# Land adjacent to Chandringah, Summerhouse Lane, UB9 6HS

## Landscape Maintenance Schedule

FH005-002
25 September 2025

MW

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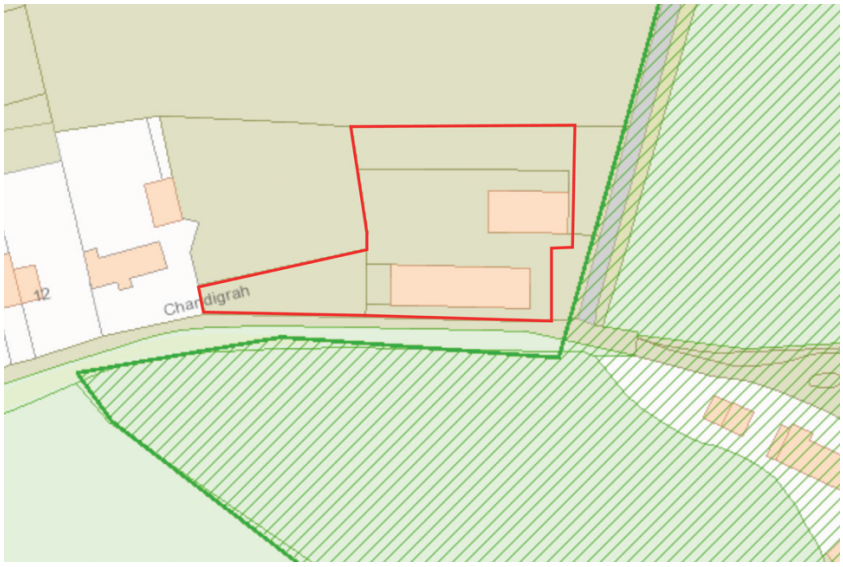
This Landscape Maintenance Schedule addresses planning condition 8 (para 3) of appeal decision APP/R5510/W/24/3341154 relating to land adjacent to Chandringah, Summerhouse Lane, UB9 6HS.

**Planning Condition 8, Para 3 states;**

> *'No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.*
> *The scheme shall include:...*
>
> *3. Details of Landscape Maintenance*
> *3.a Landscape Maintenance Schedule for a minimum period of 5 years;*
> *3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.'*

**Adjacent sensitivities**

**Trees with Tree Preservation Orders (TPO)**
Park Wood lies just beyond the southern and eastern boundaries of the site.  Park Wood is subject to Tree Preservation Orders TPO1 24/01/1951 and W4 24/01/1951.



TPO area hatched in green (Beyond the site boundary)

Tree preservation orders prohibit the cutting down, topping, lopping, uprooting, wilful damage, and wilful destruction of the protected trees.

Park Wood is also a Site of Special Scientific Interest (SSSI).

Whilst the protected areas are beyond the site boundary, contractors should exercise care when accessing the site.

# 1 Details of landscape maintenance

The plan below indicates the areas to be managed by a Management Company.  The other areas are to be maintained by the developer until they are conveyed into private ownership, on sale of the plot.

The management schedule provided in the next section will apply during the initial maintenance period (12 months), and thereafter by an appointed Management Company.


Areas to be maintained by a Management Company.

The appointed Management Company will be set-up on behalf of future residents and land-owners by the developers for the site and will be funded in the long-term by annual payments made by future occupiers of the site.

Once the exact details of the appointed Management Company are known, these details should be made available to the Local Authority, along with confirmation that the management company will be responsible for the maintenance of the landscaped areas as set-out in this report.

# 2 Landscape maintenance schedule for a minimum period of 5 years

Refer to Landscape Plan in the appendix.

