

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 2938 and be in accordance with the National Plant Specification. Supply nurseries shall be registered under the FTA 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, frostbound or during periods of cold drying winds. All bare root stock shall be not deeper than approved water-retaining polymer.

If the formation levels is compacted it should be ripped through before topsoiling. Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation
Where necessary, treat 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 75g/m² and Tree Planting and Mulching Compost at the rate of 200g/m² are to be incorporated into the top 150mm of topsoil during the cultivation. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site. Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees to be planted and the planting area to be supported with 40mm diameter stakes. All material, including gravel, grown and trees over heavy standard size shall be double staked. Any feature trees semi-mature plants to be secured with a steel planting anchor system. Each tree to be secured with a double anchor. Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting
Plants and hedges are to be set out as shown on the drawing and all plants planted in the prepared soil at the specified centres with minimal disturbance to the rootball and well trimmed. 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 trees in well and secure with proprietary rubber tree ties and spacers. Water in all trees and shrubs at the end of each day of planting. Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas ensuring groundcover plants are not buried.

2.3 Maintenance
The landscape 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 to the contractor's own cost. The site is to be visited monthly throughout the year to undertake the following operations:
Weed clearance: All planting areas are to be kept weed free beyond weeding or herbicide treatment.
Water management: All other trees to be removed from planting beds.
Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 10 gallons.
Stake removal: All tree ties and stakes are to be checked and adjusted if no lower damage or if chafing is occurring. Any broken stakes are to be replaced.
Formaldehyde: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 NATIVE SHRUB PLANTING

3.1 Ground Preparation
The extent of the planting area shall be set out using 380x30x100mm timber stakes at each change in direction and at a maximum of 50m intervals. Either a for notch planting. All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 100mm, or for pit planting. A 100mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.

3.2 Planting
All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on informal grid. To avoid straight lines each planting station can be moved by up to 300mm in any direction. Either a for shelters or for rabbit fence. All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 600mm high respectively, secured with stakes and ties as advised by the manufacturer. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturer's recommendations.

3.3 Maintenance
Using approved herbicides a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.

3.4 Native Hedge Planting
The hedge line shall be set out using 380x30x100 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.

3.5 Preparation
The 400mm wide hedge line shall be cultivated to 150mm incorporating 10mm or equal at 75g/m². Plants shall be notch planted in two rows 250mm apart and staggered at 300mm centres. All plants are to be protected with a 400mm proprietary shelter secured with a stake and ties as recommended by the manufacturer.

3.6 Maintenance
Using approved herbicides a 800mm wide swathe centred on the hedge line shall be kept weed free throughout the maintenance period. Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these plants during the following planting season.

3.7 GRASS
The area to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine rib. Incorporate pre-seeding fertiliser at 75g/m².

3.8 Turf
Turfing operations shall be in accordance with BS 4248. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from plants positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, the topsoil shall be brushed into the joints.

3.9 Seeding
Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in furrows in the direction of 25 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes shall be specified in accordance with those set out in the approved management plan.

3.10 Topsoil
When newly seeded areas reach 50mm they should be cut back to a height of 30mm and then cut twice annually in early Spring and late Summer. All arisings shall be removed or spread evenly across grassland. Any bare patches shall be made good at the time.

3.11 Existing Topsoil
Pre-planting herbicide application: Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2002 COSHH regulations on all beds, except those which are both weed free and are to receive grass seed. Spray the whole of any weeds are present. If weeds 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 a qualified and qualified operator using protective clothing, suitable weather and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and use of all dead material from site.

3.12 Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3883:2015 before any application of herbicide as above. Fertile with 150 g per square metre of 100mm x 100mm x 100mm slow release fertiliser in accordance with the manufacturer's instructions. For beds less than 5 metres in width, work over throughout the machine release soil to a depth of 300mm, ensuring that the substrate and topsoil are mixed. For beds greater than 5 metres in width, break up the substrate and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 300mm, except where there are sinks, or within 10 metres of sink starts or 5 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

3.13 Imported Topsoil
Any imported topsoil for making up ground, shall conform to BS 3883:2015, and be free from rocks over 50mm diameter, concrete, nails, wire and brick, and free from 100% clay.

3.14 WILDFLOWER AND GRASSLAND MIX
3.15 Preparation
Grass seed mixtures to be sourced from certified local provenance seed stock. Ground surface will be cleared of weed growth, either removed by hand or through the application of an approved (Glyphosate based herbicide) herbicide should involve handwork by certified users and in accordance with the COSHH Regulations 2002. The ground will then be dug and raked to produce a medium 60mm with debris and stones over 25mm diameter removed. The surface shall be raked to smooth flowing contours with a fine to medium rib.

