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Landscape Management Plan

Proposed Residential Development, Low Road, Crowland

Landscape Architecture Landscape Planning Urban Regeneration & Design Arboriculture

REPORT AND DOCUMENT CONTROL

Project:

Low Road, Crowland

Client:

Cross Keys Homes

Job No:

19.1433

Report No:

19.1433.R1

DOCUMENT CHECKING

Author:

Christopher Nichols CMLI

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1	14.03.2022	Final	-
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1.0 Introduction

1.1 Background to Plan

Ian Stemp Landscape Associates have been employed to produce the Landscape Management Plan based on the areas designed and detailed in the landscape drawings as follows;

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1.2 Aim of the Plan

The aim of the Landscape Management Plan is to;

1. Ensure compliance with any expected planning conditions as defined by the Local Planning Authority.
2. To ensure the maintenance and management of the soft landscape areas within public areas to an agreed standard.
3. To create a site that is visually attractive, litter free and safe for residents and visitors and assimilates the development into its surroundings.
4. To provide a reference for contractor and client to determine maintenance requirements and to eliminate any conflict of understanding.
5. To maintain the health, safety and long term viability of the existing mature site trees and hedgerows.
6. To provide a variety of grassland habitats to provide ecological benefit and visual interest.
7. To ensure the upkeep and management of footpaths and fencing throughout the public areas.
8. To ensure the proper management and ensure the free flow of water in and out of the attenuation ponds.
9. To ensure that play equipment is maintained to accepted health & safety standards.

1.3 Methodology

The site will be managed by a management company appointed by the Housing Association, the Landscape Management Plan will be reviewed on an annual basis. Regular inspections will take place by the client's representatives to ensure compliance with the Plan by the management company.

2.0 General Maintenance Standards.

2.1 General

The contractor shall maintain the site in a manner to ensure the healthy development of trees and shrubs, the grassed areas shall be maintained in a weed free condition to a standard acceptable to residents.

2.2 Handover

At the time of handover, general amenity grass areas to be substantially free of defects and fit for their purpose in respect of grass cover, levels and drainage. Broadleaved weed content all controlled by routine mowing only with no herbicide treatment.

Tree, hedges, shrub planting, grass areas, hardstandings and fences within the curtilage of individual plots shall be maintained in accordance with this plan until the plots are handed over to new residents after which they will become responsible for ongoing maintenance.

2.3 Work Standards

All maintenance works shall be carried out adopting Good Practice. All manufacturers recommendations shall be complied with related to the storage and use of materials and products. No residual herbicides are to be used and herbicide usage is to be limited to establishment of new shrub bed areas. At the time of handover, all shrubs shall be substantially closing together to create unbroken ground cover, growing in their natural form without causing nuisance or obstruction or obscuring visibility splays, and the shrub beds requiring no herbicide treatment.

2.4 Monitoring and Inspection

Throughout the management process visual inspections shall be carried twice yearly by a qualified person on behalf of the Client to ensure compliance with the Management Plan. Any issues identified above will be reported to the management company to rectify.

The Management Plan will be reviewed annually during October so that any prescriptions can be modified and implemented at the start of the following season.

2.5 Plant Replacements

Any trees or plants, which, die, or are removed or become seriously damaged or diseased shall be replaced in the next available planting season. This is to ensure that soft landscape areas are adequately stocked and a significant tree presence is maintained on site.

3.0 Landscape Management Areas and Objectives

3.1. Existing Trees & Hedgerows

There are retained trees and hedgerows to within the open space and around the site boundaries, where they are the responsibility of the client and its management company. Selective trimming may be required to minimise overhanging of trees and hedgerows to the footpaths and public open spaces and to remove any dangerous limbs.

The trees shall be inspected on an annual basis to determine any required Health & Safety works and all works shall be approved by the Local Authority beforehand.

All future survey works shall be carried out by a qualified arboriculturist. Tree works are to be carried out by an Arboricultural Contractor all in accordance with British Standard 3998:1989 (Recommendations for Tree Work) It is recommended that the tree works contractor is approved by the Arboricultural Association.

3.2 Proposed Tree Planting

There are several proposed trees planted throughout the development. These trees are designed to add green infrastructure to the development, improve visual amenity and increase biodiversity. Management should ensure successful plant growth and cover as soon as possible to ensure they provide the required green structure to the development and to maintain a high standard of presentation, enabling a visually pleasing environment.

3.3 Proposed Native Hedgerows

These native hedgerows have been planted to provide green infrastructure and visual mitigation as well as ecological benefits, they are planted 0.75m from the fences to allow future growth.

All new hedgerows should be managed for wildlife benefit and should be maintained at a minimum height of 2m overall. Selective trimming may be required to minimise overhanging of hedgerows from adjacent footpaths.

3.4 Amenity Grass Areas.

The areas of amenity grass around the development will be mowed on a regular basis. Special attention will need to be given to pernicious weeds that are contained within the existing seed bank, particularly thistles and Ragwort. Where necessary spot treatment of weeds with an approved non-residual herbicide may be required as well as regular mowing.

3.5 Wildflower/Grass Areas

Wildflower meadow areas will be created and managed as identified on the plan to increase site bio-diversity.

The meadow area will be managed to create a diverse wildflower and grassland area. It shall be managed in accordance with the regime laid out in the schedules in Section 4 below, with three cuts per year in spring and autumn. The meadow grass areas shall be cut to an approximate height of 5cm in late May to reduce weed cover and competitive grasses, then late July and a final cut in September or October. Special attention will need to be given to pernicious weeds that are contained within the existing seed bank, particularly thistles and Ragwort. Where necessary spot treatment of weeds with an approved non-residual herbicide.

Remove all arisings from site for composting.

Bare patches are desirable after a cut to encourage different species and sward diversity.

Maintain mown paths through the meadow areas as per the amenity grass schedules.

3.6 Fences & Gates

This is to include any fences or gates not within private curtilages. Checking shall be made for any defects which shall be repaired as required. Re-staining of timbers shall take place as required.

3.7 Footpaths & Non-Adopted Access Roads

Management operations will include the control of weeds by chemical treatment, removal of any large debris by regular sweeping and monitoring for uneven and loose materials which are to be repaired as directed.

3.8 Swales and Attenuation Pond

The swales along the road boundary and the attenuation pond have been sown with wildflower and grass mixes appropriate for periodic flooding and damp ground conditions. These are to be maintained primarily to provide an attractive setting and to increase the species biodiversity of the development.

They shall be managed to create a diverse wildflower and grassland sward. It shall be managed in accordance with the regime laid out in the schedules in Section 4 below, with three cuts per year in spring and autumn. The meadow grass areas shall be cut to an approximate height of 5cm in late May to reduce weed cover and competitive grasses, then late July and a final cut in September or October. Special attention will

need to be given to pernicious weeds that are contained within the existing seed bank, particularly thistles and Ragwort. Where necessary spot treatment of weeds with an approved non-residual herbicide. Remove all arisings from site for composting.

The attenuation pond shall be mown only during appropriate dry ground conditions.

Management will also include regular checks and clearance of the inlet and outlet features to ensure that are operational, litter and debris removal and sediment management.

