

**48 Murray Road
Harrow HA6 2YL**

Landscape Proposals Report

for discharge of planning conditions 6 and 14

Prepared for Luxgrove Capital Partners
by Henshall Green

Revision A
March 2021

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Introduction

Henshall Green Landscape Architects have been commissioned to prepare landscape proposals for the redevelopment 48 Murray Road to allow the discharge of planning condition 6 and 14 (Application Ref: 9357/APP/2020/2502).

Condition 6 states:

“Prior to above ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 8 cycle spaces
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 8 cars including details of electric vehicle charging provision for 1 space and passive provision for 1 space
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
- 3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs with nectar rich planting
 - 3.b Justification as to why no part of the development can include living walls and roofs
- 4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local

Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.”

Condition 14 states:

“Notwithstanding the approved plans, prior to first occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.”

The landscape proposals that relate to these conditions include the following drawings and this report:

- 090 GF SW 101 Planting plan 1 of 2
- 090 GF SW 102 Planting plan 2 of 2
- 090 GF HW 201 Hard materials plan 1 of 2
- 090 GF HW 202 Hard materials plan 2 of 2
- 090 GF DET 301 Landscape details 1 of 3
- 090 GF DET 302 Landscape details 2 of 3
- 090 GF DET 303 Landscape details 3 of 3

1.0 Planting Strategy

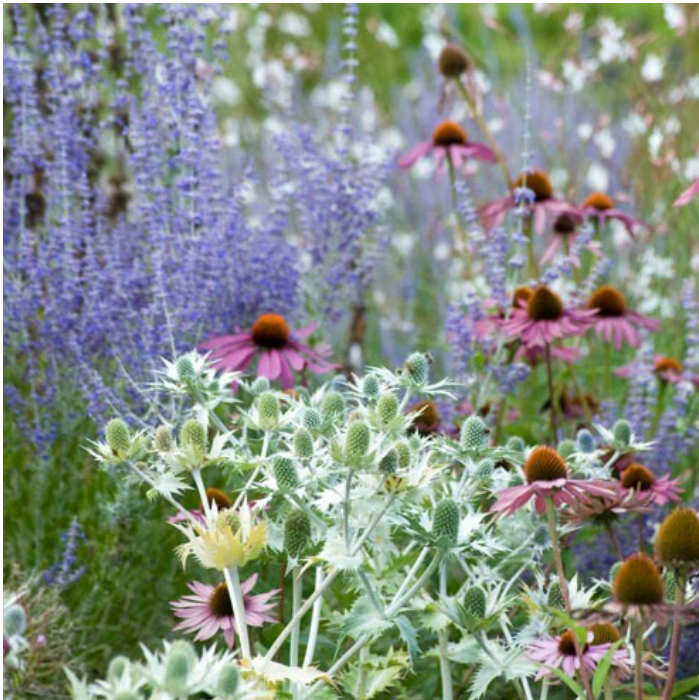
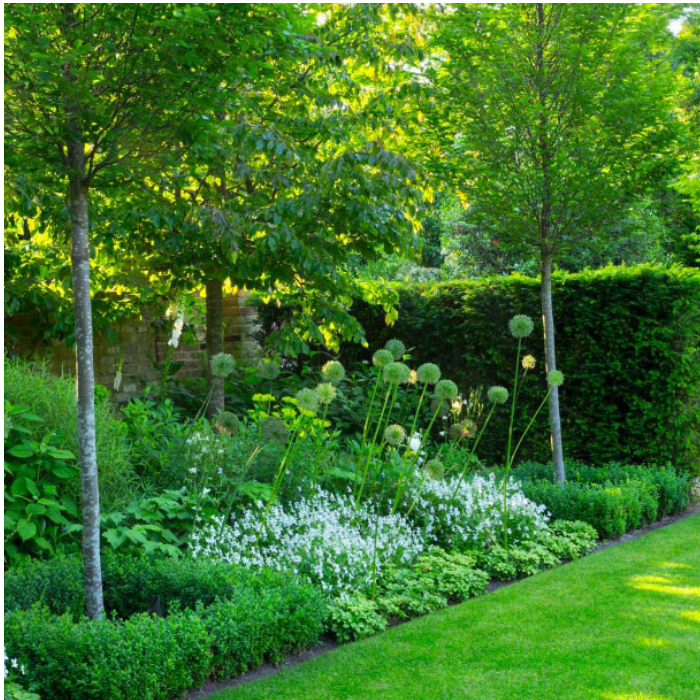
1.1 Planting Objectives

The landscape proposals establish a rich mosaic of planting types across the site, providing a sensory rich environment that combines amenity value, habitat creation and biodiversity enhancement. Planting on site includes the retention of existing trees, new tree planting, hedgelines, climbing plants and structural native shrub planting to site boundaries and ornamental shrubs, groundcover and perennials.

The built form reflects the pitched character of surrounding residential dwellings providing no opportunity for green roofs. Living walls are not felt to be appropriate in this residential location with additional concerns over maintenance and fire issues. However soft landscape areas have been maximised throughout with extensive climbing plants, softening and greening the site boundaries.

