

GRASSLAND / TURFED / LAWNED AREAS:

Lawns and other grassed areas that require more regular cuts can contain low growing wildflowers which are sources of food for insects. Leaving sections of uncut grass or applying more relaxed mowing regimes to sections around boundaries can increase the ecology without creating an unkempt aesthetic to the internal plots.

- Spring / Summer / Autumn;
- Check for and remove litter and debris on site.
 - Mow established lawns fortnightly or as specified once growth begins.
 - Lawns to public space/entrance areas to be left longer, cut approximately every four weeks.
 - Grass edges around shrub beds to be regularly clipped so that grass never exceeds 50mm in height and re-cut once a year.
 - Lawn edges against kerbs and hard areas should be re-cut twice a year leaving no gap between turf and adjoining surface.
 - On completion of mowing, removal of all arisings.
 - Resow worn or bare patches of grass early spring or late summer in best growing conditions, water as appropriate in dry weather.

- Autumn / Winter;
- Check for and remove litter and debris on site.
 - Blow / rake off fallen leaves.
 - Avoid walking on grass when frozen or very wet.

Remedial Actions;

Amended cutting regime may be required and agreed

NATIVE HEDGE PLANTING TO BOUNDARIES:

Hedges planting provide an essential habitat and source of food for wildlife. To be successful the management needs to be correctly undertaken. These processes will be focused on boundary planting rather than internal planting areas. Allow some section of the hedge once established to remain uncut for 2 years to achieve a complete flower and fruit cycle. Leave some section of the hedge boundaries uncut to encourage wildlife to move through.

- Summer;
- Check for and remove litter and debris on site.
 - Inspect planting, remove broken, damaged or crossing branches. Thin out young trees when branches are touching by removing some, cutting back some and leaving others.
 - Keep the bases of new trees/hedges weed free for the first 3 years, apply residual herbicide into and around the base of each shelter.
 - If there is a drought it may be necessary to water all planting in the 2nd and 3rd years of establishment.
 - Weed control measures to continue until whips are established. Weeds to be cleared by hand or by application of herbicide with inspections made regularly throughout the growing season.
 - Identify any planting that will require replacement. Order replacements.

- Winter;
- Check for and remove litter on site.
 - Plant new and replacement native hedge planting on site but not in frost and when ground is frozen.
 - Check for frost-heave and refirm if necessary.
 - All spirals and canes to be removed after five years or where the shelter is causing restriction to plant growth, whichever is the sooner.

- Remedial Actions;
- Amended cutting regime may be required and/or localised infill or replacement planting.

ORNAMENTAL SHRUB PLANTING (APPLY TO ALL):

Shrub planting and grasses assist in replacing lost wildflower habitats and provide environments for insects and small mammals. Maintenance operations can be tailored to improve the ecology of the site. To internal areas of the site maintenance can occur more regularly however to boundaries, allowing a more relaxed maintenance regimes will create better habitats for wildlife. Leave sections of taller uncut areas make effective refuges for small mammals and invertebrates.

- Spring / Summer;
- Check for and remove litter and debris on site.
 - Inspection to plan any new planting, filling of gaps and topping up of mulch until plants provide sufficient cover.
 - Weed control measures to continue until canopy of shrubs is closed. Weeds to be cleared by hand or by application of herbicide with inspections made regularly through the growing season.
 - Prune back any badly damaged shrubs to sound growth.
 - Cut back plants adjacent to paths and access ways where necessary, retaining balanced shape.
 - Cut leggy growth hard back to promote bushy growth.
 - In dry weather water all newly planted shrubs.
 - Between April - September or in dry weather water new planting weekly, giving 50 litres per tree, for the first 3 years. If there is a drought it may be necessary to water for an extended period.
 - Following planting, top up and maintain the ornamental grade bark mulch and slate mulch to maintain the intended depths and quality.

- Winter;
- Check for and remove litter and debris on site.
 - Plant new deciduous shrubs but avoid doing so if ground is frozen.
 - Check newly planted shrubs for frost heave and refirm as necessary.

ORNAMENTAL GRASSES PRUNING

- Cut back to approx 20cm above grown level in early March to encourage new growth from base, repeat annually.

PERENNIALS GRASSES PRUNING

- Cut perennial plants back to 1 / 3 above ground level and/or plant height to approx 150/300mm above ground in March to promote new growth
- Trim leggy growth and dead/dying limbs to encourage new growth.

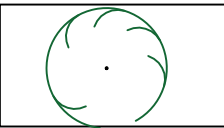
- Remedial Actions;
- Localised weed control or replanting of failed material to be agreed.