| MAINTENANCE / MANAGEMENT ACTIONS | SCHEDULE; TIMING OF WORKS | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Amenity Grass** | J | F | M | A | M | J | J | A | S | O | N | D |
| **The management objective is to provide an attractive, short mown amenity area for passive and active recreation. The mowing regime and specified cutting heights allow the development of a diverse sward including flowering perennials such as clovers. The presence of flowering plants has benefits to pollinators and other wildlife.** | | | | | | | | | | | | |
| Cut grass areas maintaining a height of 50-80mm, removing all arisings | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Occasionally cutting to be undertaken, if required, to a height of 50-80mm, depending on temperatures and growing conditions, removing all arisings | | | | ✓ | | | | | | ✓ | | |
| Cultivate damaged areas and re-seed as necessary, removing all arisings | | | | ✓ | | | | | ✓ | | | |
| Edge grass with a strimmer, where adjacent to pathways and roads, removing all arisings | | | | | ✓ | | ✓ | | ✓ | | | |
| **Long Native Meadow Grassland** | J | F | M | A | M | J | J | A | S | O | N | D |
| **The management objective is to provide a diverse long native meadow grassland habitat for the benefit of wildlife and to minimise disturbance through no more than two cuts per year.** | | | | | | | | | | | | |
| Carry out reinstatement (where needed) to the original specification and in accordance with the suppliers recommendations between October and end of April in periods of mild and damp weather. Remove failed vegetation, rotavate ground to 150mm depth, rake to a fine tilth and sow seed or lay turf in line with the specifications given on the planting plans. Water with fine spray without dislodging or washing away seed. | | | | ✓ | | | | | | ✓ | | |
| Maintain long native meadow grasslands so that they are free of pernicious weeds. Pernicious weeds should be dug out including root. | | | | ✓ | | | ✓ | | | | ✓ | |
| Strim long native meadow grassland to a height of 10cm, after flowering. Rake up and remove arisings from sward. Remove soil / cuttings which spill on to adjacent hard surfaces. Contribute arisings to hibernacula or remove from site to composting facility. | | | | | | | ✓ | | | | ✓ | |

| MAINTENANCE / MANAGEMENT ACTIONS | SCHEDULE; TIMING OF WORKS | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Shrub and Herbaceous Planting Beds** | J | F | M | A | M | J | J | A | S | O | N | D |
| **The management objective is to provide attractive shrub and herbaceous planting areas to provide visual amenity. Many of the species planted are of known value to wildlife and pollinators. Flowers should be allowed to develop seed heads / fruits for the benefit of wildlife.** | | | | | | | | | | | | |
| Maintain weed free by careful hand weeding, to avoid disturbing mulch. Remove all arisings. | | | ✓ | | ✓ | | ✓ | | ✓ | | | |
| Prune back shrubs and plants during the growing season to prevent encroachment on to adjacent areas. Remove all arisings. | | | ✓ | | ✓ | | ✓ | | ✓ | | | |
| Check plants for damage and condition. Remove plants that are dead or dying. Pruning of shrubs is to be carried out with consideration of the species and their position. | | | ✓ | | ✓ | | ✓ | | ✓ | | | |
| Top up mulch to 5 cm depth | | | ✓ | | ✓ | | ✓ | | ✓ | | | |
| **New Hedges** | J | F | M | A | M | J | J | A | S | O | N | D |
| **New hedges are intended to form boundaries to plots and open spaces, to soften the appearance of the development and to integrate it into its landscape setting** | | | | | | | | | | | | |
| All new mixed native **hedges planted as transplants**; Remove rabbit guards in year 3. Carry out formative pruning to encourage an interlocking, densely branching structure. | | | | | | | | | ✓ | | | |
| All **hedges planted as pre-formed hedge**; Pay particular attention to watering during establishment. Weekly watering is likely necessary during the dry periods in spring, summer and autumn. Water as necessary to ensure successful establishment and healthy growth. Saturate full depth of topsoil on each watering. | As needed depending on climatic conditions | | | | | | | | | | | |
| All **hedges to be maintained at 1m height**; Once hedges have reached 1m, trim annually 0.8m and at the sides so that they do not overhang hard standing or encroach on soft landscape areas. | | | | | | | | | ✓ | | | |
| All **hedges to be maintained at 1.8m height**; Once hedges have reached 1.8m, trim annually 1.8m and at the sides so that they do not overhang hard standing or encroach on soft landscape areas. | | | | | | | | | ✓ | | | |
| **All hedges;** Remove weeds and top up mulch to 5cm depth | | | | | | | | | ✓ | | | |
| **Newly Planted Trees** | J | F | M | A | M | J | J | A | S | O | N | D |
| **New trees are intended to soften the appearance of the development and to integrate it into its landscape setting** | | | | | | | | | | | | |
| Carry out formative pruning in the first few years after planting in accordance with BS3998; Recommendations for Tree Work | | | | | | | | | ✓ | | | |
| Re-firm stakes and ties annually for the first 2 years. Remove stakes and ties in year 3. | | | | | | | | | ✓ | | | |
| Remove weeds and top up bark mulch to a depth of 5cm | | | | | | | | | ✓ | | | |