The planting strategy seeks to:

- create a distinct sense of place and an attractive setting for the new development, reflecting the residential setting and providing structure and seasonal interest for residents
- replacement tree planting for all trees lost due to construction with species that are appropriate to their location and soil condition
- complement and contrast with the built form and soften boundaries with hedgelines to property boundaries and extensive climber planting
- promote local biodiversity and wildlife value by providing habitat for birds, insects and bats with native species used in combination with nectar rich flowering perennials and ecological enhancements such as bird/bat/insect boxes
- address climate change resilience in species selection and use species that are tolerant of wetter winters or more seasonal extreme weather events and drier, warmer summers



1.0 Planting Strategy

1.2 Planting Proposals

Planting Category	Size/Density	Indicative Images			
Semi-mature trees Typical species <i>Acer campestre</i> Field Maple <i>Crataegus monogyna</i> Hawthorn <i>Fagus sylvatica</i> 'Dawyck' Dawyck Beech <i>Prunus avium</i> Cherry	20-25cm girth, 4.5-5.5m ht, 2m clear stem, rootballed				
					
Pleached trees to southwestern site boundary (heavy standard) Typical species <i>Pyrus calleryana</i> 'Chanticleer' Pleached Pear	12-14cm girth, head of 1.5m wide x 1.5m high, 2m clear stem, rootballed				
Formal hedging to dwellings frontage Typical species <i>Carpinus betulus</i> Hornbeam	60-90cm height, bareroot planted in two staggered rows 40cm apart at 0.3m c/s				

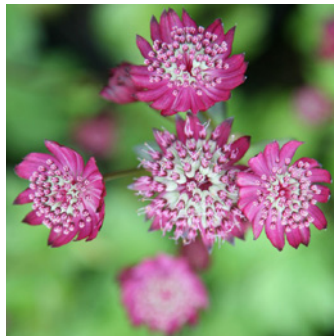
1.0 Planting Strategy

1.2 Planting Proposals

Planting Category	Size/Density	Indicative Images			
Mixed native shrub planting to access road site boundary					
Typical species	60-90cm height, bareroot planted at 2 per m ²				
<i>Corylus avellana</i> Hazel 30%					
<i>Crataegus monogyna</i> Hawthorn 40%					
<i>Euonymus europaeus</i> Spindle 5%					
<i>Ilex aquifolium</i> Holly 10%					
<i>Prunus spinosa</i> Blackthorn 10%					
<i>Viburnum opulus</i> Guelder Rose 5%					
					
					
Climbers to site boundary in gardens					
Typical species					
<i>Clematis armandii</i> Evergreen Clematis	1.5-2m ht, 5L container, min 4 breaks, 2m c/s				
<i>Lonicera japonica</i> 'Halliana' Japanese Honeysuckle	1.5-2m ht, 5L container, min 4 breaks, 2m c/s				
<i>Parthenocissus quinquefolia</i> Virginia Creeper	1.5-2m ht, 5L container, min 4 breaks, 2m c/s				
<i>Trachelospermum jasminoides</i> Star Jasmine	1.5-2m ht, 5L container, min 4 breaks, 2m c/s				
					

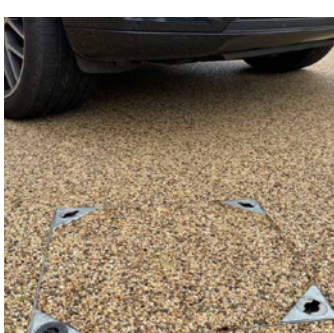
1.0 Planting Strategy

1.2 Planting Proposals

Planting Category	Size/Density	Indicative Images			
Ornamental planting to front gardens and terraces					
Typical species					
<i>Alchemilla mollis</i> Lady's Mantle	3L container, 9/m ²				
<i>Anemone hupensis</i> 'Hadspen's Abundance'	3L container, 7/m ²				
<i>Betonica officinailis</i> 'Hummelo' Salvia	3L container, 9/m ²				
<i>Eurybia x herveyi</i> 'Twilight' Aster	3L container, 7/m ²				
<i>Miscanthus sinensis</i> 'Abundance' Silver Grass	3L container, 1/m ²				
<i>Perovskia</i> 'Blue Spire' Russian Sage	3L container, 3/m ²				
<i>Sesleria autumnalis</i> Autumn Moor Grass	3L container, 9/m ²				
<i>Phlomis russeliana</i> Phlomis	3L container, 9/m ²				
Shrubs and groundcover planting to rear gardens					
Typical species					
<i>Astrantia major</i> 'Rubra' Great Masterwort	3L container, 11/m ²				
<i>Dryopteris filix-mas</i> Male Fern	3L container, 7/m ²				
<i>Geranium phaeum</i> 'Raven' Cranesbill	3L container, 9/m ²				
<i>Liriope muscari</i> Big Blue Lilyturf	3L container, 11/m ²				
<i>Pachysandra terminalis</i> Japanese Spurge	3L container, 9/m ²				
<i>Pittosporum tenuifolium</i> 'Golf Ball'	5L container, 40-60cm height, 4/m ²				
<i>Viburnum davidii</i> David Viburnum	5L container, 40-60cm height, 4/m ²				
<i>Vinca difformis</i> Intermediate Periwinkle	3L container, 9/m ²				

2.0 Hard Materials Strategy

2.1 Hard Materials, Street Furniture and Lighting Proposals

Category	Specification	Indicative Images						
Hard materials								
Permeable concrete aggregate paving to private terraces	e.g. Marshalls Conservation X Priora, colour Silver Grey, size 600x400mm, 400x400mm & 400x200mm							
Permeable concrete block paving to parking and access paths	e.g. Marshalls Tegula Priora, colour Traditional, size 160x160mm							
Permeable resin bound gravel to access road and footpath	e.g. Sureset resin bound gravel paving, natural aggregate, colour Winter Gold and Bronze							
Concrete flat top edging to define carriageway of access road	e.g. Marshalls Flat Top Edging, colour Grey, size 50x150mm							
Flush metal edging to hard/soft interfaces	e.g. Kinley ExcelEdge AluExcel							
Recessed service covers	e.g. refer to engineer's details							
Street furniture and lighting								
Integrated FSC timber bench to brick retaining wall	e.g. The Contemporary Fencing Company bespoke							
FSC timber slatted refuse/bicycle store, 1x1.5/2m	e.g. The Contemporary Fencing Company garden store							
Steel cycle stand, colour RAL 9005	e.g. Furnitubes Sheffield Cycle Stand							
LED illuminated bollard, colour RAL 9005	e.g. Nordlux Mino 45 illuminated bollard							
LED illuminated wall light, colour RAL 9005	e.g. Nordlux Mino wall light							
FSC timber insect hotel	e.g. Nestboc Company bug hotel							
FSC timber bird box	e.g. Nestbox Company small bird nest box							