3.9 Private Properties

Tree, shrub and ornamental hedge planting, grass areas, hard-standings and fences within the curtilage of private plots shall be maintained in accordance with this plan until the plots are handed over to new residents after which those residents will become responsible for ongoing maintenance. Curtilage shall include all areas up to the rear of the public highway, including grass and planted verges created for visibility spays.

Areas within individual plots will not be subject to the requirements set out below once handed over to residents, however residents will be obliged to retain and maintain the soft landscape within their plot in good order for a minimum 5 years after occupation.

Maintenance schedules for these areas are set out under Year 1 only, as it is anticipated that handover to residents shall occur within this time period.

4.0 MAINTENANCE SCHEDULES

4.1	MAINTENANCE SCHEDULE.	YEAR 1
	Description	Qty
	Existing Trees to Eastern Boundary	
1	The existing trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be carried out by a qualified arboriculturist and tree surgeon. All works shall be approved by LPA	1
2	Allow for bringing the trees to a maintainable standard at the outset of the maintenance contract.	1
3	Prune out any dead wood, cut leggy hedge material hard back away from footpath, to be cut rather than flailed during December to end of February.	1
	Proposed Tree Planting	
4	Spot spray all weeds to tree base with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3
5	Water trees to saturation May-Sep. to promote healthy growth.	6
6	Notify all loss and damage to trees, supply & plant replacement tree planting Nov-March	1
7	Check and re-firm any tree supports. Check tree ties and adjust as required to prevent cutting to trunk.	1
8	Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1
9	Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1
	Proposed Native Hedgerows	
10	Allow for bringing the hedgerows to a maintainable standard at the outset of the maintenance contract.	1
11	Hedges to be clipped to shape, tapered gently towards top. Allow top of hedge to grow naturally to no less than 2m in height. Maintain internal hedgerows around parking bays at no higher	

	than 1m. Prune out any dead wood, cut leggy hedge material hard back to promote bushy growth.	1
12	Check for any gaps and infill as required with bare root Species of the following Crataegus monogyna, Prunus spinosa Corylus avellana, Ilex aquifolium and Rosa canina.	1
13	Litter removal from base of hedge.	12
	Amenity Grass Areas	
14	Grass cutting operations to 25mm high for all amenity grass areas spring, summer & autumn including litter collection & removal	14
15	Spot treat weeds with non-residual herbicide to both amenity and wildlife grass areas.	14
	Wildflower/Grass Areas	
16	Cut meadow grass areas to 5cm at end of May, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity	3
	Fences & Gates	
17	Check all fences and gates for defects or damage and carry out repairs and repainting as required.	1
18	Re-stain fences as required.	1
	Footpaths and Private Driveways	
19	Litter and leaf removal all areas.	24
20	Check for all uneven or loose paving materials and repair or notify as instructed.	1 or as notified.
21	Spot spray all weeds with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3 or as notified.
	Swales & Attenuation Pond	
22	Spot treat weeds with non-residual herbicide to wildlife grass areas.	3
23	Cut meadow grass areas to 5cm in spring, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are	

	desirable after a cut to encourage different species and sward diversity.	3
24	Litter and debris removal.	6
25	Removal of unwanted sediments from channels and sumps 2 or as notified	
26	Remove unwanted self-set scrub and vegetation	2
	Proposed Shrub Bed Areas to Plots (Until Handover Only)	
27	All planting areas shall be inspected on a monthly basis and any weed growth shall be treated with a Glyphosphate based herbicide all in accordance with the manufacturers recommendations. April-October.	7
28	All shrubs shall be checked for stability and firmed in where necessary, and bark mulch depths made up to 75mm as required. April-June	3
29	All shrub planting will be watered to saturation subject to ground and weather conditions April-September. The Contractor shall make provision for water supply.	6
30	All planting areas shall have any litter collected and removed from site.	12
31	In September all planting shall be inspected and all Dead and or unhealthy plants shall be scheduled For replacement in Nov-December.	1
32	Plants shall be inspected and broken branches, dead flowers removed and any formative pruning carried out in September.	1
33	Plants to be replaced to be removed at the time of replacement planting, and replacement planting carried out in Nov-December. All bark mulch depths to be checked and made up to minimum 75mm depth after replacement planting operations.	1

4.2 MAINTENANCE SCHEDULE.

YEAR 2

	Description	Qty
	Existing Trees to Eastern Boundary	
1	The existing trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be carried out by a qualified arboriculturist and tree surgeon. All works shall be approved by LPA	1
2	Prune out any dead wood, cut leggy hedge material hard back away from footpath, to be cut rather than flailed during December to end of February.	1
	Proposed Tree Planting	
3	Spot spray all weeds to tree base with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3
4	Water trees to saturation May-Sep. to promote healthy growth.	6
5	Notify all loss and damage to trees, supply & plant replacement tree planting Nov-March	1
6	Check and re-firm any tree supports. Check tree ties and adjust as required to prevent cutting to trunk	1
7	Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1
	Proposed Native Hedgerows	
8	Hedges to be clipped to shape, tapered gently towards top. Allow top of hedge to grow naturally to no less than 2m in height. Maintain internal hedgerows around parking bays at no higher than 1m. Prune out any dead wood, cut leggy hedge material hard back to promote bushy growth. Hedgerows to be cut rather than flailed during December to end of February.	1
9	Check for any gaps and infill as required with bare root Species of the following Crataegus monogyna, Prunus spinosa Corylus avellana, Ilex aquifolium and Rosa canina.	1
10	Litter removal from base of hedge.	12
	Amenity Grass Areas	
11	Grass cutting operations to 25mm high for all amenity grass areas spring, summer & autumn	

	including litter collection & removal	14
12	Spot treat weeds with non-residual herbicide to both amenity and wildlife grass areas.	14
	Wildflower/Grass Areas	
13	Cut meadow grass areas to 5cm at end of May, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity	3
	Fences & Gates	
14	Check all fences and gates for defects or damage and carry out repairs and repainting as required.	1
15	Re-stain fences as required.	1
	Footpaths and Non-Adopted Access Roads	
16	Litter and leaf removal all areas.	24
17	Check for all uneven or loose paving materials and repair or notify as instructed.	1 or as notified.
18	Spot spray all weeds with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3 or as notified.
	Attenuation Pond	
19	Spot treat weeds with non-residual herbicide to wildlife grass areas.	3
20	Cut meadow grass areas to 5cm in spring, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity.	3
21	Litter and debris removal.	6
22	Removal of unwanted sediments from channels and sumps	2 or as notified
23	Remove unwanted self-set scrub and vegetation	2

