



Landscape Management Plan

The Old Brickworks, Reeds Lane, Sayers Common

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1 Introduction

Background

- 1.1 This Landscape Management Plan (LMP) has been prepared for Elivia Homes to inform the on-going landscape management and maintenance operations for the residential development at The Old Brickworks, Reeds Lane, Sayers Common (Application Ref. No. DM/22/0640).
- 1.2 The scheme gained planning consent in December 2022 by Mid-Sussex District Council for the:

Hybrid application consisting of; a) Full application for 36 one,two, three and four bedroom dwellings (including 30% affordable housing) associated infrastructure, landscaping, pedestrian and vehicular access from Reeds lane and the demolition of Lyndon. B) Outline application for 2 three bedroom self/custom build plots.
- 1.3 Deacon Design Ltd were appointed in March 2024 to progress the detailed soft landscape scheme for Discharge of Planning Conditions. This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.
- 1.4 This LMP should be submitted to satisfy the relevant Pre-occupation Condition 15 which states that:

Prior to the occupation of any dwelling or building in respect of the phase 1 and 2 subject of this permission, full details of a hard and soft landscaping scheme including all boundary treatments shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out prior to the occupation of any part of phase 1 and 2 of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed, or become seriously damaged or diseases, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation. Details shall also be provided in respect of the future management and maintenance.

Aims and Objectives

- 1.5 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland blocks.

- 1.6 The landscape design proposals provide a robust environment which is capable of withstanding human activity and associated construction implications which in time will enhance the setting of the residential development.
- 1.7 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:
 - The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest, and legibility for the future enjoyment of residents.
 - Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between more native public open space and the residential amenities.
- 1.8 This Plan is intended to cover the first five years of the site's establishment.
- 1.9 It should be noted that as the establishment of the new planting progresses, the operation and management may be altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2 Preliminaries

- 2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations carried out by Ecology Solutions – Final Survey Report – July 2022
- 2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas -not adopted by the local authority- managed by the appointed Management Company (Oyster Estates), the agreement for which shall be set up by the Developer where applicable.
- 2.3 The appointed Management Company (Oyster Estates) shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.
- 2.4 The maintenance of trees, shrubs, and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company (Oyster Estates).
- 2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:
 - Dead, diseased, or dying
 - Are missing or not in accordance with the specification
 - Lack any vigourReplacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.
- 2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.
- 2.7 All loss or damage arising from theft or malicious damage will be resolved in accordance with the provisions within the Landscape Implementation or Landscape Management contract.
- 2.8 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company (Oyster Estates), at regular intervals and as appropriate work is carried out.
- 2.9 All site operatives to refer to O&M Manual for identified site risks.
- 2.10 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained,

protected and undisturbed throughout the contract, according to latest Arboricultural Survey.

3 Soft Landscape Specification

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

Growing Medium / Soil Depths

- 3.5 All topsoil and subsoil used in planting areas to be accordance with the latest versions of BS3882 (Topsoil), BS8601 (Subsoil) and BS8545 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.
- 3.6 Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.
- 3.7 Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.
- 3.8 Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and be laid to a depth of 300mm for tree planting, 450mm shrub planting, 150mm for amenity grass/turf and 30-50mm for wildflower seeding to aid germination.

Planting

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

Tree Selection and Location

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

Planting Trees

- 3.11 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.
- 3.12 Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

- 3.13 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:
- Standard Trees – Single Stake
 - Heavy – Extra Heavy - Double Staked
 - Extra Heavy to Semi Mature – Triple Staked
 - Semi Mature – Proprietary underground guying.
- 3.14 All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand. Alternatively proprietary black strimmer guards should be fitted.

Root Barriers

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

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

- 3.16 Planting Shrubs - to be planted in prepared beds, back filled, and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn on the technical drawings).
- 3.17 Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fences to aid establishment (unless adjacent to an alternative boundary treatment).
- 3.18 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.
- 3.19 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants
- 3.20 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Wildflower Meadows – EM1 Basic General Purpose Meadow Mix

- 3.21 Dig over or rotovate the soil to at least 100mm deep and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth. Wildflowers can survive on fewer nutrients than conventional lawn grasses.
- 3.22 If the soil is highly fertile grasses and weeds tend to swamp out wildflowers as they are, generally, less competitive. Therefore, wildflowers will do better on poor soils than lawn grasses and it is important not to apply fertilizer to the soil prior to, or after laying the turf.
- 3.23 Where wildflowers are seeded, it may be necessary to remove good quality topsoil to increase the success rate of the seed. This is not necessary with the Wildflower Turf as it acts as a weed blanket and establishes before the weed seeds in the soil can become competitive with the more developed plants in the turf.
- 3.24 Turfing to occur in April-May or September-October subject to suitable weather conditions.

Implementation Programme

- 3.25 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.
- 3.26 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave
- 3.27 Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive, they will be replaced, incorporate a slow-release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.
- 3.28 Wildflower - Once established the wildflower requires very little maintenance, however, there is one important task to carry out each autumn; to cut the plants and remove these cuttings.
- 3.29 Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two-year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.
- 3.30 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- 3.31 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

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

Biodiversity Enhancements

- 4.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna and increase the overall biodiversity.
- 4.3 The retention and enhancement of the boundary vegetation and existing wet meadow areas will create enhanced habitat corridors throughout the development that link into the wider countryside setting. Opportunities to create an enhanced habitat corridor include:
- Maintaining and protecting the existing boundary trees and diversifying the habitats to the boundaries through native tree planting and wildflower overseeding to retained grassland.
 - Wet meadow mixture overseeding to enhanced wet meadow area to northern site area, to enhance the habitat.
 - Provision of sheltered habitats including scrub and a range of wildflower grassland to extend off-site foraging habitats for bats. Bat and bird boxes to be accommodated in suitable trees in accordance with Ecologists specifications with regard to location and type.

Existing Trees

- 4.4 Management of existing trees will require periodic management.
- 4.5 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition, and construction – Recommendations'.
- 4.6 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.
- 4.7 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.8 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.

- 4.9 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.
- 4.10 During construction, the existing hedgerow vegetation to be retained around the site, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.

Existing vegetation

- 4.11 The application site at the time of the Ecological survey was described as dominated by a matrix of scrub, some seasonally wet. A key feature is the offsite Furze Field woodland block to the north.
- 4.12 Most of the trees relevant to the site are offsite and on the boundaries – these are to be protected throughout the construction phase. Select onsite trees are also retained and protected.

Existing hedgerows

- 4.13 Existing trees and hedgerows will require periodic management.
- 4.14 The hedgerows should be managed in rotation, cutting only one side annually to ensure that there is a continuous supply of fruit during the winter months for species such as redwing, song thrush and starling.
- 4.15 If necessary, managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

Grassland Areas

Existing grassland / Meadow Enhancements

- 4.16 Existing grassland as indicated on the planting plans will be retained, and enhanced with overseeding where disturbed by or removed during construction, e.g. to verges post-construction. These areas will require the grassland to be cut short to a minimum height of 100mm prior to planting and managed to allow the wildflower to establish and successfully set seed.
- 4.17 Grassland should be cut twice a year. Arisings from mowing must be removed from the mowed area and can be composted away from the grassland or removed off-site. The location of any on-site composting area must be approved to ensure that it does not affect the landscape amenity and/or ecological habitats. Removing the arisings will lower the nutrient content of the soil over time, favouring a range of wildflowers and reducing competition from grasses which may otherwise become dominant.

- 4.18 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles.
- 4.19 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.
- 4.20 Occasional native shrub / coppice planting will provide shelter for reptiles. This planting will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Proposed Tree planting

- 4.21 Management operations for new tree planting will include periodic thinning to remove any deadwood and promote growth.
- 4.22 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 4.23 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Proposed Native Scrub Planting

- 4.24 Native shrub planting (scrub) ties the character of the rural backdrop to the residential areas. This will also provide habitats for wildlife to migrate around the site.
- 4.25 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide an attractive shelter and food source for wildlife.
- 4.26 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.
- 4.27 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

Proposed Wetland Areas

Wetland Meadow Planting (Emorsgate EM8)

- 4.28 The existing wet-meadow area to be overseeded with Wetland Meadow Mix, when ground conditions are appropriate – to be seeded with Emorsgate's Meadow Mixture for Wetlands EM8. On areas prone to winter flooding, the seed mix should be sown either in early autumn or spring once the land is well drained, most of the plants within this mix will need some time to mature to withstand seasonal flooding.