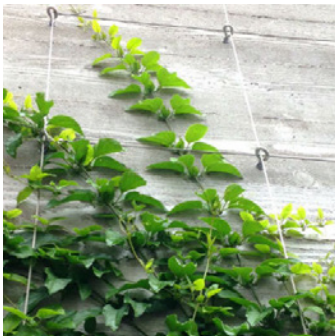
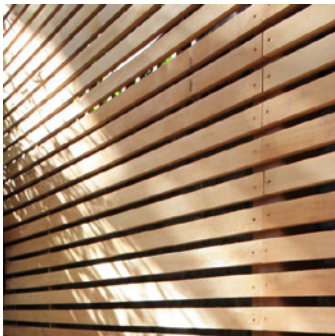
2.0 Hard Materials Strategy

2.2 Boundary Treatments

Site Boundary and Boundaries between Gardens

FSC contemporary timber screening to site boundary to give privacy to adjoining dwellings. These will be softened with mixed native shrub planting along the access road and climbing plants in the private gardens supported with stainless steel wires and screw eyes (refer to Henshall Green planting and hard materials plans and landscape details).

e.g. The Contemporary Fencing Company Cequence fencing, 1.8m ht



Dwellings Frontage to Access Road

Steel railing above low brick wall to frontage of each dwelling to overall height of 1.2m. Brick wall to match architectural brickwork. These will be softened with Hornbeam hedge planting directly behind the railings (refer to Henshall Green planting and hard materials plans and landscape details).

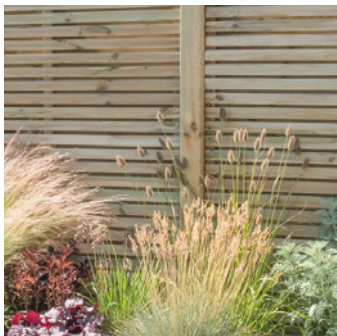
e.g. Lang and Fulton Rimini railing, 750mm ht flat bar railing with base plate fixing, RAL 9005, low brick to architect's specification



Boundary to Front Gardens (Houses A, B & C)

FSC contemporary timber screen above low brick wall to boundary between front gardens to overall height of 1.5m. Brick wall to match architectural brickwork. These will be softened by dense ornamental planting to front gardens.

e.g. The Contemporary Fencing Company Cequence fencing, 1.1m ht, low brick to architect's specification



3.0 Soft Landscape Specification

3.1 Topsoil and Soil Ameliorants

3.1.1 PREPARATION MATERIALS GENERALLY

- Purity: Free of pests and disease.
- Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
- Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

3.1.2 PERMITTED MATERIALS

- Materials: Composted bark and Composted green/food waste certified to PAS 100.
- Give notice: before ordering or using.
- Declaration of compliance in accordance with BS EN 13650: Required.

3.1.3 MATERIALS NOT PERMITTED

- Materials: Peat and Products containing peat; river and canal dredging.

3.1.4 IMPORTED TOPSOIL TO BS 3882 FOR ALL PLANTING BEDS

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882.
- Classification: Multipurpose.
 - Soil textural class to BS 3882, Figure 1: Any class.
- Source: Contractor's choice.
 - Product reference: Contractor's choice.

3.1.5 ORGANIC MATERIALS FOR MULCHING

- Type: Bark.
- Source: Contractor's choice.
 - Product reference: Min 12 month composted pine bark mulch.

3.1.6 SANITISED AND STABILISED COMPOSTED MATERIALS CERTIFIED TO PAS 100 FOR ALL PLANTING BEDS

- Standard: In accordance with PAS 100.
- Source: Contractor's choice.
 - Product reference: Contractor's choice.
- Horticultural parameters:

- pH (1:5 water extract): 7.0-8.7.
- Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
- Moisture content (m/m of fresh weight): 35-55%.
- Organic matter content (minimum): 25%.
- Grading (air dried samples): 99% passing 25 mm screen, and 90% passing: 10 mm screen mesh aperture. Carbon: Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.
- Compost Certification Scheme certification: Not required.
- Declaration of analysis: Submit.
- Additional analyses: Phytotoxic elements.
- Samples: Submit details.

3.1.7 SLOW RELEASE FERTILIZER For all planted areas and tree pits

- Compound fertiliser: slow release fertilizer.
- Supplier: submit proposals.
- Application: Apply evenly over ornamental planting areas at 70gm/sq.m immediately before cultivation.

3.1.8 MYCORRHIZAL INOCULANT FOR ALL PLANTING

- Manufacturer: Submit proposals.
- Product reference: Submit proposals.

3.1.9 TOPSOIL ANALYSIS

- Soil to be analysed: Imported topsoil.
- Soil analyst: Submit proposals.
- Samples: Collect in accordance with BS 3882.
- Submit:
 - Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
 - Additional analysis: Potentially toxic elements (PTEs).
 - Report detailing soil analyst's recommendations.

3.1.10 IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
- Notice period: 7 days.

3.1.11 DOCUMENTATION FOR IMPORTED TOPSOIL For all planted areas and tree pits

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.