3.16 Seeding
Seed mixtures and seed mixtures shall be sown in either August / September or March / April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in furrows in the direction of 25 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes shall be specified in accordance with those set out in the approved management plan.

3.17 First year maintenance
All other shall be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weed competition. All arisings shall be removed or disposed in an area designated by the Contract Manager. Any bare patches shall be made good at the time.

3.18 Second and subsequent year maintenance
Management of subsequent years maintenance is single Autumn cut in September or October to allow plants to set seed. Arisings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identified by the Contract Manager.



KEY

Site boundary

Existing trees to be retained

Root protection areas shown with circular dashed purple line. Refer to tree survey for details.

Existing trees to be removed

Refer to tree survey for details.

Existing hedgerows and vegetation to be retained

Refer to tree survey for details.

Soft Landscape Proposals

Refer to plant schedule for details.

Easement

Refer to Couch Engineering drawings for further details

Timber kneerail

Timber kneerail: 0.45m high.

PLANT SCHEDULE

Header	PROPOSED TREES	COMMON NAME	SUPPLY HEIGHT (CM)	BIRTH	QTY (No.)
ABBR SPECIES	ACECAM Acer compostre	Common Maple	EHStd 425-600cm	14-16cm	1
ACECAM Acer compostre	Common Maple	HStd 300-400cm	12-14cm	6	1
ACECAM Acer compostre	Common Maple	HStd 350-425cm	12-14cm	2	1
ALNGL Alnus glutinosa	Common alder	HStd 250-300cm	8-10cm	2	1
AMERH Amelanchier 'Robini Hill'	Serviceberry 'Robini Hill'	EHStd 425-600cm	14-16cm	3	1
BEPE Betula pendula	Common Silver Birch	Std 250-300cm	8-10cm	4	1
BETPE Betula pendula	Common Silver Birch	EHStd 425-600cm	14-16cm	1	1
CARBET Cornus betulus	Common Hornbeam	SStd 250-350cm	10-12cm	6	1
PRUBOU Prunus 'Sunset Boulevard'	Flowering Cherry 'Sunset Boulevard'	EHStd 425-600cm	14-16cm	4	1
PRUAVPL Prunus avium 'Plena'	Double Cherry	SStd 250-350cm	10-12cm	2	1
QUERO Quercus robur	Common Oak	HStd 350-425cm	12-14cm	3	1
SACAP Salix caprea	Giant Willow	Std 250-300cm	8-10cm	5	1
SORAU Sorbus aucuparia	European mountain ash	HStd 350-425cm	12-14cm	2	1
SORAUSS Sorbus aucuparia	'Sheerwater Seeding' Rowan 'Sheerwater Seeding'	SStd 250-350cm	10-12cm	2	1

Total : 48 -

	PROPOSED SPECIMEN SHRUBS & CLIMBERS					
	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES	QTY (No.)
	MAGST	Magnolia Stellata	25L	100-125cm	Bushy	Counted 4 -

	PROPOSED HEDGEROWS					
	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)
	UGOV	Ligustrum ovalifolium	5L	60-80cm	Bushy	0.5Ctr

PROPOSED INDIVIDUAL SHRUBS						
ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)	
SKJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.6Ctr	9 -
VIBDA	Viburnum davidii	5-7.5L	30-40cm	Bushy : 4 brks	0.7Ctr	5 -