| MAINTENANCE / MANAGEMENT ACTIONS | SCHEDULE; TIMING OF WORKS | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Replace dead or dying trees to the original specification between November and end February in periods of mild weather. | ✓ | ✓ | | | | | | | | | ✓ | ✓ |
| Prune established trees in accordance with BS3998; Recommendations for tree work to maintain 2m clear stem and to prevent canopies from overhanging highway areas | | | | | | | | | ✓ | | | |
| **Watering** | J | F | M | A | M | J | J | A | S | O | N | D |
| Water newly planted trees, shrubs and grass areas as needed in the first year after planting in sufficient quantities and frequency to ensure successful establishment and healthy growth. Ensure full depth of topsoil is saturated with each watering. | As needed depending on climatic conditions | | | | | | | | | | | |
| **Removal of leaf litter** | J | F | M | A | M | J | J | A | S | O | N | D |
| Leaf litter is to raked up from grass areas and hard standing. Arisings to be used to contribute to hibrernaculum or removed from site to composting facility. | ✓ | | | | | | | | | ✓ | ✓ | ✓ |
| **Hard Landscape Surfacing** | J | F | M | A | M | J | J | A | S | O | N | D |
| Paved areas are to be swept monthly and arisings removed at each visit. | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Inspect and carry out repairs to hard surfaces (to the build specification) to ensure they are free draining and without trip hazards (or as needed if defects present a health and safety issue). | | | | ✓ | | | | | | ✓ | | |
| **Site Furniture** | J | F | M | A | M | J | J | A | S | O | N | D |
| Inspect and carry out repairs to fencing (to the build specification) | | | | ✓ | | | | | | ✓ | | |
| **Faunal enhancements** | J | F | M | A | M | J | J | A | S | O | N | D |
| Check and bird and bat boxes for damage. Repair, replace and re-secure as necessary. Bat boxes must only be checked by a suitably qualified and licenced surveyor. | | | | | | | | | | ✓ | | |
| Hibernacula are to be topped up annually in October. At least 80% of the brash pile should comprise hardwood prunings. 20% of the brash pile may be made up of long grassland cuttings or soft prunings. (Refer to detail below) | | | | | | | | | | ✓ | | |

## 2.1 Litter picking and disposal of arisings

Litter pick prior to all management / maintenance operations. Dispose of arisings off site.

## 2.2 Chemical applications

Chemical applications including herbicides and pesticides are to be avoided, particularly in open space areas including long grasslands. As a last resort, it

may, in some cases be necessary to use herbicides and pesticides after all other means of treatment have failed, for example for the removal of pernicious, invasive, non-native weeds.  In this event, any chemicals used must be HSE approved and deployed in accordance with the manufacturer's recommendations and in strict adherence with best practice and health and safety guidance including the COSHH regulations.

Any operative applying a pesticide or herbicide must be suitably qualified and trained in their safe use.

Where a pesticide or herbicide is be used near to water or other environmentally sensitive area a risk assessment will be made under the local environmental risk assessment for pesticides (LERAPs) scheme, or other relevant requirements.

## 2.3 Brash piles / hibernacula

Vegetation prunings and cuttings may be added to the hibernacula.  Piles should not exceed 1m in height and 3m in width.  A typical example of a brash pile is shown below.  At least 80% of the brash pile should be made up with hardwood prunings rather than softwood or long grassland cuttings.

Typical Brash Pile

## 2.4 Ongoing monitoring and review

The management company will undertake an annual inspection of the areas it is responsible for maintaining to ensure that all areas are being maintained as specified in the above schedule.

Landscape and open space is a complex, living entity.  Any management plan should have built in review periods to assess its ongoing suitability to the evolving landscape.  A 5 yearly review will be undertaken for this purpose.  If necessary, the appointed

Management Company shall develop and evolve the maintenance schedule to suit the site conditions and to remedy any issues identified by this annual review.

# 3 Proposals for replacement of landscape elements

Any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced during the next planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.  Details for planting are provided on the Landscape Plan in the appendix.

# 4 Appendix; Landscape Plan

Tree Planting with double timber tree stake, 5cm depth bark mulch, & watering tube.