Growing Guide

Ground Preparation

- 4.29 Select ground that is not highly fertile and does not have a problem with perennial weeds. This is essential to the success of the seed bed as this will aim to control weeds and produce good seed.
- 4.30 Remove weeds using repeated cultivation, bury surface vegetation and rake to produce medium tilth.

Sowing

- 4.31 Sow on ground prone to winter flooding either in late summer or early spring when land is drained. Plants need time to grow and mature to withstand flooding.
- 4.32 Surface sow the seed and can be applied using a machine/broadcast or by hand. To get even distribution divide the seed into two parts and sow in overlapping section. Do not incorporate or cover the seed.

Aftercare

First Year Management

- 4.33 Most of the perennials are slow to establish, and soon after sowing there will be a flush of annual weeds arising from the seed bank, these offer protection to the sown seedlings and habitats for insects, with the weeds dying before the end of the first year.
- 4.34 Resist cutting the annual weeds, especially if sown with Yellow Rattle, or a nurse of cornfield annuals. This can be cut, removed, and composted in early August, to reveal the young meadow underneath, this should be kept short through grazing or mowing until the end of March the following year.
- 4.35 Following mowing or grazing ensure that any residual perennial weeds such as docks have been removed.

Management Once Established

- 4.36 The best management of the EM8 mix in the second and subsequent years, is by introducing a traditional meadow management method. This is based around a summer hay cut combined with autumn mowing and the option of spring mowing or grazing.
- 4.37 Meadow grassland should not be cut or grazed from end of March to late July/ early August to give sown species the opportunity to flower. Following flowering, a hay cut should be done in August using a scythe, petrol trimmer or tractor mower to around 50mm/ This 'hay cut' should be left on site to dry and shed seeds for 1-7 days before being removed and composted off site.
- 4.38 The regrowth should be mown or grazed through late autumn/ winter to a minimum height of 50mm and again in the early spring if needed.

Source: [Meadow Mixture for Wetlands EM8 - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/meadow-mixture-for-wetlands-em8)

Wildflower Meadow

Mowing Regimes

- 4.39 A variety of complementary meadows and mowing regimes will seek to provide a balance between habitat creation and a high-quality setting for homes. The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Meadow Areas to incidental open space (Emorsgate EL1)

- 4.40 The meadow area adjacent to the access and other incidental grass areas within the development are proposed to be seeded with EL1 Flowering Lawn Mixture. This mix is a biodiverse flowering meadow that responds well to regular short mowing, allowing balance between a well-maintained appearance and habitat creation.

Growing Guide

Ground Preparation

- 4.41 To prepare the seed bed first remove weeds, plough/ dig to bury the surface vegetation and then rake a medium tilth and roll/ tread to make a firm surface.
- 4.42 Preparation for a seed bed on clay can be difficult, especially on raw clay sub-soils in organic matter. Therefore, well-timed preparation and sowing is important to successful establishment, if the clay is very wet or very dry, autumn sowing may not be possible. It may be better to dig or plough the soil in the autumn, allow the winter frosts to break down clods and prepare the seed bed in the spring.

Sowing

- 4.43 Sow the seeds in the autumn or spring, however they can be sown at other times of the year if there is sufficient warmth and moisture. The seeds must be surface sown but can be sown using a machine or by hand.
- 4.44 To get an even distribution of seeds, divide them into parts and sow in overlapping sections. Do not cover the seeds but firm in with roll and treading to give good soil/seed contact

First Year Management

- 4.45 Mow newly sown flowering lawns regularly (every 7 – 10 days during growing season) throughout the first year of establishment, cutting to 40-60mm high and removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers, and control annual weeds. Perennial weeds such as docks should be dug out.

Management once established

- 4.46 Mow regularly as a lawn, maintaining at 25-40mm. To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy, generally after 6 – 8 weeks.

Source: [Flowering Lawn Mixture EL1 - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/Flowering-Lawn-Mixture-EL1-Emorsgate-Seeds)

Soft Landscape Maintenance – General Notes

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

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or as soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present:	Once a month

	ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 Residential Amenity Planting

Tree planting

- 5.1 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the building require smaller tree planting.
- 5.2 Management operations will include thinning to remove any deadwood and promote growth.
- 5.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 5.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife; active nests will be left with a suitable buffer until nesting ends.
- 5.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.
- 5.6 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

- 5.7 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.
- 5.8 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting¹.

Size of Tree	Volume of Water per week
12-14 CMG	25 litres: 6 Gallons
14-16 CMG	35 litres: 9 Gallons
16-18 CMG	80 litres: 20 Gallons

18-20 CMG	80 litres: 20 Gallons
20-25 CMG	100 litres: 25 Gallons
25-40 CMG	120 litres: 30 Gallons
40-60 CMG	150 litres: 32 Gallons
60-80 CMG	200 litres: 43 Gallons
80-100 CMG	250 litres: 54 Gallons

¹ Hillier Trees Tree Aftercare Maintenance Checklist

Proposed Native/ Ornamental Planting

Shrub Planting

- 5.9 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions / aspect. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food. Non-indigenous species have been limited to residential front gardens only and the species chosen, will avoid spread by cuttings.
- 5.10 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.
- 5.11 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.
- 5.12 Any growth which will obscure windows, signs or sightlines shall be removed. Once established, any support canes shall be removed from the shrubs.
- 5.13 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.
- 5.14 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.
- 5.15 The density of planting will require that all weeding is carried out by hand (unless agreed with otherwise), using the appropriate tools. All resultant material should be removed from site.

- 5.16 The management company (Oyster Estates) is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.
- 5.17 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.
- 5.18 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.
- 5.19 Any failures due to drought shall be replaced by the management company (Oyster Estates) at their own cost.
- 5.20 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.
- 5.21 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Shrub Planting

- 5.22 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.
- 5.23 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.
- 5.24 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

- 5.25 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.

Formal Native Hedgerow to property frontages

- 5.26 A series of formal hornbeam hedgerows will be established to provide protection to private front gardens.
- 5.27 These hedgerows should be kept neat and formal at a height no greater than 1.2 metres to retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility. Private hedgerows to property frontages to be maintained by resident.

Proposed Climbers and Wall Shrubs

- 5.28 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.
- 5.29 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.

Grassland / Amenity / Seeded Areas

Seed Lawns to Rear Gardens (Rowlands Medallion)

- 5.30 Provision has been made for well managed turfed lawns provided to the rear gardens of Silver and Gold Homes with Rowland Medallion turf.

Ground Preparation

- 5.31 Once the area is clear and free of weeds, ensure you have a minimum topsoil depth of 100mm, ideally 150mm, which is levelled and raked to a fine tilth, ideally with a rotovator to remove any weeds or larger stones.
- 5.32 Rowland Soil improver can be used on the soil to improve the structure and add nutrients to existing topsoil. Alternatively, a soil improver can be used to enhance existing soil. This should be followed by mixing Rowland GroRight Lawn Establishment Fertiliser into the soil.
- 5.33 The soil should be firmed by lightly rolling or treading and then raking to create a level finish.

Laying the turf

- 5.34 Start laying the turf, preferably along a straight edge, butting closely end to end. On subsequent rows stagger the joints in brickwork fashion. Always unroll turf across a slope, not down it.
- 5.35 Lightly firm down the turves with the head of a rake or piece of wood to ensure good contact between the underside of the turf and the soil. Any remaining cracks can be filled with a light soil (Turf & Lawn Seeding Topsoil is ideal) and tamped down. Trim the ends of the turf with a long knife, hand saw or cutting spade to shape around any trees, paths and beds.
- 5.36 Finally, where the outer edges of the new turf are exposed, cover with a light soil to prevent them drying out. This can be removed after a few weeks, once the turf is more established.