LANDSCAPE SPECIFICATION:

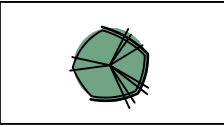
No.	% Mix	Species Name	Pot Size	Height	Density	Specification
EHS Native Trees						
5	Tc	Tilia cordata	CG	4.25m	As shown	Extra Heavy Standard, 14-16cm girth, min 5 brks
Standard (Selected) Trees						
1	Sa	Sorbus aucuparia	RB	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.75-2m clear stem
2	Saa	Sorbus aria	RB	3 - 3.5m	As shown	10-12cm girth, min 3 brks, 1.75-2m clear stem
3						
Ornamental Grasses						
15	Ss	Sesleria autumnalis	3L	20 - 30cm	3/m2	Bushy, planted in groups of 3
60	Mc	Miscanthus 'Red chief'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5
Groundcover Shrubs						
10	Cal	Cornus alba	3L	40 - 60cm	4/m2	Bushy, planted to create larger shrub back drop
30	Ca	Cistus argenteus 'silver pink'	3L	20 - 30cm	4/m2	Bushy, planted in groups of 7-9
40	Ed	Escallonia donard seedling	3L	30 - 40cm	3/m2	Bushy, planted to create larger shrub back drop
35	HpL	Hydrangea paniculata 'Limelight'	3L	30 - 40cm	3/m2	Bushy, planted to create larger shrub back drop
45	Hp	Hebe 'Purple Pixie'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5-7
35	Hv	Hebe verriocosa	3L	30 - 40cm	3/m2	Bushy, planted in groups of 5-7
50	La	lavandula angustifolia 'twickel purple'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 7-9
40	Ln	Lonicera nitida	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
20	Pab	Pperovskia atriplicifolia 'Blue spire'	3L	20 - 30cm	4/m2	Bushy, planted in groups of 5-7
30	Ph	Photinia x fraseri 'Red Robin' Hedge	3L	30 - 40cm	3/m2	Bushy, planted to create larger shrub back drop
50	Rf	Rudbeckia fulgida 'Goldsturm'	3L	30 - 40cm	3/m2	Bushy, planted in groups of 7-9
35	Vd	Viburnum davidii	3L	20 - 30cm	3/m2	Bushy, planted to create larger shrub back drop
35	Vo	Viburnum opulus	3L	30 - 40cm	3/m2	Bushy, planted in groups of 7-9
Mixed Native Hedge						
60	10%	Corylus avellana	B	60 - 80cm	6linear m	Branched, min 3 brks. Planted in groups of 3-5
300	50%	Crataegus monogyna	B	80 - 100cm	6linear m	Transplant 1+1. Planted in groups of 5-10
60	10%	Prunus spinosa	B	60 - 80cm	6linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
60	10%	Rosa canina	B	45 - 60cm	6linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
60	10%	Ilex Aquafolium	B	45 - 60cm	6linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5
60	10%	Viburnum opulus	B	45 - 60cm	6linear m	Branched, min 2 brks, 1+1. Planted in groups of 3-5

KEY:

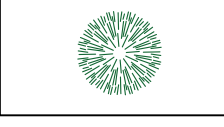
SOFT LANDSCAPE SCHEDULE



EXISTING TREES AND VEGETATION TO BE RETAINED:
Existing trees and vegetation to be retained. All construction work adjacent to trees to be in accordance with BS 5837:2012
Trees in relation to design, demolition and construction recommendations. Tree protection fencing should be erected prior to the commencement of works on site. No machine works to be carried out within the Root Protection Areas.



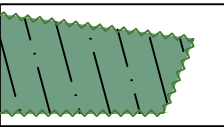
PROPOSED NATIVE EXTRA HEAVY STANDARD TREE PLANTING:
Proposed Extra Heavy Standard (EHS) trees to provide autumn colour and instant structure.
14-16cm girth, container grown, total height min 4.25m, tree pit to be 900 x 900mm x depth of root. Double timber stake for support, pit drainage as required. See landscape specification for species details:



PROPOSED NATIVE STANDARD (SELECTED) TREES:
Native Standard (Selected) Trees to improve bio-diversity, structure and interest through fruit, blossom and autumn colour. Rootball, 3 - 3.5m height, 1.75-2m clear stem, tree pit to be 700 x 700mm x depth of root. Double timber stake for support, pit drainage as required. See specification for species details:



PROPOSED ORNAMENTAL GROUNDCOVER SHRUB PLANTING:
Low maintenance, low growing shrub planting to provide all year interest, colour and structure while improving bio-diversity and habitat creation. To include natives, ornamental grasses, herbaceous plants, perennials, evergreens and block planting. Use Container grown, planted at 3 and 4 plants / m2. See landscape specification for species details:



PROPOSED MIXED NATIVE HEDGEROW:
Mixed native hedge to improve bio-diversity and add instant structure. Comprising of feathered whips 0.45-1m high, bare rooted. Planted in double staggered row, single species groups of 5-10. All plants to have shelters and canes for rabbit protection. To include evergreen species. See specification for species details and numbers:



PROPOSED FLOWERING LAWN MIXTURE:
Low maintenance grass and slow growing grasses with selection of wild flowers that respond well to regular short mowing. Use Emorsgate Seeds EL1 Flowering Lawn Mixture or similar to be approved.

PLANTING NOTES:

See TEL Landscape drawing 102 for Hard Landscape and Boundary Treatment Details.

All planting implementation to be carried out in the first planting season following practical completion of individual plots and/or completion of the site as a whole, whichever may occur first, unless an alternative phasing scheme has been approved by the Local Authority.

All plant material to be supplied in accordance with HTA National Plant Specification and Nursery Certification Scheme.

All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and BS 4428:1989 code of practice for general landscape. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

No retained tree/hedge/bush shall be cut down, uprooted or destroyed nor any tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved pruning, topping or lopping shall be carried out in accordance with current British Standards and any tree survey approved by the Local Planning Authority.

All construction work adjacent to trees to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction recommendations. Fencing should be erected prior to the commencement of works on site and stay erected until the completion of agreed works. No machine works to be carried out within the Root Protection Areas, including no mechanical rotavation.

Soil build up for the area must conform to BS8601 2013 for Subsoil & BS 3882 2015 for Topsoil. The depth of topsoil spread should not normally exceed 450mm. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth. The minimum rooting depth should be normally: 450mm for grass, 600mm for shrubs and 900mm for trees.

Ensure 1.5m diameter bark mulch circle to all trees in grass. Also incorporate onto all planting and hedges.

All planting areas to be maintained weed free and watered at appropriate / necessary periods during establishment of plants.

Following planting, incorporate onto all planting and hedges, 50mm depth ornamental grade bark mulch and/or use matting system to hedges, for example sheep's wool, cardboard, fabric mulches like hemp.

All trees and hedges to use bio-degradable tree tubes, ties and straps, use 'Green Tech' products. Spirals and guards to protect against mower on each tree/whip.

If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

MAINTENANCE NOTES:

TREE PLANTING:

Trees provide an excellent habitat for birds and mammals as well as shelter and feeding opportunities for many other species alike. Allow trees planted at boundaries to grow more naturally with less regular pruning once established.

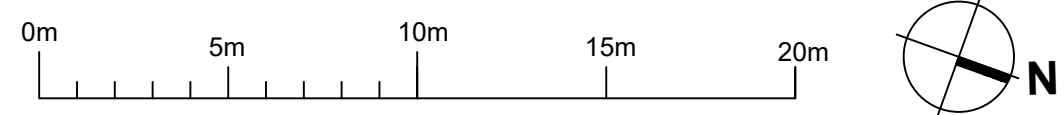
- Spring / Summer;
- Check for and remove litter and debris on site.
 - Check all supporting stakes and ties annually, replace if necessary and programme their removal as trees become established (normally by the 5th year at least).
 - Inspect planting, remove broken, damaged or crossing branches.
 - Keep the base of new trees weed free for the first 5 years after planting, use hand tools only.
 - No strimming, mowing or chemical spraying to occur within 1m circumference around all of proposed trees for the lifetime of the trees.
 - Between April - September or in dry weather water new trees weekly, giving 50 litres per tree, for the first 3 years. If there is a drought it may be necessary to water for an extended period.
 - Remove alien species early in season.
 - Identify any planting that will require replacement. Order replacements.
 - Following planting, top up and maintain the ornamental grade bark mulch annually for the first 3 years.

- Winter;
- Check for and remove litter and debris on site.
 - Plant new and replacement planting on site but not in frost and when ground is frozen.
 - Check for frost-heave and refirm if necessary.

Remedial Actions;

Localised weed control or replanting of failed material to be agreed.

SCALE



FOR PLANNING

PROJECT
HUNTLEY MOUNT ROAD, BURY
TITLE
SOFT LANDSCAPE SPECIFICATION AND MAINTENANCE PLAN

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DATE
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