4.3 MAINTENANCE SCHEDULE.

YEAR 3

Description	Qty
Existing Trees to Eastern Boundary	
1 The existing trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be carried out by a qualified arboriculturist and tree surgeon. All works shall be approved by LPA	1
2 Prune out any dead wood, cut leggy hedge material hard back away from footpath, to be cut rather than flailed during December to end of February.	1
Proposed Tree Planting	
3 Spot spray all weeds to tree base with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3
4 Notify all loss and damage to trees, supply & plant replacement tree planting Nov-March	1
5 Check and re-firm any tree supports. Check tree ties and adjust as required to prevent cutting to trunk. Remove if no longer required.	1
6 Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1
Proposed Native Hedgerows	
7 Hedges to be clipped to shape, tapered gently towards top. Allow top of hedge to grow naturally to no less than 2m in height. Not including hedgerow trees. Maintain internal hedgerows around parking bays at no higher than 1m. Prune out any dead wood, cut leggy hedge material hard back to promote bushy growth. Hedgerows to be cut rather than flailed during December to end of February.	1
8 Check for any gaps and infill as required with bare root Species of the following Crataegus monogyna, Prunus spinosa Corylus avellana, Ilex aquifolium and Rosa canina.	1
9 Allow grass to base of hedgerows to grow for wildlife benefit, with a gradient of vegetation height to provide a variety of cover and habitats. Carry out strimming of grass annually. Remove all litter to composting area. No pesticides or herbicides to be used.	1

10	Litter removal from base of hedge.	12
	Amenity Grass Areas	
11	Grass cutting operations to 25mm high for all amenity grass areas spring, summer & autumn including litter collection & removal	14
12	Spot treat weeds with non-residual herbicide to both amenity and wildlife grass areas.	14
	Wildflower/Grass Areas	
13	Cut meadow grass areas to 5cm at end of May, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity	3
	Fences & Gates	
14	Check all fences and gates for defects or damage and carry out repairs and repainting as required.	1
15	Re-stain fences as required.	1
	Footpaths and Non-Adoptive Access Roads	
16	Litter and leaf removal all areas.	24
17	Check for all uneven or loose paving materials and repair or notify as instructed.	1 or as notified.
18	Spot spray all weeds with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3 or as notified.
	Attenuation Pond	
19	Spot treat weeds with non-residual herbicide to wildlife grass areas.	3
20	Cut meadow grass areas to 5cm in spring, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity.	3
21	Litter and debris removal.	6
22	Removal of unwanted sediments from channels and sumps	2 or as notified
23	Remove unwanted self-set scrub and vegetation	2

4.4 MAINTENANCE SCHEDULE.

YEAR 4

	Description	Qty
	Existing Trees to Eastern Boundary	
1	The existing trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be carried out by a qualified arboriculturist and tree surgeon. All works shall be approved by LPA	1
2	Prune out any dead wood, cut leggy hedge material hard back away from footpath, to be cut rather than flailed during December to end of February.	1
	Proposed Tree Planting	
3	Spot spray all weeds to tree base with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3
4	Notify all loss and damage to trees, supply & plant replacement tree planting Nov-March	1
5	Check and re-firm any tree supports. Check tree ties and adjust as required to prevent cutting to trunk. Remove if no longer required.	1
6	Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1
	Proposed Native Hedgerows	
7	Hedges to be clipped to shape, tapered gently towards top. Allow top of hedge to grow naturally to no less than 2m in height. Not including hedgerow trees. Maintain internal hedgerows around parking bays at no higher than 1m. Prune out any dead wood, cut leggy hedge material hard back to promote bushy growth. Hedgerows to be cut rather than flailed during December to end of February.	1
8	Check for any gaps and infill as required with bare root Species of the following Crataegus monogyna, Prunus spinosa Corylus avellana, Ilex aquifolium and Rosa canina.	1
9	Allow grass to base of hedgerows to grow for wildlife benefit, with a gradient of vegetation height to provide a variety of cover and habitats. Carry out strimming of grass annually. Remove all litter to composting area. No pesticides or herbicides to be used.	1

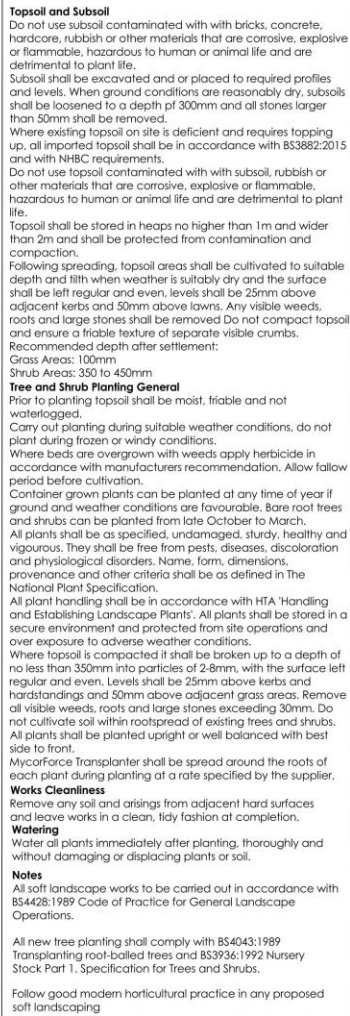
10	Litter removal from base of hedge.	12
	Amenity Grass Areas	
11	Grass cutting operations to 25mm high for all amenity grass areas spring, summer & autumn including litter collection & removal	14
12	Spot treat weeds with non-residual herbicide to both amenity and wildlife grass areas.	14
	Wildflower/Grass Areas	
13	Cut meadow grass areas to 5cm at end of May, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity	3
	Fences & Gates	
14	Check all fences and gates for defects or damage and carry out repairs and repainting as required.	1
15	Re-stain fences as required.	1
	Footpaths and Non-Adopted Access Roads	
16	Litter and leaf removal all areas.	24
17	Check for all uneven or loose paving materials and repair or notify as instructed.	1 or as notified.
	Attenuation Pond	
18	Spot treat weeds with non-residual herbicide to wildlife grass areas.	3
19	Cut meadow grass areas to 5cm in spring, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity.	3
20	Litter and debris removal.	6
21	Removal of unwanted sediments from channels and sumps	2 or as notified
22	Remove unwanted self-set scrub and vegetation	2

4.5	MAINTENANCE SCHEDULE.	YEAR 5+
	Description	Qty
	Existing Trees to Eastern Boundary	
1	The existing trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be carried out by a qualified arboriculturist and tree surgeon. All works shall be approved by LPA	1
2	Prune out any dead wood, cut leggy hedge material hard back away from footpath, to be cut rather than flailed during December to end of February.	1
	Proposed Tree Planting	
3	Spot spray all weeds to tree base with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3 or as notified.
4	Notify all loss and damage to trees, supply & plant replacement tree planting Nov-March	1
5	Check and re-firm any tree supports. Check tree ties and adjust as required to prevent cutting to trunk. Remove if no longer required.	1 or as notified.
6	Carry out any required pruning works, including removal of broken and crossed branches and any formative works.	1 or as notified.
	Proposed Native Hedgerows	
7	Hedges to be clipped to shape, tapered gently towards top. Allow top of hedge to grow naturally to no less than 2m in height. Not including hedgerow trees. Maintain internal hedgerows around parking bays at no higher than 1m. Prune out any dead wood, cut leggy hedge material hard back to promote bushy growth. Hedgerows to be cut rather than flailed during December to end of February.	1
8	Check for any gaps and infill as required with bare root Species of the following Crataegus monogyna, Prunus spinosa Corylus avellana, Ilex aquifolium and Rosa canina.	1
9	Allow grass to base of hedgerows to grow for wildlife benefit, with a gradient of vegetation height to provide a variety of cover and habitats. Carry out strimming of grass annually. Remove all litter to composting area. No pesticides or herbicides to be used.	1