3.0 Soft Landscape Specification

- Number of copies: Two.
- 3.1.12 DOCUMENTATION FOR COMPOST AND COMPOSTED MATERIALS For all planted areas and tree pits.
 - Timing: Submit at handover.
 - Contents:
 - Full description of all compost components.
 - Record of source for all compost components.
 - Analyst's report for each test carried out.
 - Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - Quality Compost Protocol certification: Required.
 - Number of copies: Two.
- 3.1.13 NOTICE
 - Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
 - Period of notice: 1 week.
- 3.1.14 MECHANICAL TOOLS
 - Restrictions: Do not use within 100 mm of tree and plant stems.
- 3.1.15 SUBSOIL SURFACE PREPARATION FOR AMENITY PLANTING AREAS
 - Standard: In accordance with BS 3882.
 - General: Excavate and/ or place fill to required profiles and levels, as section D20.
 - Loosening:
 - When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth:
 - Light and non-cohesive subsoils: 150 mm.
 - Stiff clay and cohesive subsoils: 300 mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
 - Wet conditions: Do not loosen subsoils.
 - Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
 - Remove from site: Arisings, contaminants and debris and Builders rubble.
- 3.1.16 PREPARATION OF UNDISTURBED TOPSOIL
 - Standard: In accordance with BS 4428.
 - Grading and cultivation: To suit cultivation operations specified in Q30.
 - Hard ground: Break up thoroughly.
 - Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.

- Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
- Fallow period (minimum): One month.
- Weed control: At appropriate times treat with a suitable translocated nonresidual herbicide.
- 3.1.17 SURPLUS MATERIALS TO BE REMOVED
 - Topsoil removal from site: Topsoil remaining after completion of all landscaping work.
 - Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.
- 3.1.18 GRADING OF TOPSOIL
 - Topsoil condition: Reasonably dry and workable.
 - Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
 - Give notice: If required levels cannot be achieved by movement of existing soil.
- 3.1.19 HANDLING TOPSOIL
 - Standard: In accordance with BS 3882.
 - Aggressive weeds: Give notice and obtain instructions before moving topsoil.
 - Plant: Select and use plant to minimize disturbance, trafficking and compaction.
 - Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
 - Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
 - Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2..
- 3.1.20 SPREADING TOPSOIL ON GRASSED AREAS and AMENITY PLANTING AREAS
 - Standard: In accordance with BS 3882.
 - Temporary roads/ surfacing: Remove before spreading topsoil.
 - Layers:
 - Depth (maximum): 250 mm.
 - Gently firm each layer before spreading the next.
 - Depth after firming and settlement: 250 mm to lawns and 450 depth to planting beds.
 - Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
- 3.1.21 LOOSE TIPPING OF TOPSOIL
 - Standard: In accordance with BS 3882.
 - General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.
- 3.1.22 FINAL CULTIVATION FOR PLANTING BEDS
 - Compacted topsoil: Break up to full depth.
 - Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.

3.0 Soft Landscape Specification

- Depth: 250 mm.
- Particle size (maximum): 20 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
 - 25 mm above adjoining paving or kerbs;
 - 50 mm above adjoining lawns; and
- Minimum 150 mm below dpc of adjoining buildings.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 50 mm.

3.1.23 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- In relation to adjoining paving, kerbs or hard surfaces: 75 mm below.
- In relation to dpc of adjoining buildings: Not less than 150 mm below.
- In relation to adjacent grass areas: 75 mm above.
- Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

3.1.24 APPLYING SOIL AMELIORANT To all planted areas

- Type: PAS 100.
- Locations: All planting areas.
- Fully incorporate into topsoil to a depth of 300 mm.
- Application: Spread evenly.
- Timing: Apply prior to cultivation.
- Rate: 1 part ameliorant to 4 parts soil.
- Timing: Prior to cultivation.
- Other requirements: None.

3.1.25 APPLYING LOOSE MULCH To all planted areas

- Timing: Immediately after planting.
- Preparation: Ensure that soil is thoroughly moistened, applying water where necessary.
- Coverage of mulch (minimum):
 - Planting beds (depth): 50 mm depth.
 - Trees: 50mm.
- Finished level of mulch: 25 mm below adjacent grassed or paved areas.

3.2 Turfing

3.2.1 TURFED AREAS

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests,

weeds and disease.

- Appearance: A closely knit, continuous ground cover of even density, height and colour.

3.2.2 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

3.2.3 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

3.2.4 WATER RESTRICTIONS

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

3.2.5 CULTIVATED TURF FOR ALL GRASSED AREAS

- Supplier: Rolawn Ltd, The Airfield, Seaton Ross, York, YO42 4NF Tel: 01904 757372
- Web: www.rolawn.co.uk (or similar and approved).
- Product reference: Medallion Turf (or similar and approved).
- Properties of soil used for turf production: Peat-free, well drained sandy loam.

3.2.6 DELIVERY AND STORAGE

- Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
- Frosty weather or waterlogged ground: Do not lift turf.
- Delivery: Arrange to avoid need for excessive stacking.
- Stacking height (maximum): 1 m.
- Dried out or deteriorated turf: Do not use.
- Certification:
 - Standard: To BS 3969.

3.2.7 TURFING GENERALLY

- Time of year: Autumn or early winter.
- Timing of laying:
 - Spring and summer: Within 18 hours of delivery.
 - Autumn and winter: Within 24 hours of delivery.
- Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed to a true line.
- Adjusting levels: Remove high spots and fill hollows with fine soil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do

3.0 Soft Landscape Specification

not use rollers.

- Dressing, brushed well in to completely fill all joints: None.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

3.2.8 TRIMMING TURF

- Newly planted tree pits: Neatly cut away around individual trees.
- Triangle areas to an external diameter: 1500mm.
- Tree pit surface: 50mm Mulch.

3.2.9 FIRST CUT OF GRASSED AREAS

- Timing: When grass is reasonably dry.
- Height of initial growth: 50 mm.
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
 - Height of first cut: 40 mm.
 - Mower type: Rotary.
 - Arisings: Remove from site.