PROPOSED ORNAMENTAL SHRUB MIXES						
MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M) MIX DENSITY (M) QTY (No.)
DEFENSIVE MIX A2	BERDA	Berberis darwinii	5L	40-60cm	Bushy	0.7ctr 18
DEFENSIVE MIX A2	CORSAM	Cornus sanguinea 'Midwinter Fire'	3L	40-60cm	Branched	0.7ctr 9
DEFENSIVE MIX A2	ELAEBL	Elaeagnus ebbingei 'Limefire'	3L	30-40cm	Bushy	0.7ctr 18
DEFENSIVE MIX A2	MAHMEC	Mahonia x media 'Charity'	5L	40-60cm	Bushy	0.7ctr 14
DEFENSIVE MIX A2	PHORRER	Photinia fraseri 'Red Robin'	5L	40-60cm	Bushy	0.7ctr 14
DEFENSIVE MIX A2	POC	Pyracantha 'Orange Charm'	3L	30-40cm	Bushy	0.7ctr 18
LOW N MIX A 5L	EUFOEGE	Eucyrtus fortunei 'Emerald Galety'	5L	30-40cm	Bushy	0.7ctr 14
LOW N MIX A 5L	LONNMG	Lonicera nitida 'May Green'	5L	30-40cm	Bushy	0.7ctr 14
LOW N MIX A 5L	MAHAPOA	Mahonia aquifolium 'Apollo'	5L	30-40cm	Bushy	0.7ctr 14
LOW N MIX A 5L	SARCO	Sarcococca confusa	5L	30-40cm	Bushy	0.7ctr 14
PLOT E&W MIX B1	CEM	Ceanothus 'Blue Mound'	10L	60-80cm	Bushy	0.7ctr 6
PLOT E&W MIX B1	CISSP	Cistus 'Silver Pink'	10L	40-60cm	Bushy	0.6ctr 10
PLOT E&W MIX B1	EUFOEGE	Eucyrtus fortunei 'Emerald Galety'	10L	30-40cm	Bushy	0.6ctr 7
PLOT E&W MIX B1	PITTEIP	Pittosporum tenuifolium 'Irene Patterson'	10L	30-40cm	Bushy	0.7ctr 4
PLOT E&W MIX B1	VIBPIRA	Viburnum tinus 'Eve Price'	10L	40-60cm	Bushy	0.7ctr 4
PLOT N MIX A1	EUBLON	Eucyrtus fortunei 'Blondie'	10L	30-40cm	Bushy	0.6ctr 48
PLOT N MIX A1	HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7ctr 24
PLOT N MIX A1	LONNMG	Lonicera nitida 'Baggesen's Gold'	10L	40-60cm	Bushy	0.7ctr 14
PLOT N MIX A1	SKJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.6ctr 48
PLOT N MIX A1	VIBDA	Viburnum dovalii	10L	40-60cm	Bushy	0.7ctr 14
PLOT S MIX A1	CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7ctr 9
PLOT S MIX A1	HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.6ctr 23
PLOT S MIX A1	LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.6ctr 23
PLOT S MIX A1	PITTEIP	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7ctr 14
PLOT S MIX A1	VIBDA	Viburnum dovalii	10L	40-60cm	Bushy	0.7ctr 9
PLOT S MIX B1	BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7ctr 11
PLOT S MIX B1	CHOAG	Choisya 'Aztec Gold'	10L	40-60cm	Bushy	0.7ctr 10
PLOT S MIX B1	ESCDR	Escallonia 'Donard Radiance'	10L	60-80cm	Bushy	0.7ctr 10
PLOT S MIX B1	EUFOHA	Eucyrtus fortunei 'Harlequin'	10L	30-40cm	Bushy	0.6ctr 16
PLOT S MIX B1	HEBALRE	Hebe abietans 'Red Edge'	10L	30-40cm	Bushy	0.6ctr 21

Total : 472

PROPOSED NATIVE MIXED HEDGEROWS / INFILL MIXES							
MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	CENTRES (M)		MIX % QTY (No.)
NATIVE HEDGEROW MIX E	ACECAM	Acer campestre	Tt+1	80-100cm	0.3Ctr	Double Staggered at 0.25m offset	10% 7 -
NATIVE HEDGEROW MIX E	CORAV	Corylus avellana	Tt+1	80-100cm	0.3Ctr	Double Staggered at 0.25m offset	15% 10 -
NATIVE HEDGEROW MIX E	CRAMON	Crataegus monogyna	2xHfd	125-150cm	0.3Ctr	Double Staggered at 0.25m offset	60% 38 -
NATIVE HEDGEROW MIX E	LEAQ	Ilex aquifolium	2L	80-100cm	0.3Ctr	Double Staggered at 0.25m offset	10% 7 -
NATIVE HEDGEROW MIX E	ROSSA	Rosa canina	Tt+1	80-100cm	0.3Ctr	Double Staggered at 0.25m offset	5% 4 -