10	Litter removal from base of hedge.	12
	Amenity Grass Areas	
11	Grass cutting operations to 25mm high for all amenity grass areas spring, summer & autumn including litter collection & removal	14
12	Spot treat weeds with non-residual herbicide to both amenity and wildlife grass areas.	14
	Wildflower/Grass Areas	
13	Cut meadow grass areas to 5cm at end of May, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity	3
	Fences & Gates	
14	Check all fences and gates for defects or damage and carry out repairs and repainting as required.	1
15	Re-stain fences as required.	1
	Footpaths and Non-Adopted Access Roads	
16	Litter and leaf removal all areas.	24
17	Check for all uneven or loose paving materials and repair or notify as instructed.	1 or as notified.
18	Spot spray all weeds with non-residual herbicide. Comply with all manufacturers instructions, COSHH and other regulatory requirements.	3 or as notified.
	Attenuation Pond	
19	Spot treat weeds with non-residual herbicide to wildlife grass areas.	3
20	Cut meadow grass areas to 5cm in spring, then every 2 months or when sward reaches 15cm in height. Final cut September/October. Remove all arisings from site for composting. Bare patches are desirable after a cut to encourage different species and sward diversity.	3
21	Litter and debris removal.	6
22	Removal of unwanted sediments from channels and sumps	2 or as notified
23	Remove unwanted self-set scrub and vegetation	2

Appendix One

19.1433.001B.001B	Landscape Proposals 1 of 3
19.1433.001B.002B	Landscape Proposals 2 of 3
19.1433.001B.003B	Landscape Proposals 3 of 3



PLANT SCHEDULE					
SPECIES	Girth	Height	Root	Pot Size	Nos.
TREES					
<i>Alnus glutinosa</i>	12-14cm	3.5-4.0m	br	HStd	3
<i>Malus sylvestris</i>	12-14cm	3.5-4.0m	br	HStd	3
<i>Prunus avium</i>	12-14cm	3.5-4.0m	br	HStd	2
<i>Prunus Sarsel Boulevard</i>	14-16cm	4.0-4.5m	br	HStd	2
<i>Quercus robur</i>	12-14cm	3.5-4.0m	br	HStd	3
<i>Quercus "Cardinal Royal"</i>	14-16cm	3.5-4.0m	br	HStd	5
THREE LITRE SHRUBS					
<i>Aucuba japonica</i>			CG	3L	6
<i>Choisya ternata</i>			CG	3L	6
<i>Escallonia 'Apple Blossom'</i>			CG	3L	14
<i>Euonymus 'Emerald n'Gold'</i>			CG	3L	2
<i>Fatsia japonica</i>			CG	3L	9
<i>Fuchsia Thompsonii</i>			CG	3L	12
<i>Hebe 'Autumn Glory'</i>			CG	3L	15
<i>Hebe rakaiensis</i>			CG	3L	62
<i>Hebe 'Marjorie'</i>			CG	3L	6
<i>Hebe 'Mrs Winder'</i>			CG	3L	18
<i>Hebe 'Silver Queen'</i>			CG	3L	26
<i>Hebe 'Wiri Charm'</i>			CG	3L	37
<i>Hebe 'Wiri Dawn'</i>			CG	3L	69
<i>Hebe 'Wiri Mist'</i>			CG	3L	25
<i>Hypericum 'Hidcote'</i>			CG	3L	6
<i>Hypericum x moserianum</i>			CG	3L	32
<i>Lavandula 'Hidcote'</i>			CG	3L	16
<i>Lavandula Little Lady</i>			CG	3L	29
<i>Lavandula 'Munstead'</i>			CG	3L	3
<i>Lonicera nitida</i>			CG	3L	20
<i>Lonicera nitida 'Baggesens Gold'</i>			CG	3L	12
<i>Lonicera 'Maygreen'</i>			CG	3L	36
<i>Photinia 'Little Red Robin'</i>			CG	3L	18
<i>Potentilla 'Goldfinger'</i>			CG	3L	18
<i>Prunus 'Otto Lyken'</i>			CG	3L	15
<i>Sarcococca 'Winter Gem'</i>			CG	3L	12
<i>Senecio Drysdale'</i>			CG	3L	32
<i>Skimmia Rubella'</i>			CG	3L	18
<i>Spiraea Plumlastic'</i>			CG	3L	12
<i>Viburnum davidii</i>			CG	3L	22
<i>Viburnum lnsux 'Spring Bouquet'</i>			CG	3L	6
HERBACEOUS PLANTS					
<i>Bergenia cordifolia</i>			CG	3L	50
<i>Geranium 'Sevens Variety'</i>			CG	3L	33
FIVE LITRE SHRUBS					
<i>Pyracantha 'Red Column'</i>			CG	5L	201
HEDGES					
<i>Buxus sempervirens</i>			CG	5L	67
<i>Euonymus 'Jean Hughes'</i>			CG	5L	10
<i>Prunus lusitanica</i>			CG	5L	137

Gross Turf
Lay turf with minimum delay after lifting, within 18 hours during spring and summer and 24 hours autumn and winter. If required stack in piles not higher than 1m.

Lay turf with minimum delay after lifting, within 18 hours during spring and summer and 24 hours autumn and winter.
Do not lay turf during persistent cold weather or drying winds or if soil is frost laid or overfertilized or excessively dry.
Prepare topsoil to BS3822:1915, topsoil shall be dry and workable, reduce to a true, even surface, friable and lightly firmed but not over compacted fine fifth to a depth of 25mm.
Remove surface stones and clods exceeding 15mm.
Where required extra topsoil is to be added to the adjacent gross areas sufficient to allow mowing at 1 levels.
Ensure contours are free and flowing with falls for adequate drainage.

Lay on broken joints, well butted up. Do not stretch turf
Edges shall be laid to whole turfs and trimmed to true line.
Remove high spots and fill hollows with fine soil.
Lightly and evenly firm as laying proceeds to ensure full contact with substrate.
Do not mix with topsoil with horticultural sand and completely fill all joints.
Lay planks over previously laid turf, do not walk on prepared beds of newly laid turf.

Grass seeding to base of attenuation basin.
Area to base of attenuation area to be seeded with Emorsgate EMB Meadow Mixture for Wetlands at a sowing rate 5g/m². Refer to supplier for ground preparation and seeding instructions.

Grass seeding to sides of attenuation basin
To be seeded with Emorsgate EM3 Special General Purpose Meadow Mixtures at 5g/m². Refer to supplier for ground preparation and seeding instructions.

Clover Rich Amenity Grass
This area of clover rich lawn will be beneficial to bees and other insects. The lawn can be maintained by periodic mowing to prevent the grass species becoming too high or untidy. Once the clover flower season has finished the lawn can be mown as a regular amenity grass.

Sow Germinall A4 Low Maintenance seed with addition of 5% Trifolium pretense and 5% Trifolium repens. Sow at 35g/m².

Area of existing grass and willflower retained
The existing sward is diverse. Where possible retain area and incorporate into open space to provide valuable bio-diversity. Mow areas twice per year only in early summer and early autumn.