3.2.10 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

3.3 External planting

3.3.1 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 50 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

3.3.2 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- Frozen or snow-covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

3.3.3 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

- Strong winds: Do not plant.

3.3.4 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

3.3.5 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

3.3.6 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

3.3.7 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

3.3.8 PLANTS/TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
- Standard: The relevant parts of BS 3936.
- Species: True to name.
- Origin/ Provenance: British grown.
- Definition: Origin and Provenance have the meaning given in the National Plant Specification.

3.3.9 PLANTS/TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

3.3.10 CONTAINER GROWN PLANTS/TREES

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.

3.0 Soft Landscape Specification

- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
 - Hardiness: Grown in the open for at least two months before being supplied.
 - Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- 3.3.11 HERBACEOUS PLANTS
- Well rooted, healthy, hardy, and not less than two years full growth.
 - Plant in generously sized holes with finely broken topsoil returned around the roots
 - Plant at even spacing: plant in groups and avoid straight lines unless specified.
- 3.3.12 LABELLING AND INFORMATION
- Standard: To BS 3936.
- 3.3.13 PLANT/TREE SUBSTITUTION
- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
 - Approval: Obtain before making any substitution.
- 3.3.14 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING
- Standard: To CPSE 'Handling and establishing landscape plants'.
 - Frost: Protect plants from frost.
 - Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
 - Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
 - Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
 - Planting: Upright or well balanced with best side to front.
- 3.3.15 TREATMENT OF TREE WOUNDS
- Cutting: Keep wounds as small as possible.
 - Cut cleanly back to sound wood using sharp, clean tools.
 - Leave branch collars. Do not cut flush with stem or trunk.
 - Set cuts so that water will not collect on cut area.
 - Fungicide/ Sealant: Do not apply unless instructed.
- 3.3.16 WEED CONTROL
- Locations: All landscape / planting areas.
 - General: Prevent weeds from seeding and perennial weeds from becoming established, by hoeing and maintaining mulch.
- 3.3.17 PLANT LAYOUT TO ALL BEDS
- Spacing: As shown on soft landscape drawings.
- Density: As shown on soft landscape drawings.
- 3.3.18 SETTING OUT
- Landscape Architect to be present when setting out of all ornamental planting and trees.
- 3.3.19 SHRUB/HERBACEOUS PLANTING PITS
- Timing: Excavate 1-2 days (maximum) before planting.
 - Sizes: 150 mm wider than roots when fully spread and 200 mm deep.
 - Pit bottom improvement Not required.
 - Backfilling Material: Composition - A previously prepared mixture of topsoil excavated from the pit and additional topsoil as required.
- 3.3.20 CLIMBING PLANTS
- Planting: 150 mm clear of supporting structure (e.g. wall/ fence) with roots spread outward.
 - Branches: Lightly secured to supports.
 - Climber supports: Stainless steel wire.
 - Base height: 600mm.
 - Extent: of structure or boundary wall.
 - Centres: 350 mm
 - Distance from wall: 50 mm.
 - Fixings: Galvanized screw eyes.
 - Centres: 2.5 m.
- 3.3.21 REGULAR PLANT LAYOUT TO HEDGES
- Spacing: In regular, staggered rows.
 - Density: As plant schedule.
- 3.3.22 FORMAL HEDGES
- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
 - Planting: In trenches large enough to take full spread of roots. Set out plants evenly.
- 3.3.23 FENCING SUPPORT FOR NEW HEDGES
- Type: 3 strand strained wire fence (height to relate to hedge height).
 - Timing: Before planting hedge.
 - Support: Lightly secure hedge plants to fence wires at appropriate intervals.
- 3.3.24 AFTER PLANTING
- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
 - Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- 3.4 Planting Trees
- 3.4.1 TREE PLANTING
- Standard: Prepare trees and transplant in accordance with BS 8545

3.0 Soft Landscape Specification

3.4.2 TREE PITS

- Sizes: As shown on soft landscape drawings and details.
- Sizes: 75 mm deeper than root system and wide enough to accommodate roots when fully spread.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre.
- Pit sides: Scarify.
- Accessories: Underground guying as drawing and tree pit drainage layer as per drawings.

3.4.3 TREE PIT ROOT BARRIERS

- Locations: To all tree pits within 7m of building.
- Manufacturer: GreenBlue Urban, Northpoint, Compass Park, Junction Road, Bodiam, TN32 5BS Tel: 01580 830 800 Web: www.greenblue.com (or similar and approved)..
- Product reference: ReRoot 600.
- Thickness: refer to Manufacturer's specification.
- Barrier depth: 600 mm.
- Foil liner: Not required .
- Top of root barrier in relation to finished topsoil level: 50 mm below ground level.
- Installation: With sides vertical. Remove all sharp objects adjacent to barrier.

3.4.4 TREE PIT IRRIGATION AND VENTILATION ACCESSORIES

- Locations: Refer to Henshall Green Planting Plans and Details.
- Manufacturer: Green Blue Urban, Northpoint, Compass Park, Junction Road, Bodiam, TN32 5BS Tel: 01580 830 800 Web: www.greenblue.com (or similar and approved).
- Product reference: RootRain Urban (or similar and approved).
- Type: Perforated plastics irrigation pipe with inlet.
- Pipe diameter: 60 mm.
- Ring diameter: 1300 mm.
- Inlet: Black plastics, with cap.
- Installation:
 - Pipe: Lay in loop above root ball with slight fall away from inlet pipe. Trim length to ensure a close fit in the tree pit. Connect both ends of pipe securely into plastics tee junction on inlet.
 - Top cap of inlet: Protruding slightly above finished surround level.
 - Backfill material: Carefully compact in layers.