Aftercare

- 5.37 Medallion turf can and should be mown as soon as it needs it, which could even be within a week after laying, to encourage establishment.

-
- 5.38 The turf can be mown once it reaches a height of 50-80mm and gradually should be mown or trimmed to 25mm once the lawn thickens and becomes more established.
- 5.39 During the spring the lawn should be fed in spring and again in autumn to ensure that it continues to grow in a healthy structure without losing its nutrients, especially in autumn when the lawn needs to strengthen itself for winter. During this time, the damp conditions can lead to diseases such as fusarium patch, by feeding the lawn in early autumn this will combat diseases such as this from becoming established.
- 5.40 Coarse grasses and weeds that establish themselves within the grass during the autumn, should be removed by hand or spot treated in the spring. Mowing can be completed throughout the year; however, this should be reduced in frequency in the autumn and winter months with no mowing being completed if the lawn is frozen or waterlogged.

Source: [Turf | Finest Quality Medallion Turf From Rolawn](#)

6 Maintenance Schedule – Specific Activities to Plant Typologies

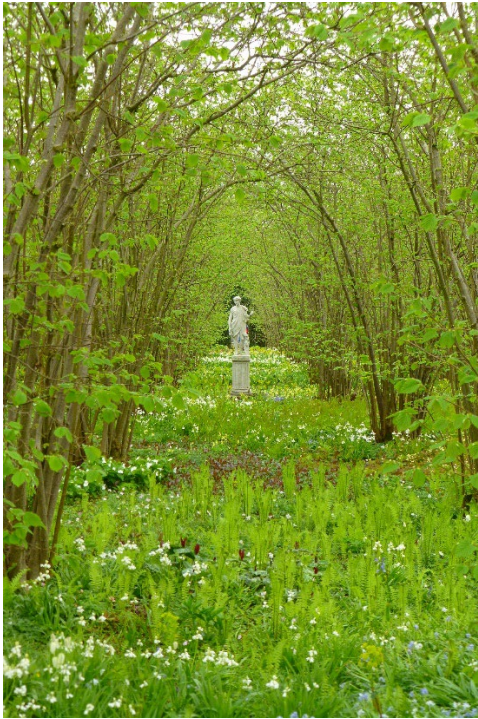
6.1. Management of New Specimen Trees				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Specimen Trees 	To ensure the successful establishment of new standard trees Establish tree canopy and good root system quickly. Control competition from weeds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

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

6.3. Management of Ornamental Shrub Planting				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Ornamental Shrub Planting 	Provide softening of the built environment and reflect and enhance local character and distinctiveness. Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and natural spread of ground cover plants. Provide visual variety in the terms of height, colour, form and texture appropriate to local character.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season. Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Water as necessary to ensure establishment and continued thriving of planting	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth. Maintain ornamental shrubs as to cause no obstruction to vehicles and or pedestrians/cyclists.

6.5 Management of Amenity Grass Areas				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Amenity Grass Areas 	Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and spread of grasses. Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space.	Throughout year and as/ when required: Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward. Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.

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

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

7 Maintenance Operations Matrices

7.1. Tree Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Watering				X	X	X	X	X	X				Weekly if required in summer.
2.	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4.	Application of mulch					X					X			To 75mm as required
5.	Apply fertiliser			X										
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

7.2. Formal Hedging														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Top up mulch					X					X			To 75mm as required
4.	Apply fertiliser			X										
5.	Firm up plants			X						X				
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Trimming hedgerows						X			X				As required to maintain shape

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

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

7.5. Amenity Grass Areas														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3.	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4.	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

7.6. Wildflower Meadows

First Year Establishment

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Carry out first Mow to a height of 40-60 mm during dry weather, remove arisings.								X					Avoid compacting the ground - don't mow in wet conditions. Carry out first mow in August.
3	Maintain 'Short cut' to a height of 75 mm, remove arisings	X	X	X						X	X	X	X	Avoid compacting the ground - don't mow in wet conditions

7.7. Wildflower Meadows

Wildflower Meadow, Subsequent Years

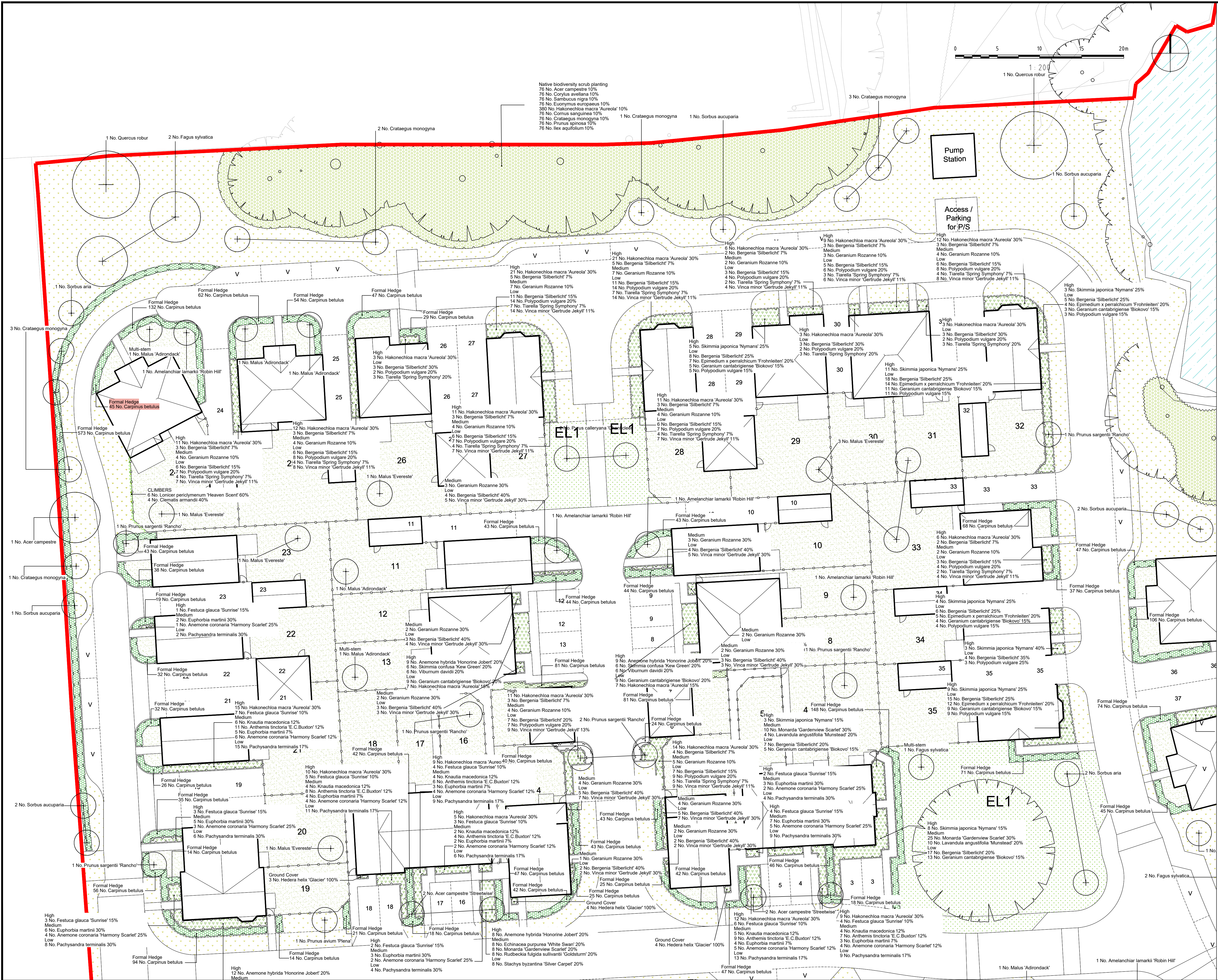
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
	Sectional Mowing – To maximise habitat enhancements mow Mow to a height of 50mm during dry weather, remove arisings.							X	X	X				Traditional Mowing - Leave to dry for 1-7 days before removing off site or to approved compost area.
	Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.	X	X	X							X	X	X	Avoid compacting the ground - don't mow in wet conditions
	Hand removal of persistent perennial weeds					X	X	X	X	X	X			As required