| Abbrev. | Number | Botanical Name | Common Name | Girth/Dia cm | Height cm | Root | Specification |
|---|---|---|---|---|---|---|---|
| AC | 7 | Acer campestre | Common Maple | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| AG | 1 | Alnus glutinosa | Common Alder | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| AL | 3 | Amelanchier lamarckii | Juneberry | | 200-250 | RB | 3x; Multi-stem; bushy; 3 stems min. |
| BP | 5 | Betula pendula | Common Silver Birch | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| CB | 2 | Carpinus betulus | Hornbeam | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| MBS | 1 | Malus domestica 'Bramley's Seedling' | Apple 'Bramley's Seedling' | | 175-200 | 10-15L | Half Std; MM106 rootstock; clear stem 100-125cm; 3 brks |
| LSW | 1 | Liquidambar styraciflua 'Worplesdon' | Sweet Gum 'Worplesdon' | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| LTF | 3 | Liriodendron tulipifera 'Fastigiatum' | Tulip tree 'Fastigiatum' | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| PA | 1 | Prunus avium | Gean | 12-14 | 350-425 | RB | 3x; HS; clear stem 175-200cm; 5 brks |
| PBH | 1 | Pyrus communis 'Buerre Hardy' | Pear 'Beurre Hardy' | | 150-175 | 10-12L | Bush; Quince A rootstock; 5 brks; 2-3 years old |
| PDV | 1 | Prunus domestica 'Victoria' | Plum 'Victoria' | | 150-175 | 10-12L | Bush; St Julien A rootstock; 5 brks; 2-3 years old |
| MCO | 1 | Malus domestica 'Cox's Orange Pippin' | Apple 'Cox's Orange Pippin' | | 175-200 | 10-15L | Half Std; MM106 rootstock; clear stem 100-125cm; 3 brks |

NH1; Native hedge planting matrix with timber stakes, rabbit guards, 5cm depth bark mulch. Planted in a double staggered row. Rows 50cm apart.
3 plants per linear meter, per row. Species evenly mixed along rows.
NH1A to be managed to 1.8m height. NH1B to be managed to 1m height.
NH1A; 109.5 linear meters. NH1B; 90 linear meters. Total; 199.5 linear meters = 1197 plants.

| % of mix | Qty | Botanical Name | Common Name | Height cm | Root Zone | Specification |
|---|---|---|---|---|---|---|
| 15 | 179 | Acer campestre | Common Maple | 80-100 | B | 1+1; Transplant - seed raised |
| 15 | 179 | Carpinus betulus | Common Hornbeam | 80-100 | B | 1+1; Transplant - seed raised |
| 15 | 179 | Corylus avellana | Common Hazel | 80-100 | B | 1+2; Transplant - seed raised; branched; 4 brks |
| 40 | 479 | Crataegus monogyna | Common Hawthorn | 80-100 | B | 1+2; Transplant - seed raised |
| 5 | 60 | Ilex aquifolium | Common Holly | 60-80 | 5L | Leader with laterals |
| 5 | 60 | Viburnum opulus | Guelder Rose | 80-100 | B | 1+2; Transplant - seed raised; branched; 3 brks |
| 5 | 60 | Taxus baccata | Common Yew | 60-80 | RB | 3x; leaders; feathered to base |

PFH; Pre-formed hedge / instant hedge with 5cm depth bark mulch, & irrigation

| Type | Qty | Type | Species Mix | Height cm | Root Zone | Specification |
|---|---|---|---|---|---|---|
| PFH1 | 63.4lm | Yew | Taxus bacata | 180 cm | Bag / Trough | Furnished to base. Bushy. |
| PFH2 | 43.4lm | Mixed Native | Crataegus monogyna, Ligustrum vulgare, Ilex aquifolium | 60-90 cm | Bag / Trough | Furnished to base. Bushy |

SM1; Shrub mix 1 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants; 87.

| Proportion of Mix | Qty | Botanical Name | Common Name | Height cm | Root Zone | Specification |
|---|---|---|---|---|---|---|
| ¼ | 21 | Choisya dewitiana 'White Dazzler' | Choisya 'White Dazzler' | 30-40 | 5L | Bushy; 6 brks |
| ¼ | 22 | Euonymus fortunei 'Emerald Gaiety' | Spindle 'Emerald Gaiety' | 30-40D | 5-7.5L | Bushy; 9 brks |
| ¼ | 22 | Skimmia japonica 'Kew Green' | Japanese Skimmia 'Kew Green' | 30-40 | 5L | Bushy; 4 brks |
| ¼ | 22 | Lavndula 'Sensational' | Lavander 'Sensational' | 20-30 | 5L | Bushy; 5 brks |

SM2; Shrub mix 2 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants; 52

| Proportion of Mix | Qty | Botanical Name | Common Name | Root Zone | Specification |
|---|---|---|---|---|---|
| 1/3 | 17 | Helleborus niger | Christmas Rose | 5L | Full pot |
| 1/3 | 17 | Bergenia 'Silberlicht' | Elephant's ears 'Silver Light' | 5L | Full pot |
| 1/3 | 18 | Liriope muscari | Big Blue Lilly Turf | 5L | Full pot |

SM3; Shrub mix 3 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants 66.

