

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3758 and be in accordance with the National Plant Specification. Supplying materials shall be registered under the NTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged. Rootstock must be protected during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 150mm for lawns and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation
Where necessary tree existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 10g/m² and Tree Planting and Mulching Compost at the rate of 200g/m² are to be incorporated into the top 150mm of topsoil during final cultivation. All extensive meter such as plastic, weed, metal and stones greater than 50mm in any dimension shall be removed from site.

The pits are to be excavated and the base broken up a further 150mm with the subsoil until sufficient to prevent compaction. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All retained, container grown and trees over heavy standard size shall be double staked. Any future trees semi mature in size to be secured with a below ground anchoring system such as a deadwood anchor. Stakes should be at least 500mm from the trunk and undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting
Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well formed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertiliser and Tree Planting and Mulching Compost as specified. Firm around well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spinal ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance
The contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at all cost.

The site is to be visited monthly throughout the year to undertake the following operations:
Weed control: All planting areas are to be kept weed free by hand weeding or herbicide treatment. Other vegetation that is not to be removed from planting beds.
Pruning: Pruning areas are to be brought up to field capacity at each visit and each tree to be received 20% clear of the ground.
Checking tags: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
Fertiliser application: Any damaged rootstock/branches are to be pruned back to healthy wood. Plants are to be protected in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation
Grass seed shall be sown in a seedbed shall be sown with a glyphosate based herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth finish and covered with a fine 10th, incorporating pre-seeding fertiliser at 70 g/m².

3.2 Delivery and Storage
Turf shall be supplied in accordance with BS2036.
Turf shall be Medialine as supplied by Redwain. It shall be close textured and green in colour and be sufficiently fibrous in withered condition. Turves shall be regular in shape, 300mm wide and all uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

3.3 Turf
Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked within five metres of the site.

3.4 Seeding
When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All groups shall be removed. Any bare patches shall be made good at the time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

4.0 TOPSOIL

4.1 Quality Topsoil
Pre-planting herbicide application:
Apply a suitable systemic herbicide, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both used and are to receive additional plant material. Spraying immediately if any weeds are present. If none are showing, then there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind and any damage caused by spray drift from adjacent usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and roll off all dead material from site.

4.2 Topsoil
Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and heavy less than 10% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitan 'Nutricare 18T' slow release fertiliser, in accordance with the manufacturer's instructions. For beds greater than 5 metres in width, fork over thoroughly or machine rotate soil to a depth of 200mm, ensuring that the subgrade and topsoil are completely broken up and mixed thoroughly, ensuring any compaction. For beds greater than 5 metres in width, fork over the subgrade and topsoil using a tractor mounted subsoiler or ripper at 200mm centres to a depth of 200mm, except where there are services, or within 10 metres of free drains or 3 metres of existing hedges. On up slopes where roads greater than 15mm diameter are encountered.

