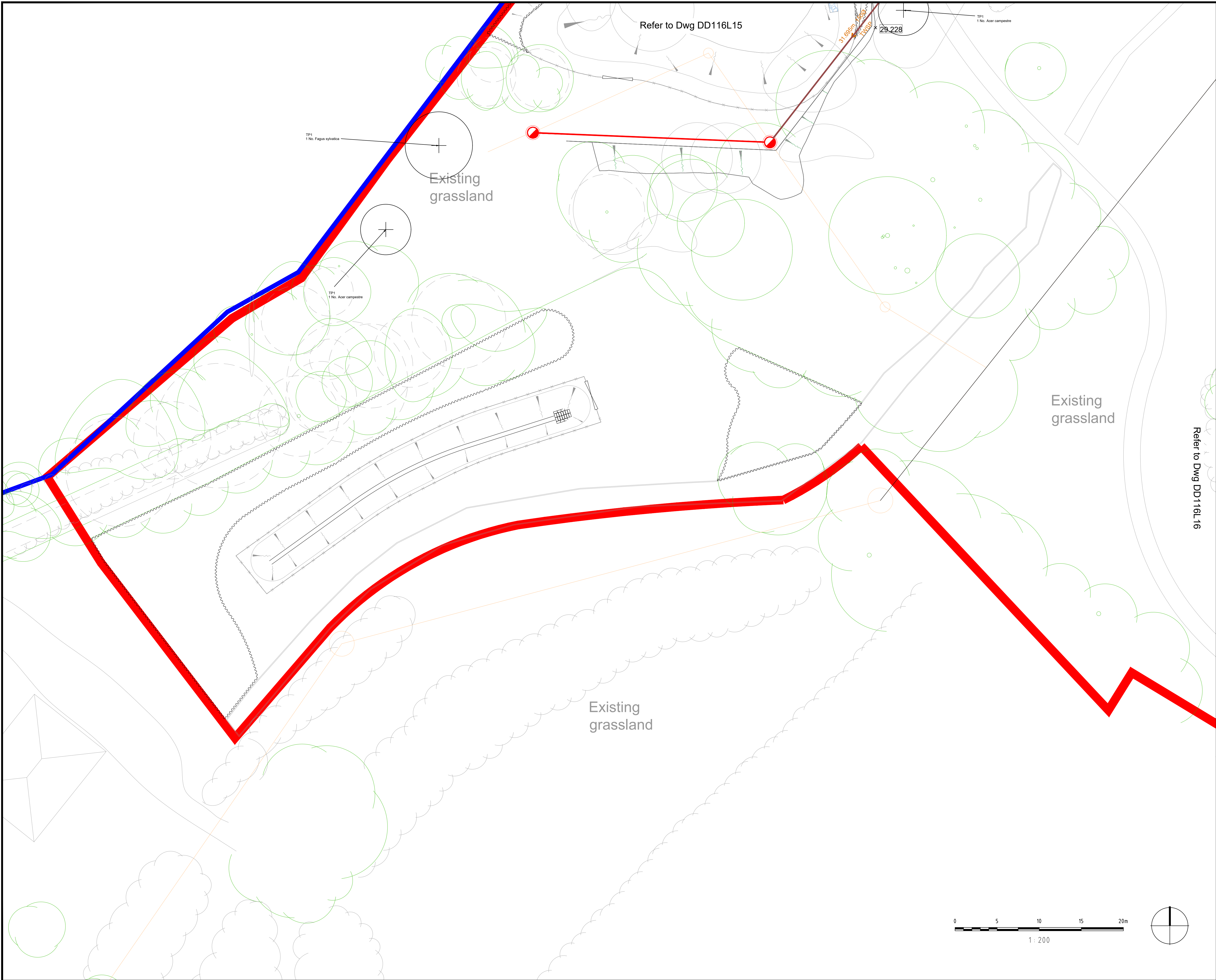
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DD116L16	D

DRAWING FILE LOCATION:
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Detailed Planting Schedule