| Proportion of Mix | Qty | Botanical Name | Common Name | Height cm | Root Zone | Specification |
|---|---|---|---|---|---|---|
| ¼ | 16 | Mahonia eurybracteata ganpinensis 'soft caress' | Mahonia 'Soft Caress' | 40-50 | 5L | Branched; 3 brks |
| ¼ | 16 | Nepeta '6 Hills Giant' | Catmint '6 Hills Giant' | | 5L | Full pot |
| ¼ | 17 | Hebe 'Caledonia' | Shrubby Veronica 'Caledonia' | 30-40 | 5L | Bushy; 7 brks |
| ¼ | 17 | Viburnum davidii | David's Viburnum | 30-40 | 5L | Bushy; 5 brks |

Any substitutions must be agreed with Fernfield Homes or their consulting Landscape Architect in writing.


## APPLICATION BOUNDARY

**EXISTING VEGETATION - RETAINED**
Refer to Arboricultural Impact Assessment and Method Statement; Changes must be consulted with the arboriculturist

## Structural Planting

**TREE PLANTING**
Standard, clear stem trees, 8-10cm Girth. With watering tube, double timber stake and horticultural bark mulch

**MULTI-STEM TREE or SHRUB PLANTING**
Small species trees and large shrubs; native and non-native.
1.5-2m tall on planting. With watering tube and horticultural bark mulch

**MIXED NATIVE HEDGE PLANTING (Transplants)**
Mixed Native Species planted as transplants in double staggered row with stakes, rabbit guards and horticultural bark mulch. Mix of at least 7 native species. Height on planting appx 80cm. To be maintained at 1.8m tall

**MIXED NATIVE PRE-FORMED HEDGE 1.8m tall**
Mixed Native Species pre-grown in bags / trough, with horticultural bark mulch.
1.8m tall on planting. To be maintained at 1.8m tall.

**MIXED NATIVE PRE-FORMED HEDGE 0.8-1m tall**
Mixed Native Species pre-grown in bags / trough, with horticultural bark mulch.
80-100cm tall on planting. To be maintained at 1m tall.

## Other Planting

**ORNAMENTAL SHRUB & HERBACEOUS PLANTING**
Shrub & herbacous planting, generallly in front gardens with an empahsis on plants of known ecological value / 'Plants for Pollinators'. 5Ltr Pots with horticultural bark mulch.

## Grasslands

**AMENITY GRASS**
Lawn Turf to BS3882 such as Rolawn Medallion. Or Amenity Grass Seeding with Emorsgate EG22 Strong Lawn Grass Mixture (25g per m2).

**NATIVE GRASSLAND MEADOW**
Wildflower Turf such as Wildflower Turf from Wildflower Turf ltd. Or native grassland meadow seeding with Emorsgate EM1 Basic General Purpose Meadow Mixture. (4g per m2)

## Hard Surfacing & Furnishings

**PERMEABLE PAVING; PARKING & PRIVATE CURTILAGE 200x100x60mm**
Marshalls Priora Permeable Block Paving 'Burnt Ochre' or
Brett Omega Flow 'Burnt Oak'. Both with concrete kerbs. Or equal and approved

**PERMEABLE PAVING; ROAD 200x100x60mm**
Marshalls Priora Permeable Block Paving 'Bracken' or
Brett Omega Flow 'Autumn Gold'. Both with concrete kerbs. Or equal and approved

**FLAG PAVING; PATIOS & PATHS**
Riven Grey Indian Sandstone, various sizes. 18mm Thick.
Such as Marshalls Indian Sandstone Grey Multi. Or equal and approved

**3 BAR CLEFT CHESTNUT POST AND RAIL FENCE**
with sawn treated morticed softwood posts. Crestalafencing.co.uk. Or equal and approved

**1.8m Close Board Timber Gate**
With timber posts. Such as Jackson's Urban Garden Gate, or equal and approved

**1.8m Close Board Timber Fence**
With timber posts. Such as Jackson's Close Board Timber Fencing, with 15 x 15cm 'hedgehog highway' cutouts or equal and approved

**Bike Shed**
6ft x 4ft Shed. Concrete Foundations

Active EV Charging

**EV Charging**
Active charging; ICSH7D Intelligent EV Charger 7kW AC, or equal and approved.

## Ecological Enhancements

**Swift Box**
Schwegler Swift Box no 16s, or equal and approved.

**Sparrow Box**
Schwegler 1SP Sparrow Terrace, or equal and approved.

**Bat Box**
Schwegler Wall Mounted Bat Shelter 2FE. Or equal and approved

**Hibernaculum / Beetle Loggery**
Refer to detail provided in Landscape Maintenance Plan.

H **'Hedgehog highway'**
15 x 15cm cut out at base of fence to allow free movement of hedgehogs