Bare patches should be allowed to regenerate naturally with existing seed bank with soil.
Control pernicious weeds as required.

Seed Grassing General
Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

Cultivate topsoil to depth of 25mm including all consolidation rolling, harrowing or raking to achieve a firm, fine tilth suitable for seeding. The seed bed shall be shall be free from unevenness holes, depressions and soft areas so that an evenly graded grass surface can be achieved.

The seed bed should be evenly graded to finish 25mm above adjoining paving, kerbs etc after settlement.

Remove all weeds, and remove stones, grass sods and other debris exceeding 20mm in any dimension and all roots exceeding 15mm diameter or 200mm length.

After cultivation and prior to grass seeding, supply, spread and lightly rake into the tilth a granular pre-seeding fertiliser NPK ratio 10:15:10 at a rate of 60 grammes per m². Do not apply fertiliser to wild seed areas. Sow according to suppliers instructions.



Proposed Native Hedgehog

To be planted at 5 plants per linear metre in double staggered row. All with spiral rabbit guards and secured with bamboo cane. Plant at 750mm from fence boundary.

Areas for planting shall be treated with a translocated herbicide such as Glyphosate to clear any existing weeds before planting. The ground shall be cultivated to a depth of 300mm. Whips shall be pit planted, well backfilled mixed with 70grams of Enmag slow release fertilizer.

All stock delivered to site shall be of proven British provenance, a certificate shall be provided to the Landscape Architect to prove provenance of plants prior to delivery to site.

Do not walk into Mycorrhiza Whip prior to planting.

Mix	Native Hedge	NH1	NH2	NH3	Size	TH
10%	Acer campestre	23	11	34	180-100 to be transplanted	18
10%	Corylus avellana	23	11	34	180-100 to be transplanted	18
50%	<i>Crataegus monogyna</i>	113	105	168	180-100 to be transplanted	18
10%	Ilex aquifolium	23	11	34	60-90, 30 container	18
15%	<i>Prunus spinosa</i>	14	67	50	180-100 to be transplanted	18
5%	<i>Rosa canina</i>	31	17	17	40-60 to be transplanted	18

Mix	Native Hedge	NH4	NH5	NH6	Size	TH
10%	Acer campestre	63	10	46	180-100 to be transplanted	18
10%	Corylus avellana	63	10	46	180-100 to be transplanted	18
50%	<i>Crataegus monogyna</i>	113	105	168	180-100 to be transplanted	18
10%	Ilex aquifolium	63	10	46	60-90, 30 container	18
15%	<i>Prunus spinosa</i>	95	15	69	180-100 to be transplanted	18
5%	<i>Rosa canina</i>	32	5	23	40-60 to be transplanted	18

Typical Hedge Planting Plan (NTS)

The diagram illustrates a typical hedge planting plan. It shows a horizontal line representing the 'Boundary or fence' with several small circles indicating planting points. Below this line, a dashed line represents the 'Hedge planting centre line'. The distance between the boundary and the centre line is marked as 300. The width of the hedge is indicated by two vertical arrows on the right, with the top arrow labeled 750 and the bottom arrow labeled 150. The hedge is represented by a series of 'X' marks along the centre line.

Trees to be retained
All to be protected in accordance with BS 5837:2012 Trees in Relation to Construction

Trees to be removed

Based on JG-A Site Layout 19021 004 P06 dated 21st June 2019.

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Do not scale from this drawing.

KEY & NOTATION

Proposed Tree Planting (General)
The excavated hole shall be of su

Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery. Backfill will be firmed in around the rootball to prevent any air pockets. The pit shall be backfilled with a 7% mix of good quality topsoil and an non peat based compost. 140gms of Enmag granular slow-release fertiliser shall be incorporated to the fill mixture.

Root Barriers
Where an installed

underground service route install protective root barrier with sides vertical and finished 75mm below finished ground level. To be Greenleaf ReRoot 2000 or similar approved.

Trees in soft ground

Stakes shall be double staked and fixed to horizontal crossbar using rubber strap, with rubber block positioned between the tree and cross bar.

Stakes shall be 60mm diameter treated softwood, driven firmly into ground either side, and not through the rootball, with tree central between the stakes. The above ground height of the stake should be a minimum of a third of the stem height. All trees to receive perforated watering pipes surrounding root ball.

TC TIMBER CROSS BAR
GN GALVANIZED NAILS
T HEAVY DUTY TREE TIE
BM BARK MULCH 75mm DEEP
FM FILL MATERIAL 200
SS 60mm HALF ROUND
RB ROOT COLLAR
RC SEEDS AND BASE OF TRUNK
BT BROKEN UP TO ALLOW
DRAINAGE AND ROOT
PENETRATION
EG EXISTING GROUND LEVEL

SECTION TREE PIT AND STAKING DETAIL (SELECTED STANDARD TREES)

Tree Aftercare

Any necessary formative pruning will be carried out and where appropriate woodchip/bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit. A properly planned maintenance programme should be kept up until successful establishment of the trees. This may include watering when necessary, checking of the support systems, weed control and further mulching.

Proposed Areas of Shrub Planting
Shrub areas to have minimum 300

good quality imported cultivated topsoil, free from bricks, large stones and other rubbish.

Ornamental Hedge

 Ensure all plants are bushy to provide joined up length of hedge. Trim all hedges at planting to ensure neat appearance and promote new growth.

Bark Mulch Affordable

All ornamental shrubs

spruce Ornamental Mulch, (or similar approved). Trees within grass shall have a 1m diameter mulch of similar specification.

Sales Housing
All ornaments

Ornamental Bark Mulch, (or similar approved). Trees within grass shall have a 1m diameter mulch of similar specification.



B	Updated to JGA Proposed Site Layout 19021 0102-P13	cjc	28.04.21
A	1. Updated to JGA 2. drawing 19021 0102 P06	cjn	24.07.19
Revisions			Dwn, Date

Project Proposed Residential Development, Low Road, Crowland	
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Drawing
Landscape Proposals Sheet 1 of 3

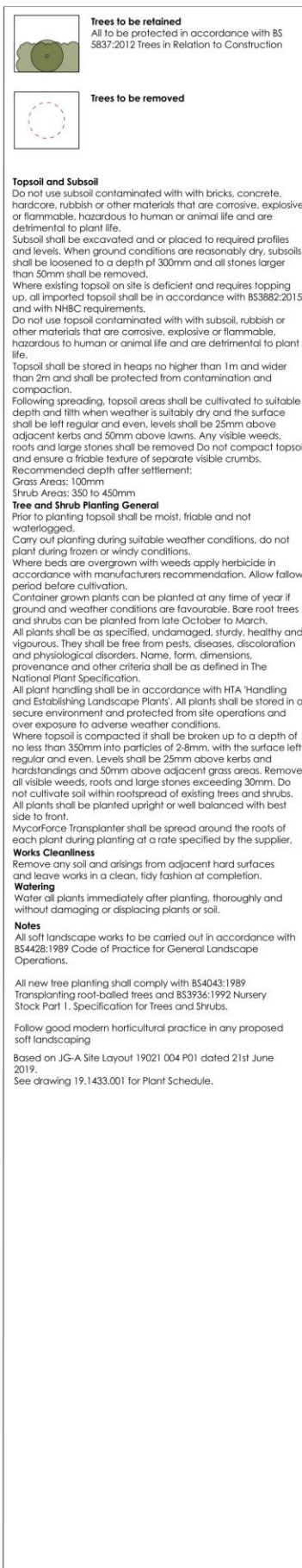
Status
For Planning, Tender & Construction