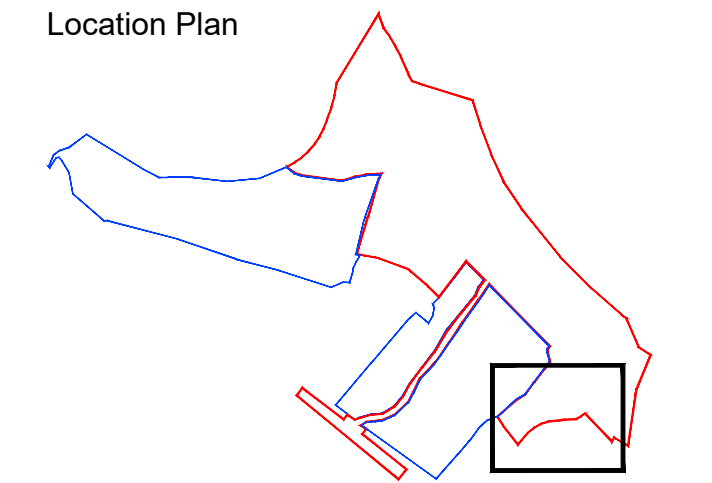
No.	Species Name	Specification	Density	Girth	Height
9 No.	Acer campestre	Extra Heavy Standard Clear Stem min. 200 RB	Counted	18-20cm	450-500cm
4 No.	Acer campestre	Heavy Standard Clear Stem min. 200 RB	Counted	12-14cm	400-450cm
3 No.	Acer campestre 'Streetwise'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	14-16cm	400-450cm
3 No.	Acer campestre 'Streetwise'	Selected Standard Clear Stem min. 200 RB	Counted	12-14cm	400-450cm
7 No.	Amelanchier x grandiflora 'Robin Hill'	Heavy Standard Clear Stem 175-200 RB	Counted	12-14cm	350-425cm
13 No.	Betula nigra	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
17 No.	Carpinus betulus	Feather RB	Counted	14-16cm	400-450cm
2 No.	Carpinus betulus	Extra Heavy Standard Clear Stem min. 200 RB	Counted	18-20cm	450-500cm
17 No.	Carpinus betulus 'Lucas'	Heavy Standard Clear Stem min. 200 RB	Counted	14-16cm	400-450cm
7 No.	Fagus sylvatica	Extra Heavy Standard Clear Stem min. 200 C	Counted	18-20cm	425-600cm
7 No.	Malus 'Eveviel'	Heavy Standard Clear Stem min. 200 RB	Counted	12-14cm	350-425cm
8 No.	Malus sylvestris	Heavy Standard Clear Stem min. 200 RB	Counted	12-14cm	350-425cm
4 No.	Prunus avium	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
2 No.	Prunus avium 'Pena'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
12 No.	Pyrus calleryana 'Chanticleer'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
7 No.	Quercus robur	Extra Heavy Standard Clear Stem min. 200 RB	Counted	18-20cm	425-600cm
1 No.	Salix fragilis	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	450-500cm
20 No.	Sorbus aucuparia 'Streetwise'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	14-16cm	400-450cm
1 No.	Tilia cordata	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
4 No.	Tilia cordata 'Green Spire'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
7 No.	Tilia cordata 'Streetwise'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
1 No.	Tilia euchlora	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
5 No.	Ulmus 'New Horizon'	Extra Heavy Standard Clear Stem min. 200 RB	Counted	16-18cm	400-450cm
Total: 161 No.					