Marshall's Priora Burnt Ochre


Marshall's Priora Bracken


Paving Direct Indian Sandstone Kandla Light Grey


Paving Direct Indian Sandstone Raj Blend

## PLANTING SPECIFICATION

**General Guidance**
All plant handling to be in accordance with the HTA 'Handling and establishing landscape plants' Part I, Part II and Part III (obtainable from the Horticultural Trades Association) and CPSE publication 'Plant Handling' and all planting is to conform to National Planting Specification Guidelines.
The individual setting out of plants on site shall be the responsibility of the contractor and should follow the locations shown on the planting drawings.
Contractor to ensure that plants are equally spaced within individual planting areas.
Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within root protection areas in accordance with BS5837:2012 and the Arboricultural Method Statement (if produced). The contractor shall not remove or relocate any tree protection fencing without prior consent of the client.
Contractor to check the locations of all underground services, existing and proposed, prior to the cultivation of ground, or excavation of any tree pits or shrub beds and identify any potential conflicts to the client / landscape architect.
All arisings shall be removed from site and the contractor shall at all times keep the site free from rubbish and debris.
For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.
All plants should be supplied at the size and species specified in the planting schedules. Any proposed replacement species or deviation from the planting schedules should agreed with the client in writting prior to installation.
All plants shall be hardened-off at the contractor's own nursery or at the source prior to planting out.
All field grown and root-balled trees must have been transplanted or undercut in the nursery no less than 18 months prior to supply.
The contractor shall carry out the works while soil and weather conditions are suitable. Planting is not to take place during frost or strong winds.
The contractor is to ensure that adequate watering and weed control is provided at the time of planting.
Any topsoil retained on site in stockpiles for use in planting works is to be stored in accordance with the DEFRA publication; 'Code of practice for the sustainable use of soils on construction sites'.
Do not use peat or peat based products.
Prior to planting, planting areas shall be cleared of grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.
All plants are to be watered thoroughly directly before planting to ensure rootball is thoroughly soaked. All plants are to be thoroughly watered after backfilling so that the full depth of topsoil around the plant is thoroughly saturated. Plants must be watered as needed to ensure successful establishment and healthy growth.

**Tree Planting**
Generally plant trees in pits with minimum dimensions of;
1000 x 1000 x 700-800mm deep for trees in soft landscape areas.
Backfill the pits in layers as specified below (from bottom up);
- Drainage layer;
  - 200mm layer of compacted inert free draining gravel or pea shingle, wrapped in geo-textile membrane
  - 100mm layer of washed medium-coarse sand to act as blinding layer between geotextile and soil
- Topsoil layer;
  - 400-500mm layer of retained site-sourced topsoil (free form weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam), depth dependent on size of rootball.

The depth of topsoil should only be as deep as the rootball of the proposed tree to a maximum depth of 400-500mm. Should the rootball be larger i.e. 800mm height, then the pit should be increased in depth to suit, but with the difference in depth from the 400-500mm topsoil layer and the drainage layer made up of imported free-draining subsoil to BS6801:2013 to avoid topsoil occurring at depths of greater than 500mm.
Likewise, for smaller trees,with more limited rootballs or bare root trees, the depth of topsoil can be reduced to reflect the surrounding topsoil depths or to a max. topsoil depth of 350mm, with a further layer of site-sourced or imported subsoil (to BS8601:2013) below to create a total depth of growing medium of between 400-500mm i.e. 150-200mm layer of subsoil. Drainage layer as above.
As stated above, the min. pit size for trees planted in soft landscape areas should be 1m x 1m, however when planting in clean, undisturbed ground, pits should be dug to approx 200mm greater than the rootball to limit disturbance of surrounding soil structure. For very large stock, pit dimensions should be increased accordingly.