3.4.5 TREE PIT DRAINAGE

- Locations: As shown on soft landscape drawings and details.
- Depth of excavation: Increase from specified size to allow for aggregate layer, with base slightly falling to outlet.
- Aggregate layer: Clean gravel or broken stone, with no fines, graded 40 to 20 mm.
- Depth: 200mm.
- Geotextile filter:

- Manufacturer: Contractor's choice.
- Position: Lay over aggregate before installing tree or backfill.
- Completed pits: Test for free drainage before planting. This is essential to ensure the longevity of the trees confirmation required from Engineer that the pit is free-draining.
- Coordination required with Engineer for positive drainage connection to drainage layer of tree pit. Refer to Engineer's information.

3.4.6 UNDERGROUND GUYING FOR SEMI MATURE TREES - Strap Anchor Rootball Guying System With Root Anchors, Guying Straps To Protect Rootball And Dead Man

- Manufacturer: GreenBlue Urban, AnchorPlate – ArborGuy Tree Anchoring System or equivalent accepted.
- Locations: As per drawing design drawings.
- Installation: As per manufacturer's recommendations.
- Contractor to provide adequate weight to ensure permanent fixing of trees for local climate and conditions. Landscape contractor to ascertain size needed to provide adequate weight to ensure permanent fixing of all trees. Note that windy conditions exist on the site so specific attention is required to ensure effective anchoring of trees to prevent tree movement as a result of wind.

3.4.7 TREE STAKES

- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
- Preservative treatment: To provide a 20-year service life.
 - Stake size (minimum): 100mm diameter.
- Stake length (minimum): 2200mm.

3.4.8 DOUBLE STAKING FOR HEAVY STANDARD TREES

- Staking:
 - Position: Either side of tree position and perpendicular to wind direction.
 - Driving: Vertically at least 300 mm into bottom of pit before planting.
 - Backfilling: Consolidate material around stake.
 - Firming: Sufficiently firm to prevent movement of the rootball/ rootstock.
- Height of stakes: 1500 mm above ground level.
- Horizontal bracing: Timber cross bar, 75 mm x 25 mm x 900 mm.
- Fixing: Firmly fix using nails on windward side of tree and as close as possible to the stem without making contact with the bark. Position cross bar horizontally and 25 mm from top of stakes.
- Ties: Adjustable.
- Tying: Secure tree firmly but not rigidly to cross bar. Prevent tree from touching cross bar using spacer blocks or cushions if required.
- Nails for fixing ties, belts and webbing: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Nails for fixing cross bars: To BS 1202-1, galvanized round wire, minimum 75 mm long and 3.75 mm gauge.

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3.4.9 TREE PIT MULCHING

- Material: Mulch, as 3.1.5 unless otherwise stated.
- Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: to 50mm depth.
- Finished level of mulch: 25 mm below adjacent grassed or paved areas.

3.5 Protecting/Maintaining/Making Good Defects

3.5.1 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
- Frequency of maintenance visits: As required.

3.5.2 FAILURES OF PLANTING

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
- Exclusions: Theft or malicious damage after completion.
- Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: During the next suitable planting season.
- Trees and shrubs that have died, failed to thrive or become seriously damaged or diseased, within a period of 5 years following completion of planting shall be replaced in the next planting season/as appropriate with a specimen of the same size and species as originally present.

3.5.3 FAILURES OF SEEDING/TURFING

- Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
- Defective materials or workmanship: Areas that have failed to thrive.
- Exclusions: Theft or malicious damage.
- Method of making good: Recultivation and reseeded/ returfing.
- Timing of making good: The next suitable planting season.

3.5.5 CLEANLINESS

- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

3.5.6 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around all planting.
- Keep planting beds clear of weeds: By maintaining full thickness of mulch. Any weeds generally to be removed by hand.

- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning plants.
- Trees: Spray crown when in leaf during warm weather.
- Timing: After dusk.
- Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.
- Broken or missing items: Replace.
- Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
- Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
- Ties: Adjust to accommodate growth and prevent constriction or abrasion.
- Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
- Frequency of checks: Every month.
- Watering: As necessary to achieve successful plant establishment..
- Fertiliser application: Timing / type / quantity as appropriate to planting type.
- Planting Spread: Planting spread to be limited to avoid single plant species colonizing and dominating planting areas. Plants to be thinned / divided / removed as required to maintain a diverse, dynamic and balanced plant community. Refer to Landscape Architect for advice.

3.5.7 PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
- Dead, dying, diseased wood and suckers: Remove.
- Timing: As appropriate to the species. Note that evergreen species perform a wind mitigation function when herbaceous plants are not at full height.
- Trees: Favour a single central leading shoot.
- All trees to be checked and maintained if required to avoid potential conflict with buildings.
- Arisings: Remove.

3.5.8 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
- Depth (minimum): 50 mm.
- Trees: Remulch.
- Depth (minimum): 50 mm.

4.0 Management and Maintenance Plan

4.1 Introduction

- 4.1.1 This plan sets out the principles and objectives to provide detailed guidance for the maintenance and management of the for the external environment at 48 Murray Road.
- 4.1.2 This document covers all landscape areas related to the development and should be read in conjunction with the following landscape drawings by Henshall Green Landscape Architects:
- 090 GF SW 101 Planting plan 1 of 2
 - 090 GF SW 102 Planting plan 2 of 2
 - 090 GF HW 201 Hard materials plan 1 of 2
 - 090 GF HW 202 Hard materials plan 2 of 2
 - 090 GF DET 301 Landscape Details 1 of 3
 - 090 GF DET 302 Landscape Details 2 of 3
 - 090 GF DET 303 Landscape Details 3 of 3
 - 090 GF MP 401 Landscape Management Plan
- 4.1.3 Hard landscape proposals include all surfacing, street furniture and boundary elements. Soft landscape proposals include tree planting, shrub and groundcover/perennial planting, native shrub and hedge planting, climbing plants and grass seeding/turfing roof in addition to hard surfacing/ street furniture.
- 4.1.4 The plan covers the first 5 years of maintenance after practical completion of the development. After this period, the plan should be reviewed, with fresh objectives and prescriptions for the long term maintenance, in consultation with any relevant stakeholders, including any emerging residents groups.
- 4.1.5 Landscape maintenance will be the responsibility of the Landscape Contractor as appointed by the Developer/Main Contractor for the duration of the defects period until final completion. At completion, responsibility for ongoing maintenance will be handed over to the Management Company who will appoint a Landscape Contractor to undertake the work. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.
- 4.1.6 This plan refers to the 'Landscape Contractor' to cover all parties undertaking maintenance and management works.
- 4.1.7 Maintenance/management of the landscape areas shall be carried out by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI).