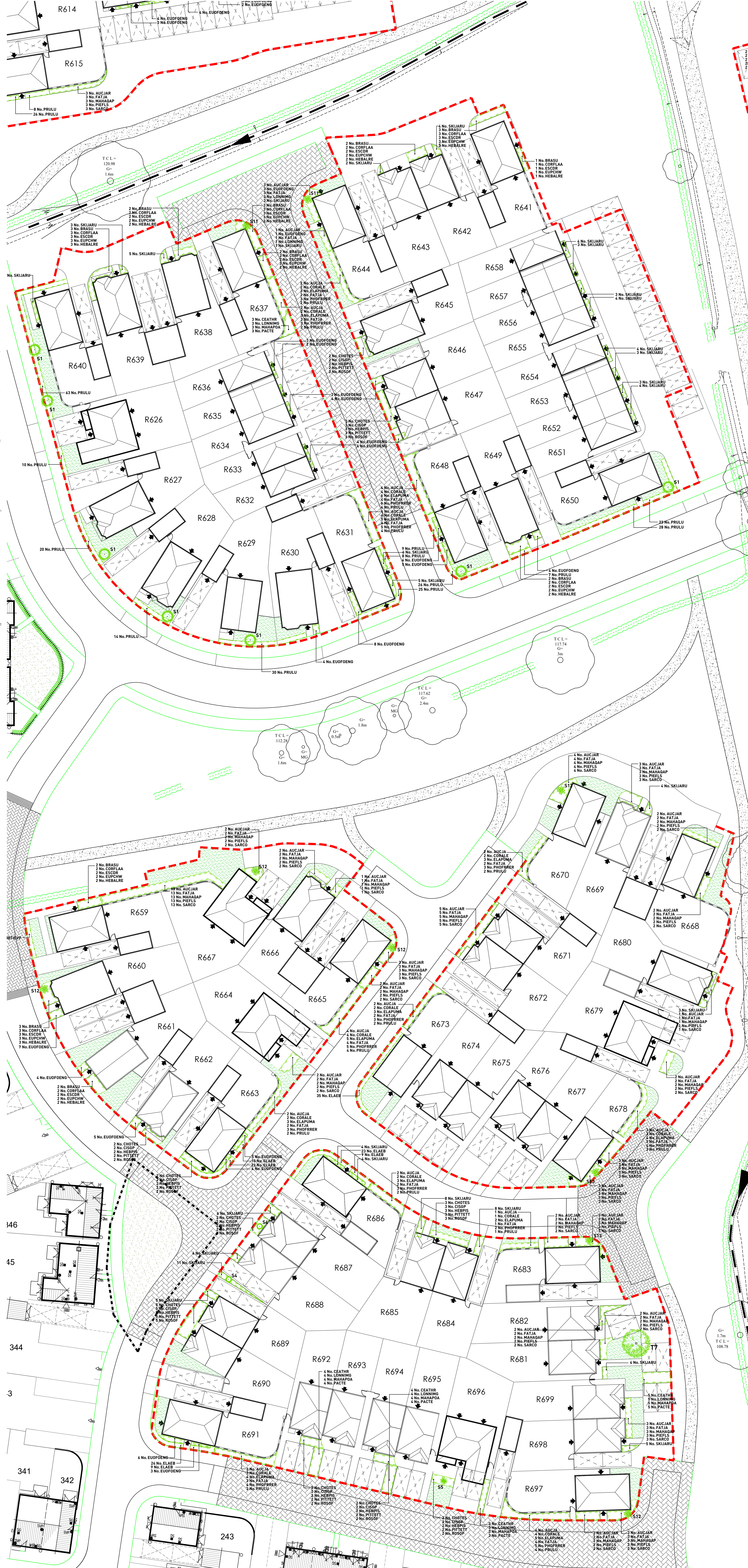
4.3 Topsoil
Any imported topsoil for making up ground, shall conform to BS 3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 10% clay.

KEY

- Site boundary
- Redrow residential parcel boundary
- Soft Landscape Proposals
Refer to plant schedule for details.
- Turf to plot frontages
Roughen modulation grade turf or similar approved, laid in accordance the implementation guidelines.
- Sewer easement

NOTES

- Soft landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall, if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the lawn should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pit grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



PLANT SCHEDULE

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT1	Genivus villosus 'Jacquanti'	EHS15	400/425	14/15	As shown
FT2	Carpinus betulus 'Frans Fontaine'	EHS15	450/425	14/15	As shown

AVENUE CHARACTER AREA

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Cornus kousa	ZSL	100/125	Bushy	As shown
S2	Magnolia 'Selskja'	ZSL	100/125	Bushy	As shown

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
PRULU	Prunus laestris	10L	40/80	Bushy	0.40

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PRULU	Prunus laestris	10L	40/80	Bushy	0.40

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT1	Betula pendula	EHS15	425/600	14/16	As shown
FT2	Pyrus calleryana 'Chanticleer'	EHS15	425/600	14/16	As shown

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Cotinus coccinea 'Velvet Cloak'	ZSL	100/125	Bushy	As shown
S4	Juniperus 'Sky Rocket'	ZSL	100/125	Triple Crown	As shown
S5	Phormium 'Jester'	ZSL	100/125	Triple Crown	As shown

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
ELAE8	Elaeagnus x ebbingei	10L	60/80	Bushy	0.40

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CHOS	Choysa ternata 'Sundance'	10L	40/60	Bushy	0.70
CSGP	Cistus 'Greywood Pink'	10L	40/60	Bushy	0.70
HEPRIS	Hebe pinguifolia 'Sutherlandii'	10L	30/40	Bushy	0.70
PITTTT	Pittosporum tenuifolium 'Tom Thum'	10L	30/40	Bushy	0.70
ROSOF	Rosmarinus officinalis	10L	40/60	Bushy	0.70

