

Winkhill Garage – Landscape Method Statement

Generally

The areas to the North and North East part of the site (Area B) are incomplete and still require removal of spoil and reprofile under the Planning Permission granted in 2008. Landscaping and planting to these areas will be undertaken, as outlined, but only once this is finalised.

In addition to the above, an office development is also approved to the front of the site (South East), therefore the landscaping and planting works to Area I cannot un undertaken until this is completed.

Planting to areas A, D, D1, D2, E and F will progress immediately on discharge of the condition.

Method

Area A

General maintenance of the area will be undertaken and weed clearance undertaken, as outlined previously.

General sowing of the various seeds shall be undertaken in accordance with the supplier's information.

The area shall be maintained including additional seeding as necessary until a heathland environment is created and is self-propagating.

Area B

The area will be prepared and levelled to the original profile on completion of the works as above.

The remaining top soil/seed bank will be spread over the area.

General sowing of the various seeds shall be undertaken in accordance with the supplier's information. The seeding shall be increased as necessary, over that to Area A, to supplement the seed bank material as necessary.

The area shall be maintained including additional seeding as necessary until a heathland environment is created and is self-propagating.

Area D, D1 and D2

Formation of the kerbs and planters will be undertaken, including removal of a minimum of 1.50m of the existing hardstanding and sub soil. This will be replaced with a graded subsoil to suit planting with a top soil, min 400mm deep, as below.

- Mark out planting areas in accordance with the Entrance Area Detail Plan and break out and remove existing compacted stone, hard core, chippings etc to create planting beds.
- Prepare a free-draining subsoil base in each planting bed to within 40cm of the final bed surface level.
- The final topsoil layer should include some soil from the site, together with 5% sand and grit and up to 40% peat-free compost or imported good quality topsoil, all well mixed.
- The topsoil layer should then be trodden down to reduce excessive air voids in the tilth prior to planting.

Planting shall be as below

- Bare root trees and shrubs should be planted during the dormant season (November to February inclusive) using pit-planting technique appropriate to the size of root system, and firmly heeled in; larger feathered trees will require securing with a suitable tree tie to a short stake (eg 2cm square section, protruding no higher than 30 cm above final soil surface level), firmly driven into the base of the planting pit prior to planting and back-filling) in order to firmly secure the root system in the ground and avoid windthrow until the roots grow beyond the planting pit and the tree becomes self-supporting.
- Plants should be watered in immediately after planting and for two weeks following planting.
- Weeding should be carried out as necessary twice a year for the first 24 months following planting, to reduce competition during the establishment phase.
- Subsequent watering should be carried out, up to 3 times a week during prolonged dry weather for the first 2 – 3 years following planting, after which time plants should become self-sufficient.

Area E

Authorisation shall be obtained from the land owner for access to undertake works from the public footpath prior to any works being undertaken.

- Planting bed preparation is not required, simple pit-planting is suitable, stakes/ties should not be necessary for the smaller feathered trees specified for this area.
- Watering unnecessary due to characteristically wet ground conditions.

Area F

- Planting bed preparation is not required, simple notch-planting and heeling in is suitable for the whips specified for this area. Support stakes/ties not necessary.
- Weeding and initial and on-going watering will be required as per Areas D, D1 and D2.

Area G,H and I

When profiling works are complete, planting can be undertaken as below.

- Planting bed preparation is not required, simple pit-planting is suitable in existing grassland/restored heathland. Stakes/ties should not be necessary for the smaller feathered trees specified for these areas, but correct firming in on planting is very important on these raised, more exposed locations.
- Subsequent weeding and initial and on-going watering will be required as per Areas D, D1 and D2.

Arcuss Ltd
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