Date 30.04.2019	Drawn cjm	Landscape
Scale 1:100	Project 100	

Dwg. No. 19.1433.001	Revision B	Checked cjn	Institute Registered Practice
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Landscape Architecture Landscape Planning Urban Regeneration & Design



Gross Turf Lay turf with minimum delay after lifting, within 18 hours during spring and summer and 24 hours autumn and winter. If required stock in piles not higher than 1m. Lay turf with minimum delay after lifting, within 18 hours during spring and summer and 24 hours autumn and winter. Do not lay turf during persistent cold weather or drying winds or if soil is frost bound, waterlogged or excessively dry. Prepare topsoil to BS3882:2015, topsoil shall be dry and workable, reduce to a true, even surface, friable and lightly firmed but not over compacted fine fill to a depth of 25mm. Remove surface stones and clods exceeding 15mm. When required extend cultivation into existing adjacent grass areas sufficient to allow mowing in all levels. Ensure contours are free and flowing with falls for adequate drainage. Lay turf with broken joints, well butted up. Do not stretch turf. Edges shall be laid to whole turfs and trimmed to true line. Remove high spots and fill hollows with fine soil. Lightly and evenly firm in fallows proceeds to ensure full contact with surface stones and clods exceeding 15mm. Dress with horticultural sand and completely fill all joints. Lay slanks over previously laid turf, do not walk on prepared beds of newly laid turf.					
Gross seeding to base of attenuation basin. Area to base of attenuation area to be seeded with Emergote EMB Emergote Mixture for Wetlands at a sowing rate 5g/m². Refer to supplier for ground preparation and seeding instructions.					
Gross seeding to sides of attenuation basin To be seeded with Emergote EMB3 Special General Purpose Meadow Mixtures at 5g/m². Refer to supplier for ground preparation and seeding instructions.					
Clower Rich Amenity Grass This area of clover rich lawn will be beneficial to bees and other insects. The lawn can be maintained by periodic mowing to prevent the grass species becoming too high or untidy. Once the clover flower season has finished the lawn can be mown as a regular amenity grass. Sow Geminal A4 Low Maintenance seed with addition of 5% Trifolium pratense and 3% Trifolium repens. Sow at 35g/m².					
Area of existing grass and willow retained The existing sward is diverse. Where possible retain area and incorporate into open space to provide valuable bio-diversity. Mow areas twice per year only in early summer and early autumn. Bare patches should be allowed to regenerate naturally with existing seed bank with in soil. Control pernicious weeds as required.					
Grass Seeding General Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm with a roll, or by treading, to give good soil/seed contact. Cultivate topsoil to depth of 25mm including all consolidation, rolling, harrowing or raking to achieve a firm, fine silt suitable for seeding. The seed bed can be free from unevenness, hollows, depressions and areas so that an evenly graded grass surface can be achieved. The seed bed should be evenly graded to finish 25mm above adjoining paving, kerbs etc after settlement. Remove all weeds, and remove stones, grass sods and other debris exceeding 20mm in any dimension and all roots exceeding 15mm diameter or 200mm length. After cultivation and prior to grass seeding, supply, spread and lightly rake into the tinal granular pre-seeding fertiliser N-P-K ratio 10:15:10 at a rate of 60 grammes per m². Do not apply fertilisers to wild seed areas. Sow according to suppliers instructions.					
Proposed Native Hedgerow To be planted at 5 plants per linear meter in double staggered row. All with spiral rabbit guards and secured with bamboo cane. Plant at 750mm from fence boundary. Areas for planting shall be treated with a translocated herbicide such as Glyphosate to clear any existing weeds before planting, the ground shall be cultivated to a depth of 300mm. Whips shall be pit planted, with backfill mixed with 70gams of Emergao slow release fertiliser. All stock delivered to site shall be of proven British provenance, a certificate shall be provided to the Landscape Architect to prove provenance of plants prior to delivery to site. Dip all roots into Mycorrhoe Whip Dip prior to planting.					
Mix	Native Hedger	NH1	NH2	Size	
10%	Aster composite	23	115	+1 80-100 to transplant	
10%	Corylus avellana	23	115	+1 80-100 to transplant	
10%	Crataegus monspeliensis	115	138	+1 80-100 to transplant	
10%	Ilex aquifolium	23	114	60-90 L container	
15%	Rosa spinosissima	34	50	+1 80-100 to transplant	
5%	Rosa canina	11	6	+1 40-60 to transplant	
Mix	Native Hedger	NH4	NH5	Size	Tb
10%	Aster composite	103	146	+1 80-100 to transplant	187
10%	Corylus avellana	63	106	+1 80-100 to transplant	187
30%	Crataegus monspeliensis	315	50	+1 80-100 to transplant	187
10%	Ilex aquifolium	63	106	60-90 L container	187
15%	Rosa spinosissima	95	15	+1 80-100 to transplant	280
5%	Rosa canina	32	53	+1 40-60 to transplant	184
Typical Hedge Planting Plan (NTS) Boundary or fence Hedge planting centre line 300 5					

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Do not scale from this drawing.

KEY & NOTATION



Proposed Tree Planting (General)

The excavated hole shall be of sufficient size to accommodate the root-ball or container, allowing approximately 500mm clearance. Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery. Backfill will be firmed in around the rootball to prevent any air pockets. The pit shall be backfilled with a 5% mix of good quality topsoil and an open peat based compost. 140gms of Emag granular slow-release fertiliser shall be incorporated to the fill mixture.

Root Barriers

Where an installed rootball is within 3m of an existing underground service route install protective root barrier with sides vertical and finished 75mm below finished ground level. To be Greenleaf ReRoot 2000 or similar approved.

Trees in soft ground

Trees shall be double staked and fixed to horizontal crossbar using rubber shapping, with rubber block positioned between the tree and cross bar. Stakes shall be 60mm diameter treated softwood, driven firmly into ground either side, and not through the rootball, with tree central between the stakes. The above ground height of the stake should be a minimum of a third of the stem high. All trees to receive perforated watering pipes surrounding root ball.



TC TIMBER CROSS BAR
GN GALVANISED NAILS
TT HEAVY DUTY TREE TIE
BM BARK MULCH 75mm DEEP
FM FULL MATERIAL 200"
SS 60mmR HALF ROUNDED
SB SOFTWOOD STAKES
RB ROOTBALL
SD SIDES AND BASE OF PIT
BROKEN UP TO ALLOW
DRAINAGE AND ROOT
PENETRATION
TR TREE TRUNK
EG EXISTING GROUND LEVEL

SECTION TREE PIT AND STAKING DETAIL (SELECTED STANDARD TREES)

Tree Aftercare

Any necessary formative pruning will be carried out and where appropriate woodchip/bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit. A properly planned maintenance programme should be kept up until successful establishment of the trees. This may include watering when necessary, checking of the support systems, weed control and further mulching.