8 Monitoring and Ongoing Review

- 8.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.
- 8.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.
- 8.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed, and any refinements incorporated into an updated management plan for on-going medium and long-term management.
- 8.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.
- 8.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.
- 8.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

9 Appendices (refer to latest revision)

9.1 DD556L03-06_Detailed Planting Plans (Deacon Design Ltd)



NOTES:

- This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
- Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
- All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

- Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with ARB report.
- Proposed Tree Planting / Hierarchy
 - Large Tree (10+ metres from building)
 - Street Tree (7+ metres from building)
 - Small / Garden Tree (3+ metres from building)
- Proposed native / ornamental shrub planting
 - Species mix appropriate to landscape setting / ecological enhancement opportunities
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed native coppice / shrub mix planting to enhance boundary vegetation / landscape buffers / wildlife corridors

Existing seasonal wetland area

Retained grassland areas managed to enhance species diversity - seeded/overseeded with Emergent Wildflower Meadow Mix - EM1 Basic General Purpose Meadow or similar and approved

Proposed flowering Lawn Wildflower Seed Emergent EL1 or similar and approved to incidental grass within development area

Proposed private lawns to front and rear gardens and flats amenity area - Row lawn Medallion or similar and approved. 500mm gravel moving strip with timber edging adjacent to frontages.

Boundary Treatments:

For boundary treatments see CMYK Drawing: 1636 / P / 10.03 Boundary Treatment Plan

To be read in conjunction with DD556D01 Tree Pits and Planting Matrix Details.

For Planting Schedule and specification see DD556L04.

Location Plan
1:5000@A1

FINAL

28.7.25	OD	Added Climbers/Plot 38 Hedge	C	AH
02.9.24	AH	Grass seed/updates	B	AH
24.6.24	AH	Planting updates	A	AH

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
FOR PLANNING				

D

DEACON DESIGN

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PROJECT TITLE:
The Old Brickworks, Reeds Line, Sayers Common

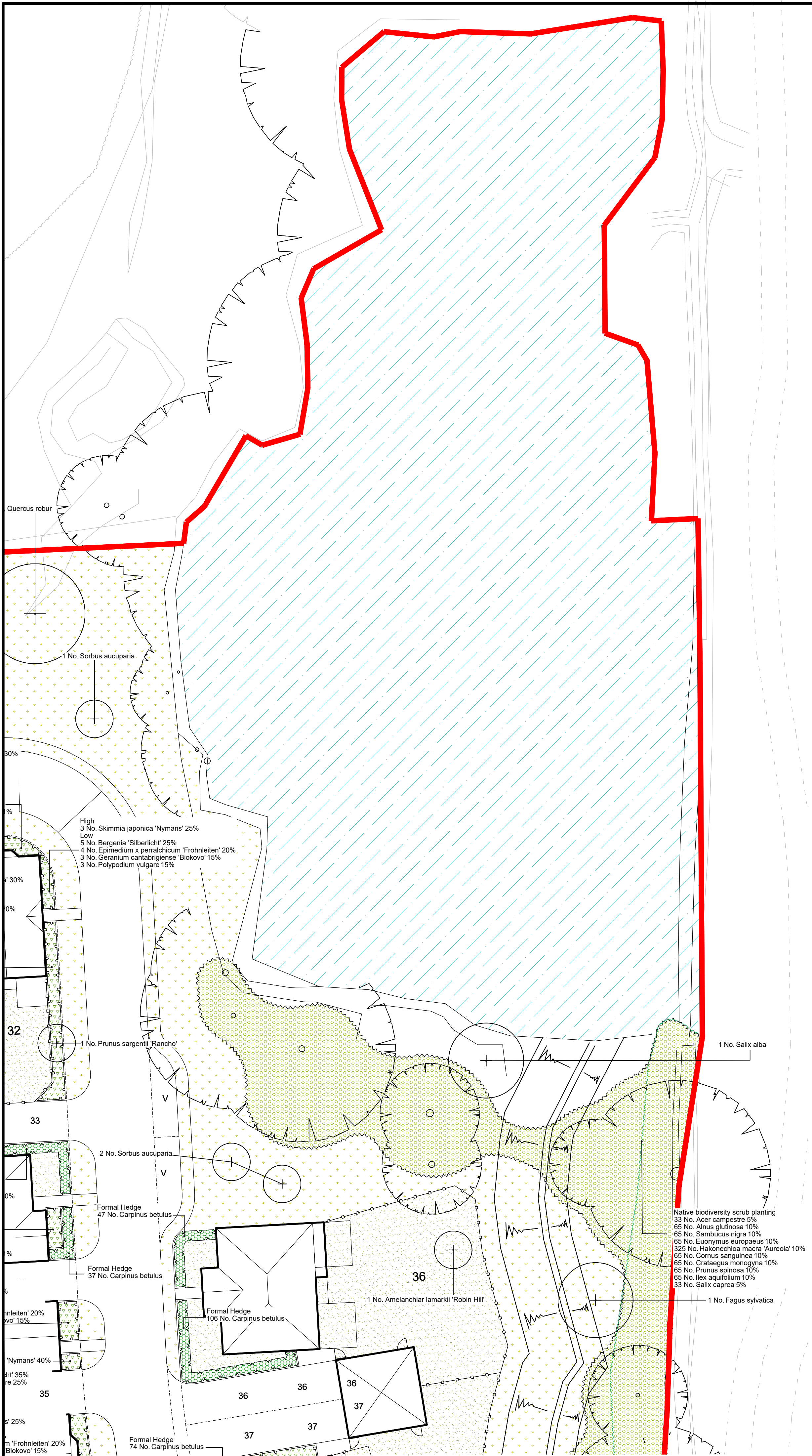
PROJECT NUMBER: DD556A	PLOT DATE: 25.03.24
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DRAWING SCALE: 1:200	APPROVED BY: AH
PAPER SIZE: A1	DRAWN BY: OD

DRAWING TITLE:
Detailed Planting Plan 1 of 4

DRAWING NUMBER: DD556L03	REVISION LETTER: C
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DRAWING FILE LOCATION:
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Landscape Specification

General Notes:

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

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

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

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

Growing Medium / Soil Depths

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

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

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

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

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

Planting

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

Planting Trees

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

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

Tree Support and Accessories

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

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

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

Root Barriers

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

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

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

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

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

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

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

Implementation Programme

Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

Management and Maintenance (Refer to Supporting Landscape Management Plan, where provided).

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

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

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

-All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).