Key Schedule
RB=Rootballed
C=Container Grown
L=Line Size
BR=Bareroot
PL=Plug



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FINAL

08.04.25	VE	Amendments following updated drainage layout.	D	AH
22.11.24	VE	Amendments following comments	C	AH
06.11.24	NG	Amendments following comments	B	AH
23.09.24	NG	Updates to engineer's layout	A	MM

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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PROJECT TITLE:
**Land off Providence Hill
Bursledon**

PROJECT NUMBER: **DD116** PLOT DATE: **25.09.23**

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

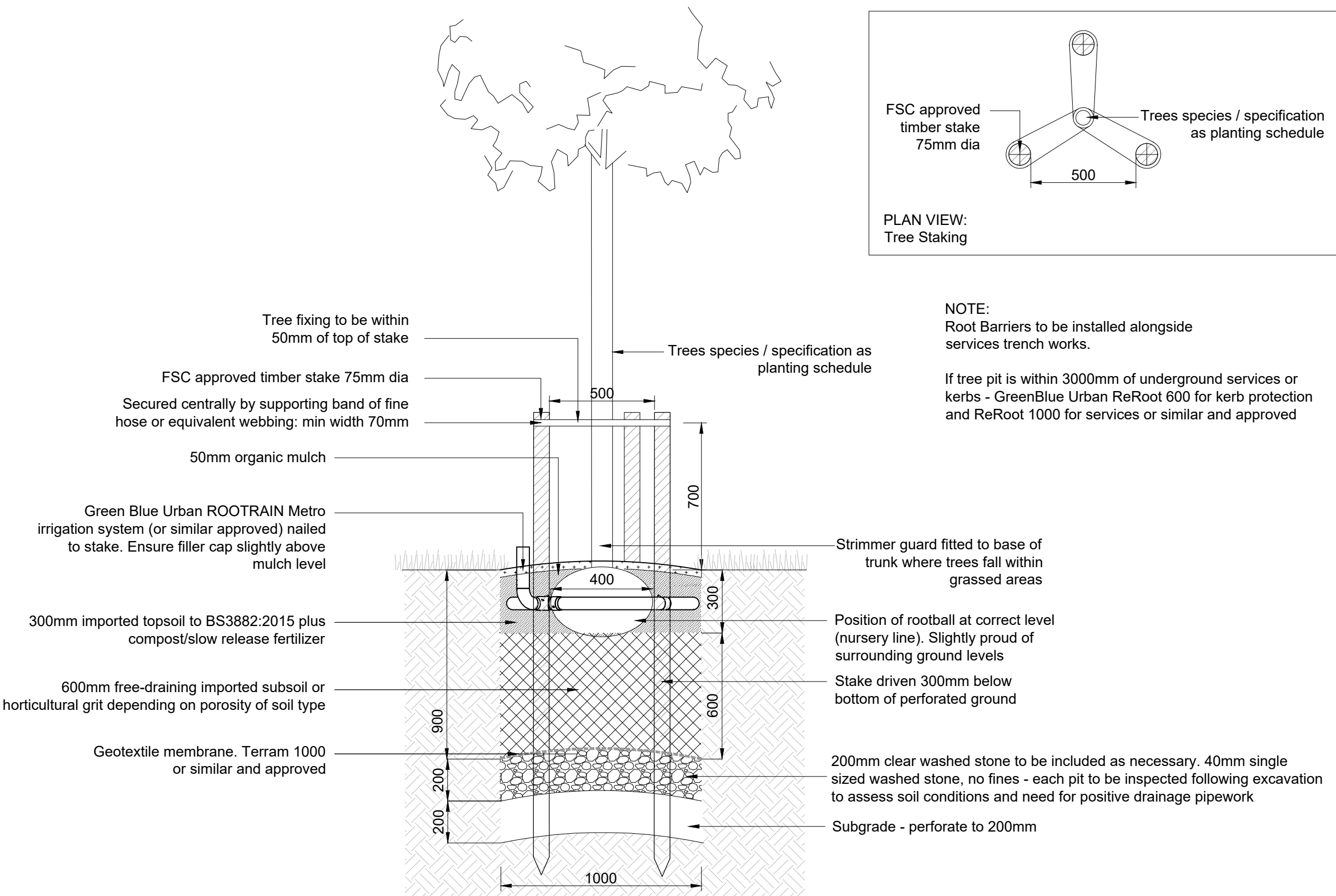
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DRAWING TITLE:
**Tree Co-ordination Plan
6 of 7**