Break up bottom of tree pit to a depth of 200mm and ensure ground is free draining. Loosen edges of tree pit at time of planting by hand, using a fork to ensure good drainage. Pits should be excavated no sooner than 48hrs prior to planting and dewatered as required.
Incorporate a soil conditioner / ameliorant in the form of peat-free tree and shrub compost or well rotted spent mushroom compost or 'Rootmaster' by Greentech Ltd in to backfilled topsoil material at the rate of min 40ltr per pit.
Incorporate soil improver 'Terracotem Arbor' by Greentech ltd at a rate of 1kg per pit, mixed thoroughly into backfilled topsoil.
Backfill topsoil mix in layers of 150mm, firming each layer and loosening the pit sides to aid drainage. The surface level of the pit should be 50mm above the surrounding ground.
Trees shall be planted in the centre of the excavated pits.
Trees in soft planted areas to be dressed with a minimum 50mm mulch layer, consisting of pine bark fines, particle size 15-50mm to a min. diameter of 1000-1200mm.
Semi-mature trees shall be secured by use of a proprietary underground guying system, incorporating guy mats to protect the upper surface of the rootball and secured to the base of the tree pit by use of deadman anchors. Guying supports to be sized in line with the size of the tree as recommended by the manufacturers.
Standard trees shall be staked and supported with a low, single stake consisting of 1No. 75mm diameter x min 2000mm length, rounded timber post driven into the ground at 45 degree angle to approx 450mm above ground level and fixed to the tree by a proprietary rubber tree tie.

Trees shall be installed with proprietary flexible perforated irrigation/aeration pipe with integral cap. Pipe to be installed encircling diagonally around rootball to the full depth of planting pit, with the final cap section installed just above ground level and nailed securely in place to the adjacent timber stake.
All trees in grass areas to be protected with min. 450mm high x 38mm diameter proprietary biodegradable plastic spiral guards, by Green-tech Ltd or equal and approved. Where trees have a basal trunk diameter grater than this, e.g. semi-mature, then two or more guards should be joined together using jointing tape and then secured in place.

Root Barrier Membranes;
Where trees are to be positioned within 3m of hard paved areas or proposed service runs, a root barrier membrane is to be installed as prescribed below, for the purpose of protecting the hard standing and underground services from damage by roots.
Root barrier membranes to be installed on the tree side along the back edge of the kerb / edging restraint to the adjacent hard standing and are to extend a minimum 3m in each direction from a point taken perpendicular from the tree trunk to the kerb / edging face.
For trees adjacent to hard standings only (no underground services); install 'Reroot 300' by GreenBlue Urban; https://greenblue.com/gb, or equal and approved, ribbed root barrier membrane, to a depth of 300mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
For trees adjacent to hard standings incorporating underground services; install the following dependant on the depth underground services;
For services 450mm deep; 'Reroot 1000' by GreenBlue Urban or equal and approved, ribbed root barrier membrane, to a depth of 1000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
For services deeper than 800mm; Reroot 2000 by GreenBlue Urban, or equal and approved, ribbed root barrier membrane, to a depth of 2000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.
For locations where a hard standing with or without underground services exists on both sides of the tree e.g. grass verge, then a root barrier is to be installed against both kerb / edging faces.
For trees located within hard surfaces themselves i.e. surrounded by hard paved surfaces, install 'Root Director' by GreenBlue Urban or equal and approved, ref RD1400; 1400mm x 1400mm x 450mm, plastic root director with integral ribs.

**Ornamental Shrub Planting**
Plant shrubs and groundcover plants into pre-prepared planting beds consisting of topsoil with a depth of 400mm, overlying clean, free-draining subsoil. Topsoil to be either; existing retained site sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both.
Subsoil layer to be fully broken up to ensure adequate decimation and free drainage. For light and non-cohesive subsoils, when ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm (450mm for stiff clay / cohesive soils). Remove all stones and debris greater than 50mm, including roots and tufts of grass. Top 50mm of subsoil to be reduced to a medium tilth suitable for final shaping using a grading blade. Where applicable, use a small tractor mounted single tine ripper to decompact subsoil layer sufficiently.

Incorporate a soil conditioner / ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost across the planting bed in a 50mm layer, and incorporate to a depth of 225mm.
Once planting bed is prepared, dig planting holes for shrubs to be a depth of 200mm and a width of 150mm greater than the source pot size, ensuring that pit walls are loosened to ensure good drainage.
Set out the planting in accordance with planting drawings.
All shrub areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

**Hedge Planting**
Plant hedges into pre-prepared planting trenches, 500-600mm wide for double rows. Planting strips to consist of topsoil to a depth of 350-400mm, mixed with soil conditioner as specified below.
Topsoil to be either; existing retained, site-sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both.
Incorporate a soil conditioner / ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost along planting trench in a 50mm layer, and incorporate to a depth of 225mm.
Plant hedge plants into pre-prepared planting strips which are 200mm deeper than the root depth of the supplied plant stock.
All hedge planting areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