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCICROA	Aucuba japonica 'Crested Gem'	10L	40/60	Bushy	0.70
CORSAM	Cornus sanguinea 'Winter Flame'	10L	40/60	Bushy	0.70
EUDOFED	Eucyrtus fortunei 'Emerald Gem'	10L	30/40	Bushy	0.70
HEBWW	Hebe 'Mrs Winder'	10L	30/40	Bushy	0.70
PHOFLR	Phytolacca fraseri 'Little Red Robin'	10L	60/80	Bushy	0.70

SHRUB MIXES	Lower growing species to be planted at the front of the shrub bed. Lower growing species marked with * above.
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REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT3	Amelanchier lamarckii 'Robin Hill'	EHS15	425/600	14/16	As shown
FT4	Sorbus aucuparia 'Cardinal Royal'	EHS15	425/600	14/16	As shown

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S4	Aucuba japonica 'Crested Gem'	10L	40/60	Bushy	As shown
S7	Pieris Forest Flame'	15L	80/100	Bushy	As shown
S8	Syringa Charles Joly	10L	80/100	Bushy	As shown

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
LIGUV	Ligustrum vulgare	10L	60/80	Bushy	0.50
OSMU	Osmanthus burkwoodii	10L	60/80	Bushy	0.50

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCICROA	Aucuba japonica 'Rozanne'	10L	40/60	Bushy	0.70
EUDOFED	Eucyrtus fortunei 'Emerald Gem'	10L	30/40	Bushy	0.70
FATJA	Fatsia japonica	10L	60/80	Bushy	0.70
LONNMG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
SKJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

SHRUB MIX 4 - To shrub beds					
ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
*CEATHR	Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
CHOP	Choysa 'Aster Pearl'	10L	40/60	Bushy	0.70
HEBMA	Hebe 'Marjorie'	10L	30/40	Bushy	0.70
*LAVANNU	Lavandula angustifolia 'Munstead'	10L	30/40	Bushy	0.70

SHRUB MIXES	Lower growing species to be planted at the front of the shrub bed. Lower growing species marked with * above.
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REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT5	Malus tchonoskii	EHS15	425/600	14/16	As shown
T6	Prunus 'Sunset Boulevard'	EHS15	425/600	14/16	As shown

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S9	Buxus sempervirens - Topiary	120	80/100	Conc	As shown
S10	Phormium 'Yellow Wave'	ZSL	80/100	Triple Crown	As shown

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CHOP	Choysa ternata 'Aztec Pearl'	10L	40/60	Bushy	0.70
EUDOFED	Eucyrtus fortunei 'Emerald n' Gold'	10L	30/40	Bushy	0.70
HYPM	Hypericum androsaemum	10L	40/60	Bushy	0.70
PHOFLR	Phytolacca fraseri 'Little Red Robin'	10L	60/80	Bushy	0.70
SKJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CHOP	Choysa ternata 'Aztec Pearl'	10L	40/60	Bushy	0.70
HEBRA	Hebe rakaiensis	10L	40/60	Bushy	0.70
PERAT	Perovskia 'Blue Spire'	5L	30/40	Bushy	0.70
SALOPRU	Salvia 'Purpurascens'	5L	30/40	Bushy	0.70

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REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT6	Malus tchonoskii	EHS15	425/600	14/16	As shown
T8	Sorbus aucuparia	EHS15	425/600	14/16	As shown

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT7	Malus tchonoskii	EHS15	425/600	14/16	As shown
T8	Sorbus aucuparia	EHS15	425/600	14/16	As shown

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S11	Cercis 'Forest Pansy'	ZSL	100/125	Bushy	As shown
S12	Mahonia x media 'Charity'	ZSL	80/100	Bushy	As shown
S13	Viburnum tinus 'Eve Price'	ZSL	80/100	Bushy	As shown

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
LIGUV	Ligustrum ovalifolium	10L	60/80	Bushy	0.50
VIBIEVP	Viburnum tinus 'Eve Price'	10L	40/60	Bushy	0.50

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CORFLA	Cornus stolonifera 'Flaviramea'	3L	40/60	Bushy	0.70
ESCOR	Escallonia 'Downland Radiance'	10L	40/60	Bushy	0.70
EUPUCH	Euphorbia characias wulfenii	10L	30/40	Bushy	0.70
HEBALRE	Hebe albertana 'Red Edge'	10L	30/40	Bushy	0.70

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCIAR	Aucuba japonica 'Rozanne'	10L	40/60	Bushy	0.70
FATJA	Fatsia japonica	10L	40/60	Bushy	0.70
MAHAQAP	Mahonia aquilegifolia 'Apollo'	10L	30/40	Bushy	0.70
PIEFLS	Pieris 'Flaming Silver'	10L	30/40	Bushy	0.70
SARCO	Sarcococca confusa	10L	30/40	Bushy	0.70