Proposed Areas of Shrub Planting

Shrub areas to have minimum 300mm depth of good quality imported cultivated topsoil, free from bricks, large stones and other rubbish.

Ornamental Hedge

Ensure all plants are bushy to provide joined up length of hedge. Trim all hedges at planting to ensure neat appearance and promote new growth.



Scale: 1:200 @ A1			
			
	B Updated to JGA Proposed Site Layout 1921 0102-P13	cjc	28.04.21
A	1. Updated to JGA 2. drawing 1921 0102 P06	cjin	24.07.19
Revisions		Dwn	Date

Project
Proposed Residential Development,
Low Road, Crowland



Drawing Landscape Proposals Sheet 2 of 3			
Status For Planning, Tender & Construction			
Date 30.04.2019	Drawn cjin	Checked cjin	
Dwg. No. 19.1433.002	Revision B		

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Landscape Planning

Urban Regeneration & Design

Arboriculture



Trees to be retained
All to be protected in accordance with BS 5837:2012 Trees in Relation to Construction

Trees to be removed

Topsoll and Subsoil
Do not use subsoil contaminated with bricks, concrete, hardcore, rubbish or other materials that are corrosive, explosive or flammable, hazardous to human or animal life and are detrimental to plant life.
Subsoil shall be excavated and or placed to required profiles and levels. When ground conditions are reasonably dry, subsoils shall be loosened to a depth of 300mm and all stones larger than 50mm shall be removed.
Where existing topsoll on site is deficient and requires topping up, all imported topsoll shall be in accordance with BS3882:2015 and with NHBC requirements.
Do not use topsoll contaminated with with subsoil, rubbish or other materials that are corrosive, explosive or flammable, hazardous to human or animal life and are detrimental to plant life.
Topsoll shall be stored in heaps no higher than 1m and wider than 2m and shall be protected from contamination and compaction.
Following spreading, topsoll areas shall be cultivated to suitable depth and firmed when weather is suitably dry and the surface shall be left regular and even, levels shall be 25mm above adjacent kerbs and 50mm above lawns. Any visible weeds, roots and large stones shall be removed. Do not compact topsoll and ensure a friable texture of separate visible crumbs.
Recommended depth after settlement:
Grass Areas: 100mm
Shrub Areas: 350 to 450mm
Tree and Shrub Planting General
Prior to planting topsoll shall be moist, friable and not waterlogged.
Carry out planting during suitable weather conditions, do not plant during frozen or windy conditions.
Where beds are overgrown with weeds apply herbicide in accordance with manufacturers recommendation. Allow fallow period before cultivation.
Container grown plants can be planted at any time of year if ground and weather conditions are favourable. Bare root trees and shrubs can be planted from late October to March.
All plants shall be as specified, undamaged, sturdy, healthy and vigorous. They shall be free from pests, diseases, discoloration and physiological disorders. Name, form, dimensions, provenance and other criteria shall be as defined in The National Plant Specification.
All plant handling shall be in accordance with HTA 'Handling and Establishing Landscape Plants'. All plants shall be stored in a secure environment and protected from site operations and over exposure to adverse weather conditions.
Where topsoll is compacted it shall be broken up to a depth of no less than 350mm into particles of 2-8mm, with the surface left regular and even. Levels shall be 25mm above kerbs and hardstandings and 50mm above adjacent grass areas. Remove all visible weeds, roots and large stones exceeding 30mm. Do not cultivate soil within rootspread of existing trees and shrubs.
All plants shall be planted upright or well balanced with best side to front.
MycroForce Transplanter shall be spread around the roots of each plant during planting at a rate specified by the supplier.

Works Cleanliness
Remove any soil and arisings from adjacent hard surfaces and leave works in a clean, tidy fashion at completion.
Watering
Water all plants immediately after planting, thoroughly and without damaging or displacing plants or soil.
Notes
All soft landscape works to be carried out in accordance with BS4428:1989 Code of Practice for General Landscape Operations.
All new tree planting shall comply with BS4343:1989 'Transplanting root-balled trees and BS3936:1992 Nursery Stock Part 1, Specification for Trees and Shrubs.
Follow good modern horticultural practice in any proposed soft landscaping.
Based on JG-A Site Layout 19021 004 P01 dated 21st June 2019.

Grass Turf
Lay turf with minimum delay after lifting, within 18 hours during spring and summer and 24hours autumn and winter.
Do not lay turf during persistent cold weather or drying winds or if soil is frost bound, waterlogged or excessively dry.
Prepare topsoll to BS3882:2015. Topsoll shall be dry and workable, reduce to a true, even surface, friable and lightly firmed but not over compacted fine fill to a depth of 25mm. Remove surface stones and clods exceeding 15mm. Where required extend cultivation into existing adjacent grass areas sufficient to allow mowing in of levels.
Ensure contours are free and flowing with falls for adequate drainage.
Lay turf with broken joints, well butted up. Do not stretch turf. Edges shall be laid to whole turfs and trimmed to true line. Remove high spots and fill hollows with fine soil. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress with horticultural sand and completely fill all joints.
Lay planks over previously laid turf, do not walk on prepared beds of newly laid turf.

Grass seeding to base of attenuation basin.
Area to base of attenuation area to be seeded with Emongate EM8 Meadow Mixture for Wetlands at a sowing rate 5g/m2. Refer to supplier for ground preparation and seeding instructions.
Grass seeding to sides of attenuation basin
To be seeded with Emongate EM3 Special General Purpose Meadow Mixtures at 5g/m2. Refer to supplier for ground preparation and seeding instructions.
Clover Rich Amenity Grass
This area of clover rich lawn will be beneficial to bees and other insects. The lawn can be maintained by periodic mowing to prevent the grass species becoming too high or untidy. Once the clover flower season has finished the lawn can be mown as a regular amenity grass.
Sow Germinall A4 Low Maintenance seed with addition of 5% Trifolium pratense and 5% Trifolium repens. Sow at 35g/m2.
Area of existing grass and willow retained
The existing sward is diverse. Where possible retain area and incorporate into open space to provide valuable bio-diversity. Mow areas twice per year only in early summer and early autumn.
Bare patches should be allowed to regenerate naturally with existing seed bank with in soil.
Control pernicious weeds as required.

Grass Seeding General
Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
Cultivate topsoll to depth of 25mm including all consolidation, rolling, harrowing or raking to achieve a fine, fine fill suitable for seeding. The seed bed shall be free from unevenness, hollows, depressions and soft areas so that an evenly graded grass surface can be achieved.
The seed bed should be evenly graded to finish 25mm above adjoining paving, kerbs etc after settlement.
Remove all weeds, and remove stones, grass sods and other debris exceeding 20mm in any dimension and all roots exceeding 15mm diameter or 200mm length.
After cultivation and prior to grass seeding, supply, spread and lightly rake into the fill a granular pre-seeding fertiliser N-P-K ratio 10:15:10 at a rate of 45 grammes per m2. Do not apply fertilisers to wild seed areas. Sow according to suppliers instructions.