4.2 Objectives

- 4.2.1 The overall objectives for the maintenance and management works are as follows:
- To maximize the landscape amenity of the site for all users.
 - To maintain healthy plant growth including the thriving of existing planting and successful establishment of any new planting, ensuring plant stock remains free from disease.

- To maintain a tidy finish to all hard and soft elements including litter/weed free planting beds to ensure a high-quality environment.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To ensure best horticultural and health and safety practices at all times.
- To comply with all relevant legislation relating to flora and fauna, in particular protected species, whether known to be present on site, or found.

4.3 Maintenance activities

- 4.3.1 Section 4.16 provides a schedule of activities, giving a timetable for management actions for the first five years post implementation. Before the end of this period the Management Company shall review the plan in consultation with the local planning authority and other interested parties and provide an updated management plan for on-going management. The updated plan shall be submitted to and agreed by the local planning authority.

4.4 Health and Safety

Procedures

- 4.4.1 The following should be discussed and confirmed at initial meetings with the Landscape Contractor:
- Storage of materials and parking
 - Location of underground services
 - First aid arrangements
 - Emergency procedures
- 4.4.2 In the event of an incident occurring during the implementation of the landscape management works this would be required to be reported to the Management Company. Any incident shall be reported immediately and emergency services contacted if necessary.
- Safe working at height
- 4.4.3 The Landscape Contractor is fully accountable for demonstrating statutory compliance and in particular comprehensive risk assessment and method statements for all works and undertakings in respect of the provision of landscape management.
- Chemical Use
- 4.4.4 It is the responsibility of the Landscape Contractor to ensure they are aware of, familiar with and abide by all current legislation pertaining to pesticides (insecticides, herbicides, fungicides) and their use.
- 4.4.5 A full Risk Assessment shall be undertaken and documented for each planned chemical application.
- 4.4.6 Chemicals are only to be used for weed control and pests/diseases where specified and approved. All work and workmanship shall comply with the latest regulations. Where work is near to drainage ditches or land drains it must comply with Environment Agency guidelines for use of chemicals.

4.0 Management and Maintenance Plan

Where scheduled or instructed the Landscape Contractor shall apply a suitable foliar acting herbicide to kill regrowth and allow the recommended period before clearing arisings.

First Aid

- 4.7 The Landscape Contractor shall provide a minimum of one First Aid trained staff member, who should be present on site at any time during working hours.

4.5 Management Specification - General actions

- 4.5.1 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within this document to be properly executed. A record or log of all maintenance visits should be undertaken by the Landscape Contractor and these should be collated on a six monthly basis and submitted to the Management Company for review.
- 4.5.2 The Landscape Contractor is expected to adopt a pro-active approach to management and maintenance generally and bring any issues requiring attention and action to the notice of the Main Contractor or Management Company.
- 4.5.3 All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice, as described by British Standards or other relevant laws, policy or guidance.
- 4.5.4 All operatives must be appropriately skilled and experienced for the type and quality of work, especially where COSHH or equivalent regulations apply.
- 4.5.5 Work is only to be carried out while soil and weather conditions are suitable, or as appropriate to any ecological constraints (e.g. bird nesting seasons etc.).
- 4.5.6 Only machinery and tools suitable for site conditions and the work carried out are to be used. Hand tools should be used around trees and in confined places. Nylon filament rotary cutters or other mechanical tools shall not be used closer than 100mm to the stem of any tree or plant. All machinery is to be fitted with appropriate guarding to prevent damage to adjacent planting, structures, fittings or surfaces.
- 4.5.7 All grass cutting machinery is to be well maintained and correctly adjusted to give a clean and even cut. Each machine is to be appropriate to the management plan requirements.
- 4.5.8 Any ground disturbed during maintenance operations must be made good.
- 4.5.9 All woody arisings are to be disposed of offsite. All grass cuttings may be let fly as appropriate. Chipping and shredding is not permitted on site without prior consent.
- 4.5.10 Soil and other arisings are to be removed from hard surfaces and all areas left in a clean and tidy condition after maintenance operations are complete.
- 4.5.11 All litter is to be collected from all soft landscape areas and disposed of offsite. No burning on site will be allowed.
- 4.5.12 Prior to handover, all newly planted beds and grass areas shall be watered to ensure their successful establishment and vigorous growth, particularly during dry periods. After handover, watering of planted areas shall not generally be carried out, with the exception of any newly planted beds or new grass, which shall be watered to ensure their successful establishment and vigorous growth, particularly during dry periods.
- 4.5.13 The Landscape Contractor is responsible for ensuring that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the Landscape Contractor will be responsible for submitting proposals to the Management Company for an alternative source of water e.g. use of a trailer mounted bowser.
- 4.5.14 All plants and planting areas shall be maintained as weed free. Planting beds shall be kept clear of all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil and causing minimum disturbance to trees, plants and mulched surfaces, leaving the area in a neat, raked, clean condition. All mulch spilling onto adjacent areas shall be swept up and if not contaminated with weeds or rubbish, returned to planted/mulched areas. Remove weeds growing on or in mulch by hand weeding or use of herbicide.
- 4.5.15 All plants and planting areas shall be maintained pest and disease free at all times. The Landscape Contractor should notify the Management Company of any significant pest or disease problem affecting the plant stock and shall provide a suitable strategy for treatment for approval.
- 4.5.16 The Landscape Contractor shall advise the Management Company of any plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed/defective plants should be reported to the Management Company at the first opportunity. Replacement planting should be carried out in the next planting season, with replacement plants to match size and species of adjacent plants.
- 4.5.17 The Landscape Contractor will ensure feeding of all grass, plants and trees using a suitable and approved organic slow release fertilizer, used at appropriate times of year.
- 4.5.18 All vegetation shall be pruned as necessary and when requested to avoid obstruction of pedestrians, vehicles, signage, lighting and sight lines.
- 4.5.19 Legislation relating to nature conservation and protection of wildlife and wild places is to be followed and any specialist licences obtained before commencement of work.
- 4.5.20 All plant species are to be resilient to pest and diseases and adhere to bio-security measures to prevent the introduction and spread of pests and diseases. Refer to relevant government guidelines and British Standards.
- ### 4.6 Management Specification - Hard surfaces and street furniture
- Management objective
- 4.6.1 To ensure that all hard surfaced areas are maintained in a safe, tidy condition to facilitate all year use.