-All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

Planting Schedule

Trees & Hedge Planting

No.	Species Name	Common Name	Specification	Density	Girth	Height
1	Acer campestre	Common Maple	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
205	Acer campestre	Common Maple	Whip Native Buffer Planting		1m	80-100cm
4	Acer campestre 'Streehouse'	Common Maple	Extra Heavy Standard 'Clear Stem 175-200	BR	Counted 14-16cm 4.0-4.5m	1m
3	Alnus glutinosa	Common Alder	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
65	Alnus glutinosa	Common Alder	Whip BR		1m	80-100cm
2	Amelanchier lamarckii 'Robin Hill'	Common Alder	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 4.0-4.5m	1m
7	Amelanchier lamarckii 'Robin Hill'	Common Alder	Standard 'Clear Stem 150-175	C	Counted 8-10cm 2.5-3.0m	1m
9265	Carpinus betulus	Common Hornbeam	BR Hedge Planting Double staggered		7m	80-100cm
12	Crataegus monogyna	Common Hawthorn	Heavy Standard 'Clear Stem 150-175	BR	Counted 12-14cm	1m
141	Crataegus monogyna	Common Hawthorn	Whip BR		1m	80-80cm
237	Eurospira europaeus	Common Spindle Tree	Whip Native Buffer Planting BR 1+2		1m	80-80cm
1	Fagus sylvatica	Common Beech	Multi-Stemmed RB		Counted 4.0-4.5m	1m
237	Fagus sylvatica	Common Beech	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
237	Ilex aquifolium	Common Holly	whip native buffer zone		1m	80-80cm
1	Juglans regia	Common Walnut	Selected Standard 'Clear Stem 150-175	C	Counted 10-12cm 2.5-3.0m	1m
1	Malus 'Adirondack'		Multi-Stemmed C		Counted 2.5-3.0m	1m
4	Malus 'Adirondack'		Standard 'Clear Stem 150-175	C	Counted 8-10cm 2.5-3.0m	1m
8	Malus 'Evereste'	Crab Apple	Standard C 'Clear Stem 150-175		Counted 8-10cm 2.5-3.0m	1m
96	Malus sylvestris	Common Crab Apple	whip native buffer zone		1m	80-80cm
1	Prunus avium 'Pena'	Double Gean	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 16-18cm 4.0-4.5m	1m
5	Prunus sargentii 'Rancho'	Sargent Cherry 'Rancho'	Heavy Standard 'Clear Stem 150-175	C	Counted 12-14cm 3.5-4.0m	1m
141	Prunus sargentii 'Rancho'	Sargent Cherry 'Rancho'	Standard 'Clear Stem 150-175	C	Counted 10-12cm 3.0-3.5m	1m
2	Prunus spinosa	Sloe	Whip BR		1m	80-80cm
2	Pyrus calleryana 'Chanticleer'	Flowering Pear 'Chanticleer'	Extra Heavy Standard RB		Counted 14-16cm 4.0-4.5m	1m
2	Quercus robur	Common Oak	Heavy Standard 'Clear Stem 150-175	RB	Counted 14-16cm 3.5-4.0m	1m
33	Salix alba	White Willow	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
4	Sorbus aria	Whitebeam	Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm 3.5-4.0m	1m
2	Sorbus aria	Whitebeam	Extra Heavy Standard 'Clear Stem 175-200	RB	Counted 14-16cm	1m
8	Sorbus aucuparia	Rowan	Heavy Standard RB		Counted 14-16cm 3.5-4.0m	1m
96	Ulmus glabra	Wych Elm	1+2 Whip Native Buffer Planting		1m	80-80cm
Total 6995						

Shrubs (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
141	Cornus sanguinea	Common Dogwood	Whip	1m	60-80cm	1m
75	Corylus avellana	Common Hazel	BR Whip	1m	80-100cm	1m
14	Lavandula angustifolia 'Munstead'	Lavender 'Munstead'	Bushy	3m	3L	30-40cm
98	Pachysandra terminalis	Japanese Spurge	C	3m	2L	30-40cm
98	Rosa canina	Dog Rose	whip native buffer zone 1m		1m	80-80cm
137	Sambucus nigra	Common Elder	BR	3m	3L	40-60cm
52	Skimmia japonica 'Kew Green'	Skimmia 'Kew Green'	Bushy	3m	3L	40-60cm
52	Skimmia japonica 'Nymans'	Skimmia 'Nymans'	Bushy	3m	3L	40-60cm
12	Viburnum davidii	David Viburnum	C	3m	2L	40-60cm
1140	Vinca minor 'Gertrude Jekyll'			9m	2L	40-60cm
Total 1978						

Climbers

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
10	Clematis armandi	Armand Clematis	Several Shoots 'Caned	1m	3L	2L
11	Hedera helix 'Glacier'	Ivy 'Glacier'	Groundcover	8m	2L	2L
14	Lonicera periclymenum 'Heaven Scent'	European Honeysuckle	whip native buffer zone 'Caned 1m	1m	3L	2L
96	Lonicera periclymenum	European Honeysuckle	whip native buffer zone 'Caned 1m	1m	3L	2L
Total 131						

Herbaceous (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
43	Anemone coronaria 'Harmony Scarlet'	Anemone	C	5m	2L	2L
38	Anemone hybrida 'Honore Jobert'	Windflower 'Honore Jobert'	C	5m	2L	2L
45	Anthriscus indicus 'E.C. Buxton'	Elephant's Ears 'Siberlicht'	C	9m	2L	2L
1363	Bergenia 'Siberlicht'	Elephant's Ears 'Siberlicht'	C	5m	2L	2L
20	Echinacea purpurea 'White Swan'	Black-eyed Susan 'Goldsturm'	C	5m	2L	2L
50	Epimedium x perralchicum 'Frohnleiten'	Black-eyed Susan 'Goldsturm'	C	5m	2L	2L
48	Euphorbia martini	Cranebill Rozanne	C	7m	2L	2L
14	Geranium cantabrigiense 'Blokovo'	Cranebill Rozanne	C	5m	2L	2L
582	Geranium Rozanne	Cranebill Rozanne	C	5m	2L	2L
25	Knautia macedonica	Macedonian scabious	C	5m	2L	2L
55	Monarda Gardenview Scarlet	Black-eyed Susan 'Goldsturm'	Full Pot	5m	2L	2L
20	Rudbeckia fulgida sultivari	Black-eyed Susan 'Goldsturm'	Full Pot	5m	2L	2L
90	Stachys byzantina 'Silver Carpet'	Lamb's Ear 'Silver Carpet'	Full Pot	5m	2L	2L
550	Tiarella 'Spring Symphony'	Foam Flower 'Spring Symphony'	C	7m	2L	2L
Total 2933						

Ferns

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
1112	Polypodium vulgare	Common Polypody	C	5m	2L	2L
41	Polypodium vulgare	Common Polypody	Full Pot	5m	2L	2L
Total 1153						

Grasses (Plant in random groups of 1.3.5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
45	Festuca glauca 'Sunrise'	Festuca	C	7m	2L	2L
2025	Hakonechloa macra 'Aureola'	Golden Hakone Grass	Full Pot	5m	2L	2L
Total 2970						

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3. All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with ARB report.

Proposed Tree Planting / Hierarchy
Large Tree (10+ metres from building)
Street Tree (7+ metres from building)
Small / Garden Tree (3+ metres from building)

Proposed native / ornamental shrub planting
Species mix appropriate to landscape setting / ecological enhancement opportunities

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

Proposed native coppice / shrub mix planting to enhance boundary vegetation / landscape buffers / wildlife corridors

Existing seasonal wetland area

Retained grassland areas managed to enhance species diversity - seeded/overseeded with Emorsgate Wildflower Meadow Mix - EM1 Basic General Purpose Meadow or similar and approved

Proposed flowering Lawn Wildflower Seed Emorsgate EL1 or similar and approved to incidental grass within development area.

Proposed private lawns to front and rear gardens and flats amenity area - Rowlawn Medallion or similar and approved. 500mm gravel moving strip with timber edging adjacent to frontages.

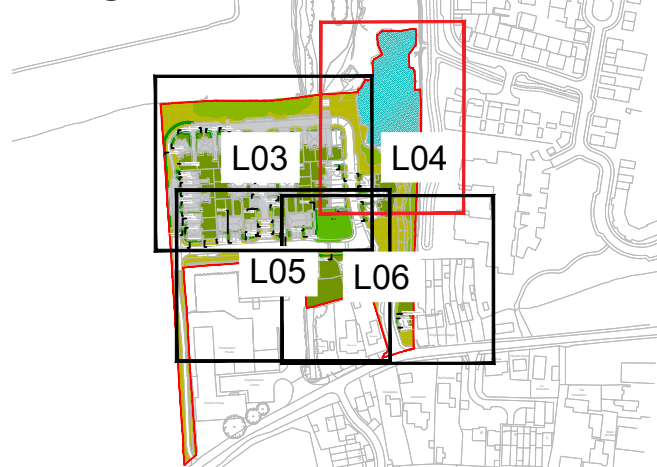
Boundary Treatments:

For boundary treatments see CMYK Drawing: 1636 / P / 10.03 Boundary Treatment Plan

To be read in conjunction with DD556D01 Tree Pits and Planting Matrix Details.

For Planting Schedule and specification see DD556L04.