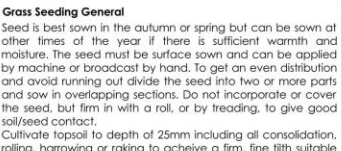
Proposed Native Hedgerow
To be planted at 5 plants per linear metre in double staggered row. All with spiral rabbit guards and secured with bamboo cane.
Plant at 750mm from fence boundary.
Areas for planting shall be treated with a translocated herbicide such as Glyphosate to clear any existing weeds before planting, the ground shall be cultivated to a depth of 300mm. Whips shall be pit planted, with backfill mixed with 70grams of Emnag slow release fertiliser.
All stock delivered to site shall be of proven British provenance, a certificate shall be provided to the Landscape Architect to prove provenance of plants prior to delivery to site.
Dip all roots into MycroForce Whip Dip prior to planting.

Mix	Native Hedge	NH1	NH2	NH3	Size	Tts
10%	Acer campestre	23	11	34	1+1 80-100 br transplant	187
10%	Corylus avellana	23	11	34	1+1 80-100 br transplant	187
50%	Crataegus monogyna	113	105	168	1+1 80-100 br transplant	187
10%	Ilex aquifolium	23	11	34	60-90 3L container	187
15%	Prunus spinosa	34	17	50	1+1 80-100 br transplant	187
5%	Rosa canina	11	6	17	1+1 40-60 br transplant	187

Mix	Native Hedge	NH4	NH5	NH6	Size	Tts
10%	Acer campestre	43	10	46	1+1 80-100 br transplant	187
10%	Corylus avellana	43	10	46	1+1 80-100 br transplant	187
50%	Crataegus monogyna	315	30	230	1+1 80-100 br transplant	187
10%	Ilex aquifolium	43	10	46	60-90 3L container	187
15%	Prunus spinosa	95	15	69	1+1 80-100 br transplant	187
5%	Rosa canina	32	5	23	1+1 40-60 br transplant	187



Proposed Tree Planting (General)
The excavated hole shall be of sufficient size to accommodate the root-ball or container, allowing approximately 500mm clearance. Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery. Backfill will be firmed in around the rootball to prevent any air pockets.
The pit shall be backfilled with a 5% mix of good quality topsoll and an non peat based compost. 140gms of Emnag granular slow-release fertiliser shall be incorporated to the fill mixture.
Root Barriers
Where an installed rootball is within 3m of an existing underground service route install protective root barrier with sides vertical and finished 75mm below finished ground level. To be Greenleaf ReRoot 2000 or similar approved.
Trees in soft ground
Trees shall be double staked and fixed to horizontal crossbar using rubber strapping, with rubber block positioned between the tree and cross bar.
Stakes shall be 60mm diameter treated softwood, driven firmly into ground either side, and not through the rootball, with tree central between the stakes. The above ground height of the stake should be a minimum of a third of the stem height. All trees to receive perforated watering pipes surrounding root ball.



Tree Aftercare
Any necessary formative pruning will be carried out and where appropriate woodchip/bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit.
A properly planned maintenance programme should be kept up until successful establishment of the trees. This may include watering when necessary, checking of the support systems, weed control and further mulching.

Proposed Areas of Shrub Planting
Shrub areas to have minimum 300mm depth of good quality imported cultivated topsoll, free from bricks, large stones and other rubbish.
Ornamental Hedge
Ensure all plants are bushy to provide joined up length of hedge. Trim all hedges at planting to ensure neat appearance and promote new growth.

Scale 1:200 @ A1

Revisions	By	Date
B Updated to JGA Proposed Site Layout 19021 0102-P13	cjc	28.04.21
A 1. Updated to JGA 2. drawing 19021 0102-P06	cjn	24.07.19

Project
Proposed Residential Development, Low Road, Crowtham

Drawing
Landscape Proposals Sheet 3 of 3
Status
For Planning, Tender & Construction
Date
30.04.2019
Dwg. No.
19.1433.003
Revision
B
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Landscape Architecture Landscape Planning Urban Regeneration & Design

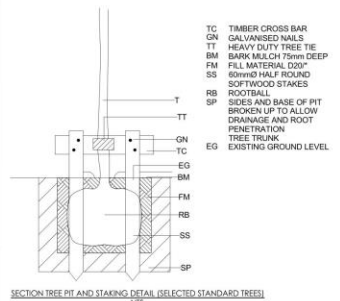
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KEY & NOTATION

Proposed Tree Planting (General)
The excavated hole shall be of sufficient size to accommodate the root-ball or container, allowing approximately 500mm clearance. Before planting the sides of the pit shall be broken up and the base dug over to a depth of 150mm to improve drainage. The tree will be planted to the same depth as it was in the nursery. Backfill will be firmed in around the rootball to prevent any air pockets.
The pit shall be backfilled with a 5% mix of good quality topsoll and an non peat based compost. 140gms of Emnag granular slow-release fertiliser shall be incorporated to the fill mixture.

Root Barriers
Where an installed rootball is within 3m of an existing underground service route install protective root barrier with sides vertical and finished 75mm below finished ground level. To be Greenleaf ReRoot 2000 or similar approved.
Trees in soft ground
Trees shall be double staked and fixed to horizontal crossbar using rubber strapping, with rubber block positioned between the tree and cross bar.
Stakes shall be 60mm diameter treated softwood, driven firmly into ground either side, and not through the rootball, with tree central between the stakes. The above ground height of the stake should be a minimum of a third of the stem height. All trees to receive perforated watering pipes surrounding root ball.

Grass Seeding to base of attenuation basin.
Area to base of attenuation area to be seeded with Emongate EM8 Meadow Mixture for Wetlands at a sowing rate 5g/m2. Refer to supplier for ground preparation and seeding instructions.
Grass seeding to sides of attenuation basin
To be seeded with Emongate EM3 Special General Purpose Meadow Mixtures at 5g/m2. Refer to supplier for ground preparation and seeding instructions.
Clover Rich Amenity Grass
This area of clover rich lawn will be beneficial to bees and other insects. The lawn can be maintained by periodic mowing to prevent the grass species becoming too high or untidy. Once the clover flower season has finished the lawn can be mown as a regular amenity grass.
Sow Germinall A4 Low Maintenance seed with addition of 5% Trifolium pratense and 5% Trifolium repens. Sow at 35g/m2.
Area of existing grass and willow retained
The existing sward is diverse. Where possible retain area and incorporate into open space to provide valuable bio-diversity. Mow areas twice per year only in early summer and early autumn.
Bare patches should be allowed to regenerate naturally with existing seed bank with in soil.
Control pernicious weeds as required.



Tree Aftercare
Any necessary formative pruning will be carried out and where appropriate woodchip/bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit.
A properly planned maintenance programme should be kept up until successful establishment of the trees. This may include watering when necessary, checking of the support systems, weed control and further mulching.

Proposed Areas of Shrub Planting
Shrub areas to have minimum 300mm depth of good quality imported cultivated topsoll, free from bricks, large stones and other rubbish.

Ornamental Hedge
Ensure all plants are bushy to provide joined up length of hedge. Trim all hedges at planting to ensure neat appearance and promote new growth.

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