DRAWING NUMBER: **DD116L17** REVISION LETTER: **D**

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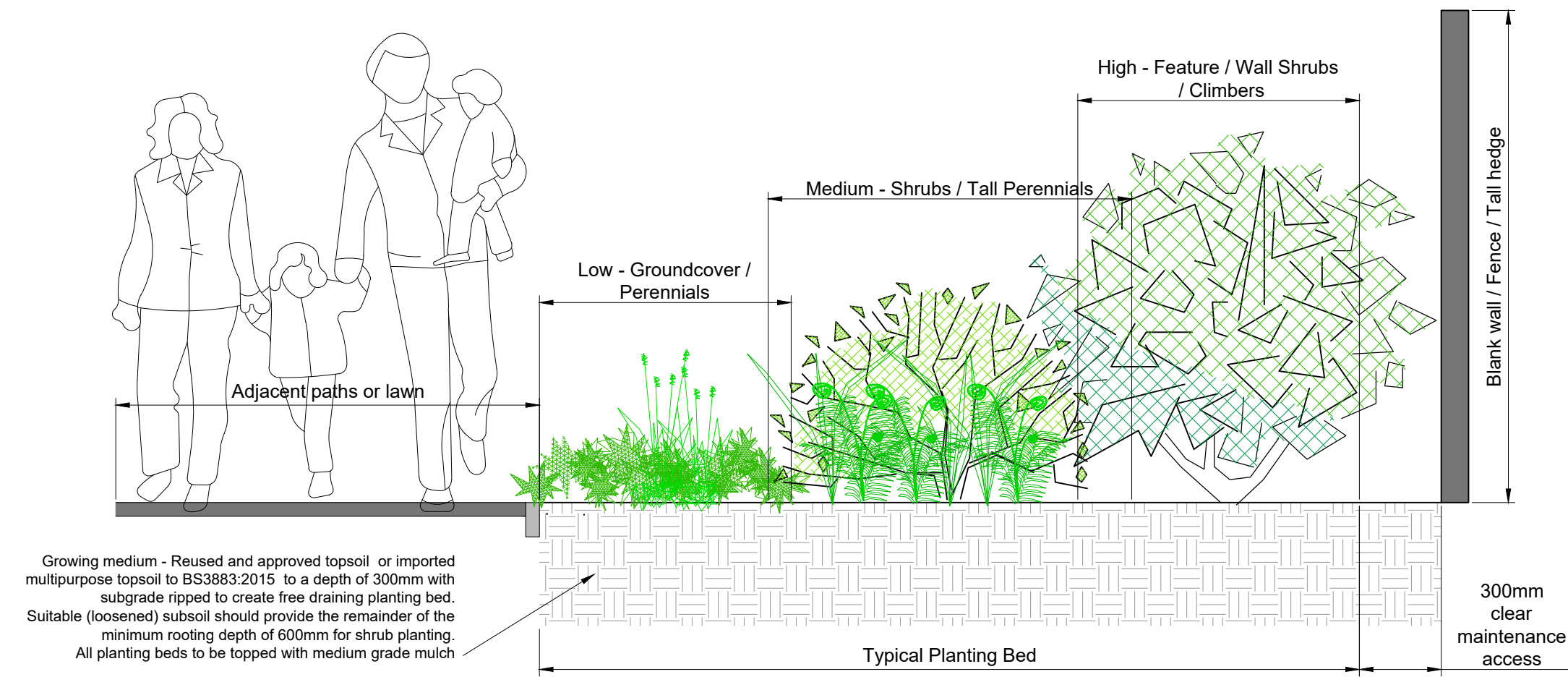
Extra Heavy Standard to Semi Mature - Triple Staked