Location Plan
1:5000@A1



FINAL

28.7.25	OD	Added Climbers/Pot 38 Hedge	C	AH
02.9.24	AH	Grass seedfurf updates	B	AH
24.6.24	AH	Planting Amendments	A	AH

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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PROJECT TITLE:

The Old Brickworks, Reeds Line,
Sayers Common

PROJECT NUMBER:	PLOT DATE:
DD556A	25.03.24

DRAWING SCALE:	APPROVED BY:
1:200	AH
PAPER SIZE:	DRAWN BY:
A1	OD

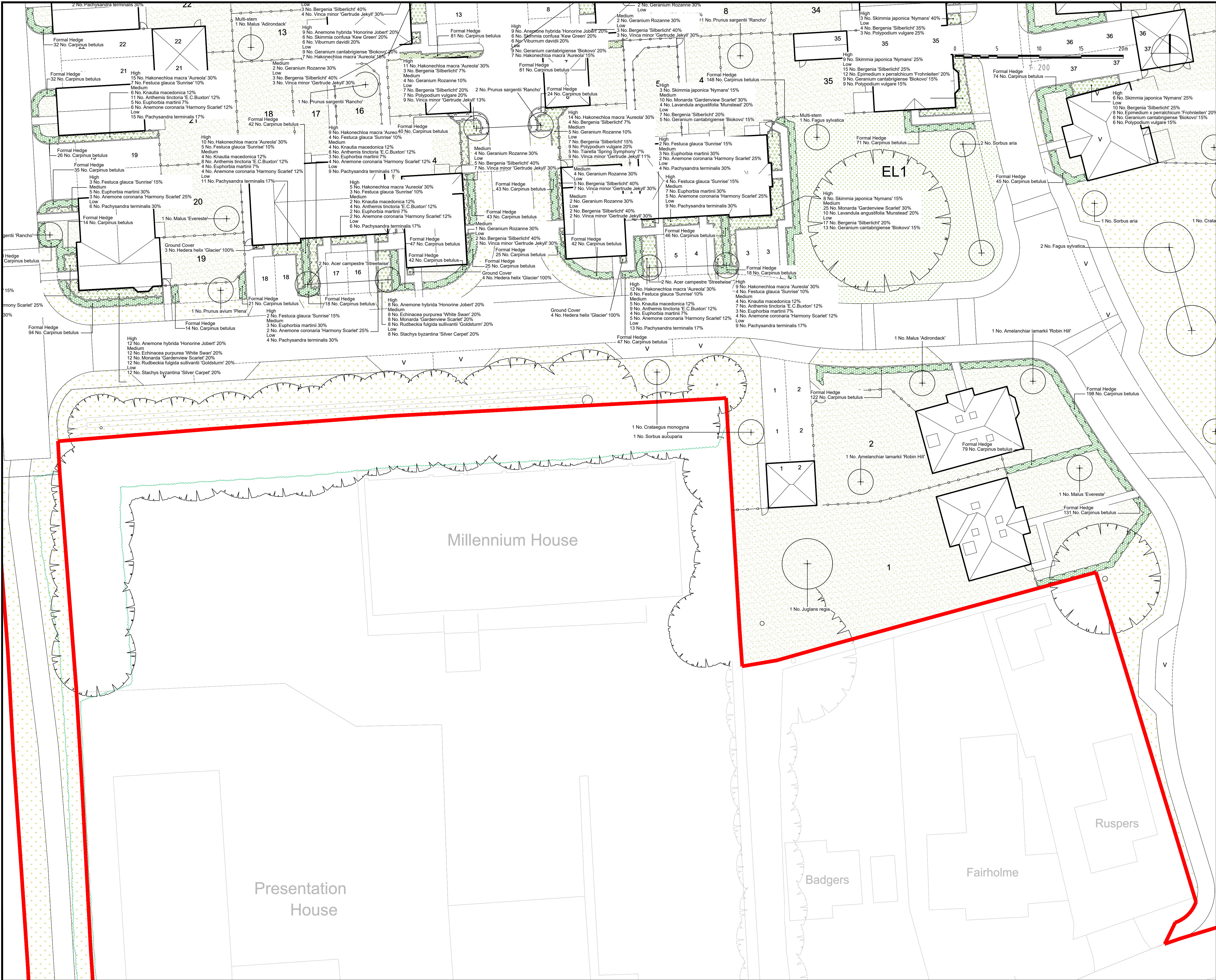
Detailed Planting Plan 2 of 4

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DRAWING NUMBER:	REVISION LETTER:
DD556L04	C

DRAWING FILE LOCATION:
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KEY

- Application Site boundary

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FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
28.7.25	OD	Added Climbers/Plot 38 Hedge	C	AH
02.9.24	AH	Grass seed/turf updates	B	AH
24.6.24	AH	Planting amendments	A	AH

DRAWING STATUS: **FOR PLANNING**

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PROJECT TITLE: **The Old Brickworks, Reeds Line, Sayers Common**

PROJECT NUMBER: **DD556A** PLOT DATE: **25.03.24**

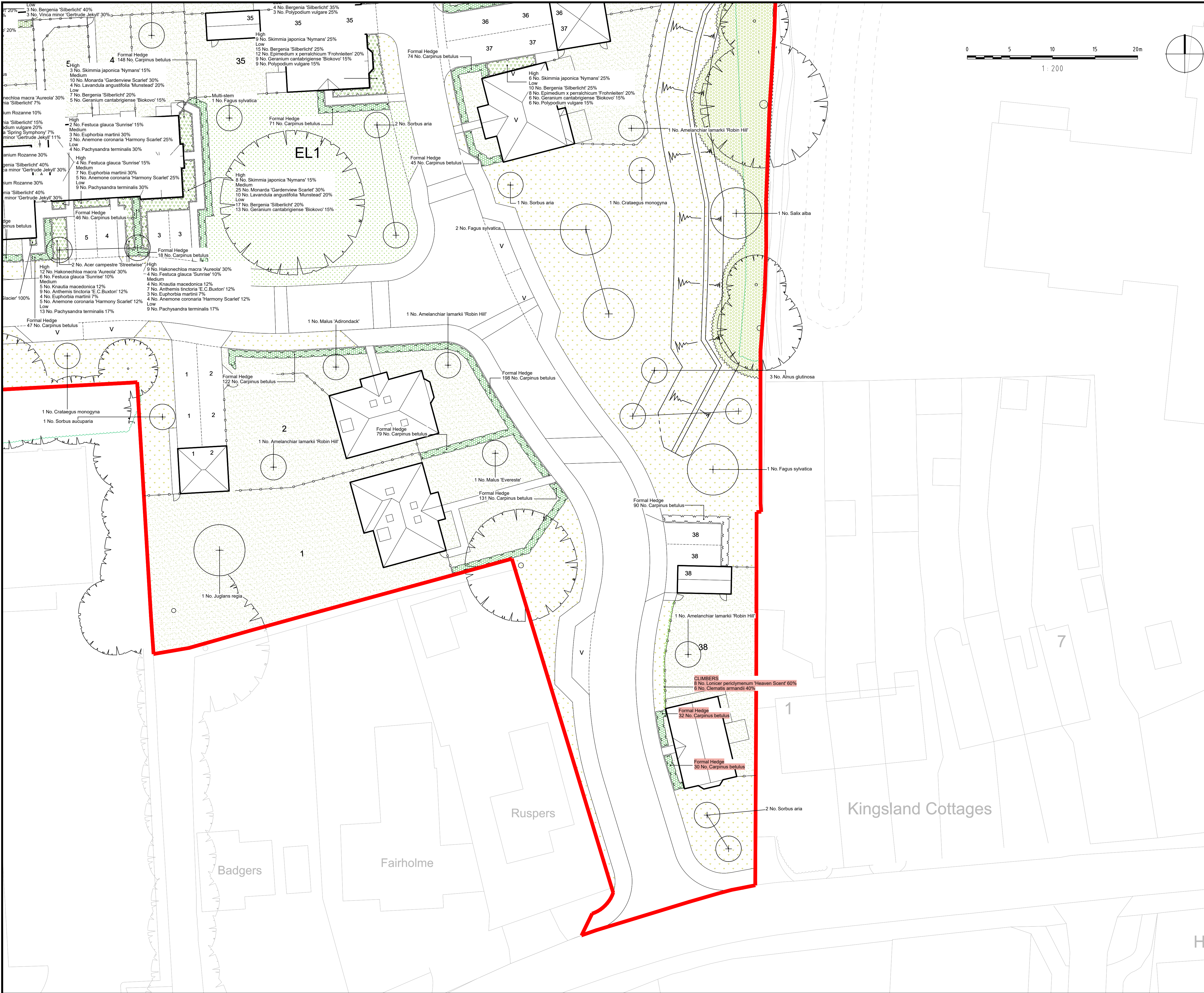
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PAPER SIZE: **A1** DRAWN BY: **OD**

DRAWING TITLE: **Detailed Planting Plan 3 of 4**

DRAWING NUMBER: **DD556L05** REVISION LETTER: **C**

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To be read in conjunction with DD556D01 Tree Pits and Planting Matrix Details.