PROPOSED NATIVE SHRUB MIXES									
MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	MIX %	QTY (No.)		
NATIVE SHRUB MIX A	CORAV	Corylus avellana	Tt+1	60-80cm	Transplant	1ctr	20%	81	-
NATIVE SHRUB MIX A	CRAMON	Crataegus monogyna	Tt+1	60-80cm	Transplant	1ctr	35%	140	-
NATIVE SHRUB MIX A	ILEAQ	Ilex aquifolium	2L	60-80cm	Bushy	1ctr	15%	61	-
NATIVE SHRUB MIX A	PRUSP	Prunus spinosa	Tt+1	60-80cm	Transplant	1ctr	15%	61	-
NATIVE SHRUB MIX A	ROSSCA	Rosa canina	Tt+1	60-80cm	Transplant	1ctr	5%	22	-
NATIVE SHRUB MIX A	VIBOP	Viburnum opulus	Tt+1	60-80cm	Transplant	1ctr	10%	42	-
NATIVE SHRUB MIX Q	CORSCA	Cornus sanguinea	2L	40-60cm	Branched	0.75Ctr	40%	17	-
NATIVE SHRUB MIX Q	PRUSP	Prunus spinosa	2L	40-60cm	Branched	0.75Ctr	30%	13	-
NATIVE SHRUB MIX Q	VIBOP	Viburnum opulus	2L	40-60cm	Branched	0.75Ctr	30%	13	-

	PROPOSED SEMI-ORNAMENTAL MIXES									
MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M)	MIX %	QTY (No.)		
SEMI ORN MIX A	AUCJA	Aucuba japonica	3L	30-40cm	Bushy	0.75Ctr	15%	19	-	
SEMI ORN MIX A	CORALE	Cornus alba 'Elegantissima'	3L	40-60cm	Branched	0.75Ctr	20%	27	-	
SEMI ORN MIX A	CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80cm	Branched	0.75Ctr	20%	27	-	
SEMI ORN MIX A	ELAEB	Elaeagnus ebbingei	3L	40-60cm	Bushy	0.75Ctr	10%	14	-	
SEMI ORN MIX A	PHORRER	Photinia fraseri 'Red Robin'	3L	30-40cm	Bushy	0.75Ctr	10%	14	-	
SEMI ORN MIX A	PYRCOLA	Pyracantha coccinea 'Red Column'	3L	30-40cm	Bushy	0.75Ctr	10%	14	-	
SEMI ORN MIX A	VIBTRI	Viburnum tinus	3L	30-40cm	Bushy	0.75Ctr	15%	19	-	

Header	PROPOSED LAWN TURF (or similar approved)	SEED MIX SUPPLIER	AREA	DENSITY
MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY	
MEDATION Turf Rolown Limited	1139.4685m ²			

Header	PROPOSED AMENITY SEED MIX (or similar approved)	SEED MIX SUPPLIER	AREA	DENSITY
MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY	
A22 (Low Maintenance)	Amenity Germinall GB Limited	467.6692m ²	50g/m ²	

Header	PROPOSED WILDFLOWER MEADOW (or similar approved)	SEED MIX SUPPLIER	AREA	DENSITY
MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY	
EM3 - Special Gen. Purpose Meadow	Emorsgate Seeds	1068.124m ²	4g/m ²	

Header	PROPOSED WETLAND WILDFLOWER MEADOW (or similar approved)	SEED MIX SUPPLIER	AREA	DENSITY
MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY	
EM8 - Meadow Mix for Wetlands	Emorsgate Seeds	111.6515m ²	4g/m ²	

NOTES

- All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the Implementation and maintenance guidelines. All landscape proposals must be referred to by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.
- Individual shrub/herbaceous/grass species to be planted in groups of 3-7.
- Individual species within ornamental shrub mixes to be planted in groups of 2-9.
- Individual specimen shrubs planted within lawn areas to be planted in mulched rings 0.75m diameter.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Individual bulbs species to alternate every 2 linear metres.
- Native hedgerow shrubs to be supplied as bare root stock unless stated.
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- Any native hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 4 per linear metre within a 50cm wide bed in accordance with implementation and maintenance guidelines. Any feathered stock is to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support line for feathered stock at 1m high and one for transplant stock at 60cm high fence using an approved clip tie and cut back to 1.2m in height at time of planting.
- Pond marginal planting to be sourced from certified local provenance plant stock.
- Sowing 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 house/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter 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 pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

D-12/02/2020 API Plot 1 updated to LPA comments.
C-11/02/2020 API Updated to LPA comments.
B-12/02/2020 API Updated to LPA comments.
A-11/02/2020 API Updated to client comments.
Revisions:
First Issue - 14/01/2020 AP



Saltersford Lane, Alton

Soft Landscape Proposals
Sheet 2 of 2

Drawing Ref: P20-0040-02-D

Client: Walton Homes

Date : 14/01/2020

Drawn by : EW/AP

Checked by : AP