**Amenity Turf Planting**
Areas to be turfed are to be 'dug over' or rotovated to ensure decompaction of existing substrate and then finely graded to bring to a uniform and even grade at the correct finished level, removing all minor hollows and ridges. Light rolling may be required to consolidate any loose substrate.
All stones and debris greater than 50mm in size to be removed and disposed off site.
Turfed areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both; overlying min. 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification above, ensuring full decompaction and free drainage.
Unless otherwise stated, finished levels of turfed areas to be 30mm above adjoining paving and kerbs.
Final preparation of the turfed areas shall be carried out to create a fine tilth surface suitable for laying of turves.
Prepared areas to be watered thoroughly to a depth of 75mm and lawn establishment fertiliser should be applied at a rate of 40g/m2; 48 hours prior to turfing. Fertilizer to be raked into the top 25mm of the surface.
Turf should be laid in a series of straight rows, with staggered joints closely butted together. Timber planks should be used to spread the load of the installer during laying and areas are to be tamped down to ensure good contact between turves and the soil. All turves should be laid within 24 hours of delivery.
The contractor shall ensure that all turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure establishment and healthy growth.

**Amenity Grass / Meadow Grassland Seeding**
Areas to be seeded are to be finely graded to the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed off-site.
Seeded areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (multipurpose grade to BS3882:2015; sandy loam) or a combination of both; overlying min 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification, ensuring full decompaction and free-drainage.
Unless otherwise stated, finished levels of seeded areas to be 30mm above adjoining paving and kerbs and 150mm below the DPC of adjoining buildings.
Final preparation of the seeded areas shall be carried out to create a fine tilth surface suitable for seeding.
For amenity grass areas (and not meadow areas), a pre-seeding fertilizer shall be applied at a rate of 250kg/ha approx. 7 days prior to seeding and raked into the top surface. (E.g. GroRight Lawn Establishment fertilizer by Rolawn Ltd, or equal and approved).
Seeding is to be carried out between April and October with the specified seed mix, as detailed on the schedule and at the specified rate. Following seeding, areas are to be hand raked and lightly rolled.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period with the use of temporary chestnut pale fencing where appropriate.
The contractor shall ensure that all seeded and turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure establishment and healthy growth of the grass sward.

**Plant Sourcing**
All plant and seed material will be UK sourced and grown wherever feasible, and sourced from local suppliers in close proximity to the site wherever feasible.
All plant material to be sourced from reputable suppliers with all necessary biosecurity and phytosanitary procedures in accordance with DEFRA guidelines.

**General Planting Maintenance**
All soft landscape areas to be maintained to BS7370-4:1993. Watering should be undertaken by the contractor as needed to ensure successful establishment and healthy plant growth.

The first cut / mow of all amenity grass areas should be undertaken when the established sward reaches 25-50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained at a nominal height of 25mm (March to October). All arisings are to be removed from site and composted.
The first cut / mow of all meadow and wet meadow areas should be undertaken when the established sward reaches 50mm in height or weeds colonize to a height of 300mm (whichever is sooner), to a nominal height of 25-35mm.
For spring sown meadows grasslands, the second cut should take place about 8 weeks after sowing, after which the establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and October), to a nominal height of 100mm, once any wildflowers have set seed.
For autumn sown meadows/wet meadows, the second cut should take place in April, after which establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and September), to a nominal height of 100m, once any wildflowers have set seed. All meadow arisings should be left lying for 48hrs before being removed from site and composted. Meadow areas should be hand-weeded or spot swiped for any perennial weeds such as docks, nettles & ragwort.

All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
Bare areas and areas of dead grass should be rectified by overseeding and / or turf re-installation at the soonest available planting season.
All shrub planting and formal hedges shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

All planting areas should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand. Weeds can be treated by the application of a suitable proprietary herbicide as a last resort. NB; Herbicide is only to be used as a last resort and by suitably qualified and trained operatives and in accordance with manufacturers recommendations, health and safety guidance and current legislation.
Tree stakes, ties and guards should be checked annually for adjustment and or replacement / removal as required.
The contractor is responsible for the health and safety of its operatives and must take all reasonable precautions to protect the public and property from harm during works.

FERNFIELD HOMES

FOR PLANNING
NOT FOR CONSTRUCTION

N

1:100 @ A0 0 1 2 3 4 5 Metres

Land Adjacent To
Chandigrah, Summerhouse Lane,
Harefield, UB9 6HS

LANDSCAPE PLAN

| | |
|---|---|
| SCALE : | 1:100 @ A1 |
| DATE : | 06/04/2025 |
| DRAWN : | MW |
| CHECKED : | MW |
| DRG.No. : | FH005-001 |
| | A |