For Planting Schedule and specification see DD556L04.



FINAL

28.7.25	OD	Added Climbers/Plot 38 Hedge	C	AH
02.9.24	AH	Grass seed/turf updates	B	AH
24.6.24	AH	Planting amendments	A	AH

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The Old Brickworks, Reeds Line, Sayers Common

PROJECT NUMBER:
DD556A

PLOT DATE:
25.03.24

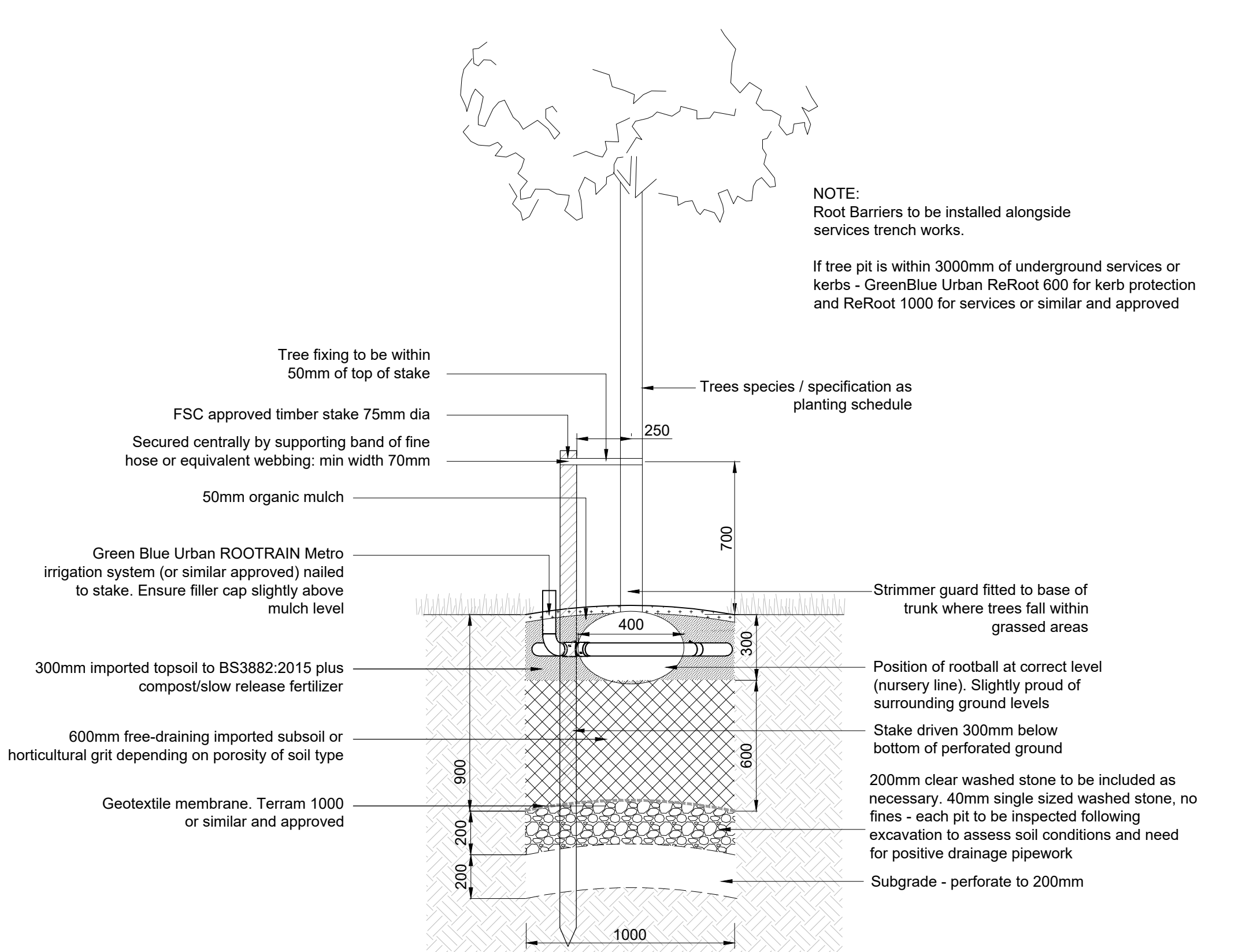
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PAPER SIZE:
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DRAWING TITLE:
Detailed Planting Plan 4 of 4

DRAWING NUMBER:
DD556L06

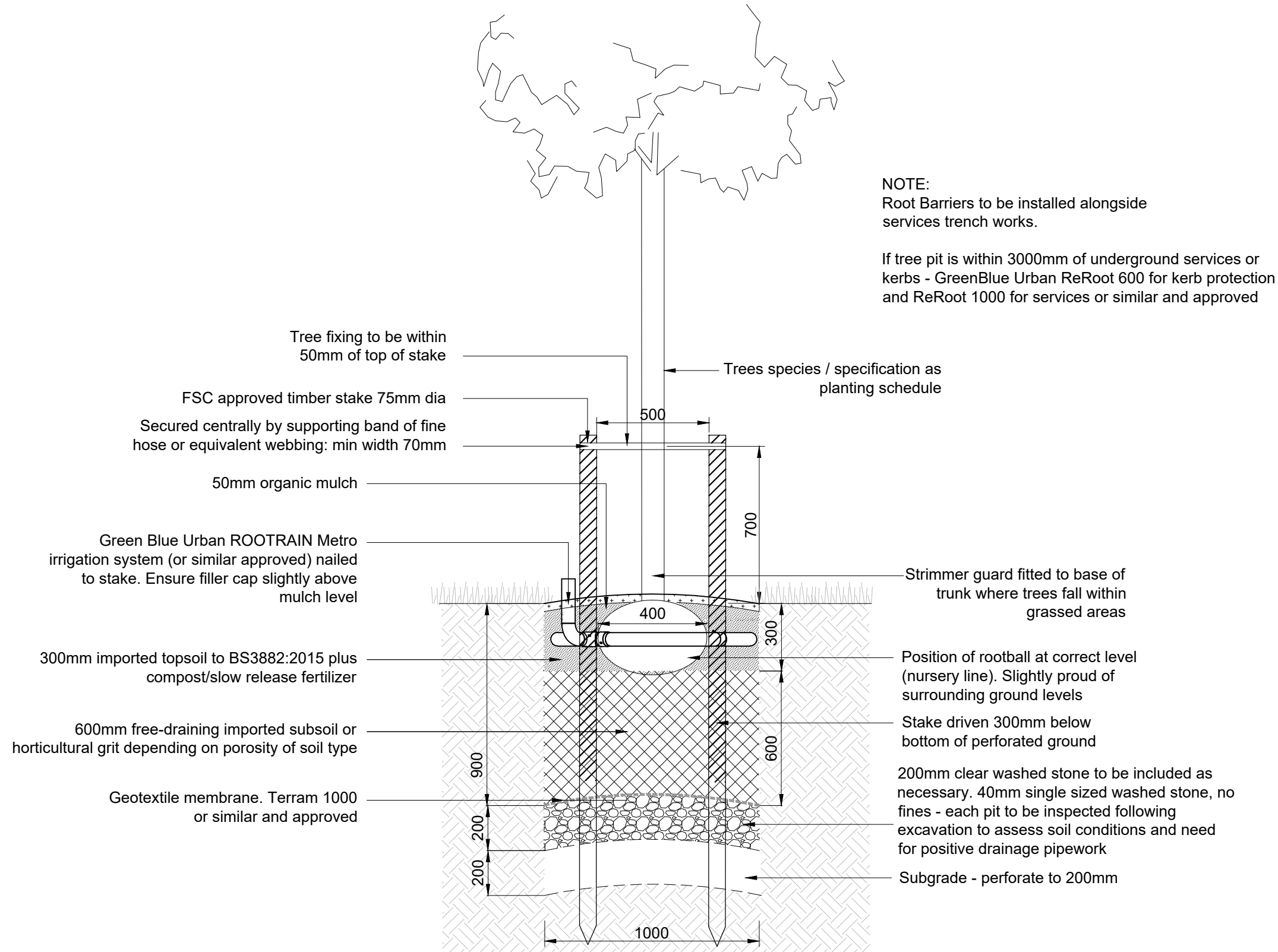
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C