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

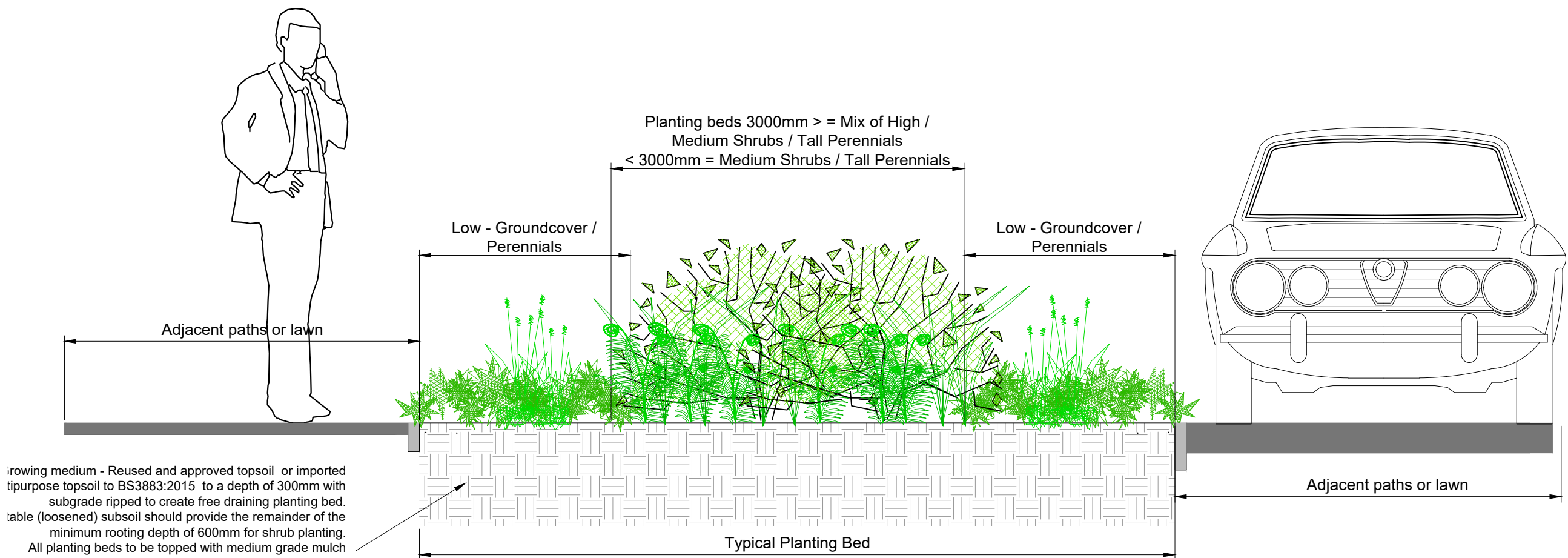
01 TP1 - Standard tree planting in soft landscape

D01 1:20 @ A1



02 Planting Bed Matrix Detail

D01 1:20 @ A1



General Notes:

Growing Medium - Tested and approved existing topsoil to be ripped to a depth of 300mm, the remaining specified depth replaced with BS 3882 Multipurpose Grade topsoil supplemented with suitable organic compost to PAS100 at a depth of 100mm to ameliorate soil. 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.

Topsoil Heaps should be 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.

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 - Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides with the base of the pit broken up, trees in soft landscape to be staked and biodegradable tree tie at 500mm and back filled with the above improved/imported topsoil to the field grown/nursery height. 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.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level.

Formal Hedge Planting - To maintain manicured treatment plant as uniform spacing as specified and ensure future pruning maintains a neat clipped edge to both sides. All hedges to have bark mulch to base.

After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants. Rabbit proof fencing maybe required to protect the establishment of the plants

Turfing and seeding - Carry out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf shall be laid on prepared, levelled soil (minimum 150mm depth).

Management and Maintenance

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

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

Within a period of 5 years from completion of the development ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season.

- 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).
-

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FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
23.09.24	NG	Updates to layout	A	NM

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PROJECT TITLE:	Land off Providence Hill Bursledon
PROJECT NUMBER:	DD116
PLOT DATE:	25.09.23
DRAWING SCALE:	1:200
PAPER SIZE:	A1
DRAWING TITLE:	Tree Co-ordination Plan 7 of 7
DRAWING NUMBER:	DD116L18
REVISION LETTER:	A
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