SHRUB MIXES	Lower growing species to be planted at the front of the shrub bed. Lower growing species marked with * above.
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ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCIAR	Aucuba japonica	5L	40/60	Bushy	0.75
CORALE	Cornus alba 'Elegantissima'	3L	40/60	Bushy	0.75
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.75
FATJA	Fatsia japonica	5L	40/60	Bushy	0.75
PHOFRE	Phytolacca fraseri 'Red Robin'	5L	40/60	Bushy	0.75
PRULU	Prunus laestris	5L	40/60	Bushy	0.75

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CEATHR	Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
LONNMG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
MAHAQAP	Mahonia aquilegifolia 'Apollo'	10L	40/60	Bushy	0.70
PACTE	Pachysandra terminalis	10L	40/60	Bushy	0.70

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
EUDOFED	Eucyrtus fortunei 'Emerald n' Gold'	10L	40/60	Bushy	0.70
SKJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3:1.

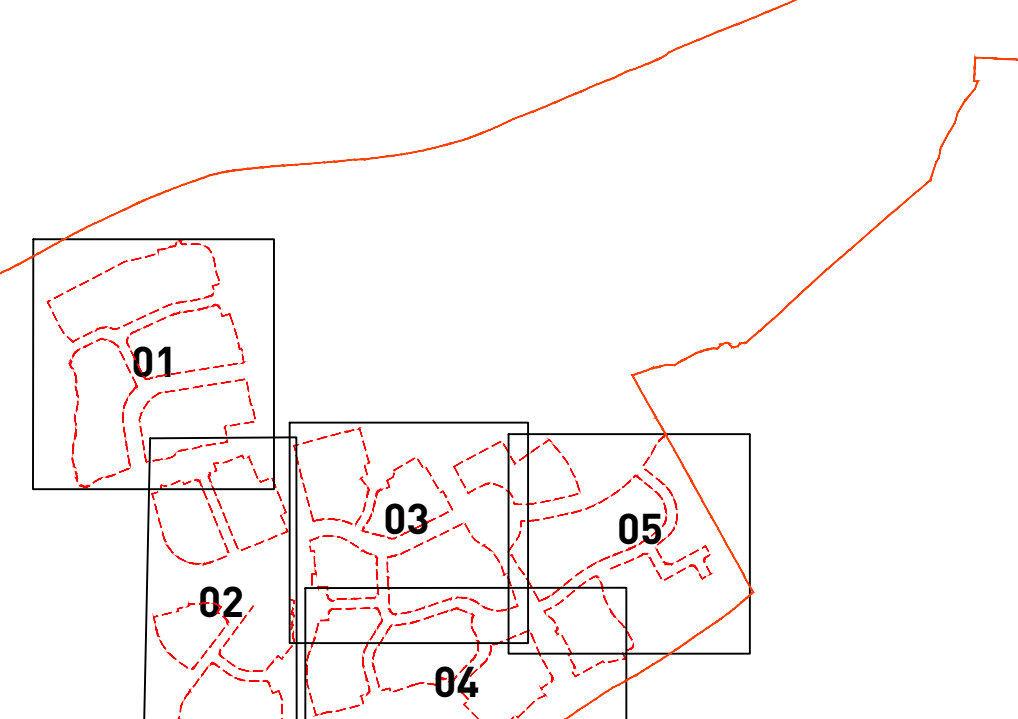
All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

All feature shrubs to be planted in accordance with the implementation and maintenance guidelines. No feature shrub species, size or location should be altered without prior approval from the Landscape Architect.

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

Any single species of shrubs specified to plant beds should be planted at the quantities set out on the drawing to the specification set out in the plant schedule for shrub mixes.

For character area information, refer to P16, 1141-02 Residential Development Landscape Character Areas drawing



SHEET LOCATION PLAN
NTS

1:1000/2000 A3M updated to latest site layout
1:1000/2000 A3M updated to latest site layout
Revisions:
Print Name: 31/01/2018 LB

Hackwood Farm, Mickelover

On Plot Soft Landscape
Proposals (Sheet 2 of 5)
Drawing Ref: P17-1699-02-B
Client: REDROW HOMES

Date : 31/01/2018
Drawn by : LB
Checked by : AP
Scale : 1:250 @ A0

Pegasus Group