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

01 TP1 - Standard tree planting in rear gardens

D01 1:20 @ A1



NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.
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02 TP2 - Heavy Standard & Extra Heavy Standard Tree planting in soft landscape

D02 1:20 @ A1

DD Plot Planting Plant Guide:

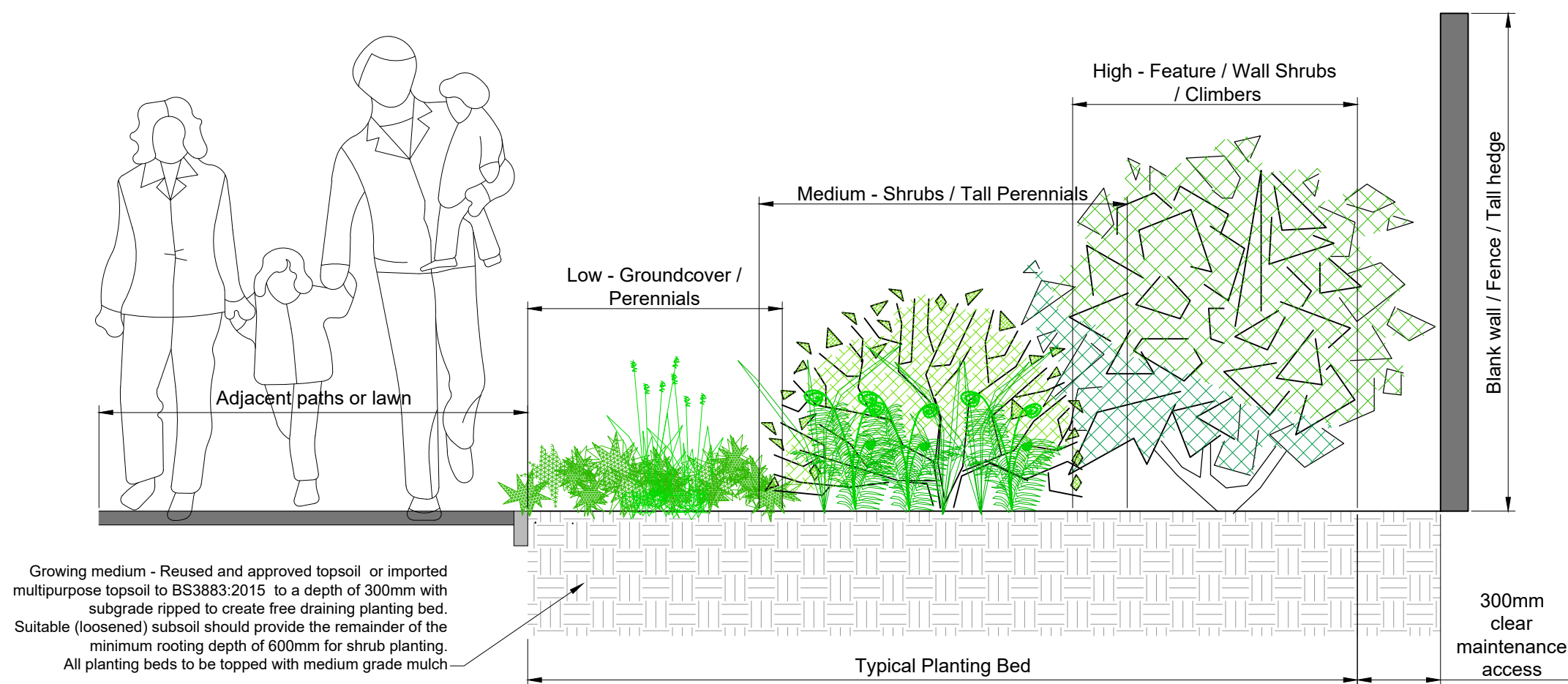
(High, Medium, Low)

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

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

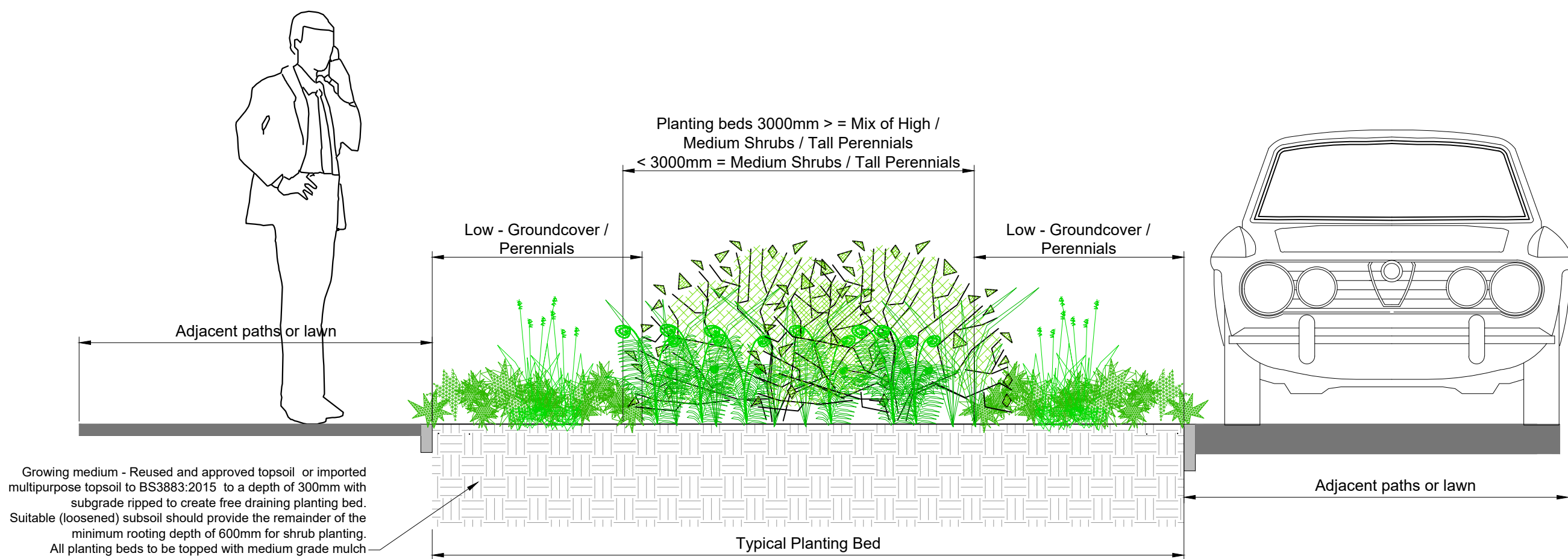
Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting.

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



03 Planting Bed Matrix Detail

D01 1:20 @ A1



NOTES:

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DD Plot Planting Plant Guide:

(High, Medium, Low) The mix of plants for each plot has been divided based on height and position within the border. Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the middle of any island beds. Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting. Refer to DD planting plans and schedules for planting bed matrixes.

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Sayers Common

PROJECT NUMBER:

DD556A

PLOT DATE:

27.03.24

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A5 SHOWN

APPROVED BY:

AH

PAPER SIZE:

A1

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DRAWING TITLE:

Typical Tree Pit Details And Planting Bed
Matrix Detail

DRAWING NUMBER:

DD556D01

REVISION LETTER:

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DRAWING FILE LOCATION:

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