4.0 Management and Maintenance Plan

- 4.6.2 To ensure that all street furniture are kept in a well maintained condition and in good working order.

Management operations

- 4.6.3 Remove all litter, debris and fallen leaves from all hard surfaces. Particular attention should be paid to areas where leaves collect e.g. corners and against fences, and these should be removed regularly to prevent a build up.
- 4.6.4 All hard surfaces should be swept thoroughly to remove any debris and allow for thorough annual cleaning of all asphalt and paving using jetwash or other effective means.
- 4.6.5 Undertake regular inspections to ensure all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off and repaired as new as soon as feasibly possible.
- 4.6.6 All fittings and street furniture should be inspected be-annually to ensure that it remains sound and safely installed. Re-install any loose furniture.
- 4.6.7 In the case of street furniture containing timber elements, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- 4.6.8 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- 4.6.9 Road marking are required to be clear, visible and complete. Any deterioration in road markings should be reported to the Main Contractor or the Management Company so that specialist contractors can be engaged for reinstatement works.

4.7 Management Specification - Bird and insect boxes

Management objective

- 4.7.1 To ensure that all bird and inset boxes are kept in a well maintained condition and suitable for habitation.
- 4.7.2 Bird boxes are not to be disturbed during the main bird breeding season (March-August) and are to be checked for occupation prior to any maintenance.
- 4.7.3 Birds are legally protected and The Wildlife and Countryside Act 1981 should be adhered to at all times.
- 4.7.4 Cleaning products are not to be used. Boxes are only to be cleaned with hot water, no cleaning products or chemicals are to be used.

Management operations

- 4.7.6 Insect boxes should not be disturbed or opened. A visual inspection can be carried out from a distance at any time of the year to assess the condition of the box. Check box for damage and repair as necessary.
- 4.7.7 Cleaning of bird boxes should take place in October and is advised but not essential. Boxes are to be undisturbed at all other times of the year. Cleaning includes:
- Remove any nesting material.
 - Clean box using boiling water to kill any parasites.
 - Allow box to thoroughly dry before fitting the lid.
 - Place handful of dried leaves or hay into the bottom of the box.
 - If unhatched eggs are found within the box they can only legally be removed between October to January. Eggs must be destroyed as it is illegal to keep them.
 - Check box for damage and repair as necessary.

4.8 Management Specification - Existing trees and vegetation

Maintenance objective

- 4.8.1 To ensure existing trees and vegetation are kept in a healthy and safe condition.
- 4.8.2 The Landscape Contractor shall ensure that all existing trees and vegetation are treated with the same care and attention as the newly planted stock.

Management operations

- 4.8.3 Regular checks are to be made on the condition of existing trees. Any necessary tree works are to be carried out by a qualified tree surgeon to BS 3998:2010 and approved by the Management Company. Any trees subject to a Tree Preservation Order will require permission from the Local Authority for any arboricultural work to be carried out.
- 4.8.4 The Wildlife and Countryside Act 1981 should be adhered to and any specialist licences obtained before commencement of work e.g for bat roosts.
- 4.8.5 If problems are identified in trees off site, the Landscape Contractor shall notify the Management Company, who should contact and notify the appropriate land owner.
- 4.8.6 Existing hedges, shrubs, groundcover and perennials retained should be regularly cut, trimmed, pruned, and thinned as required in accordance with the programme found in Section 4.16. Planting beds are to be maintained as weed free at all times.

4.0 Management and Maintenance Plan

4.8 Management Specification - Tree planting

Management objectives

- 4.8.1 To establish, within three years from planting, well-shaped new trees with balanced canopies and frameworks for future healthy growth, and a natural but overall neat and tidy appearance free from all dead and dying vegetation and crossing wood, including around the base of trees.

Management operations

- 4.8.2 Where trees are set within planting beds, the area to the base of each tree shall be maintained as weed free at all times.
- 4.8.3 Where trees are set within grass, provide a minimum 1m diameter mulched circle, minimum depth 50mm of mulch, to the base of each tree. To be maintained as weed free at all times.
- 4.8.4 In the first two years following planting, any new trees shall be closely monitored on a fortnightly basis to ensure they are upright, firm and stable and in good health.
- 4.8.5 The Landscape Contractor shall ensure during the first two years after planting that all new trees have adequate water, supplemented by other means if necessary. The soil around new trees in planting beds and tree pits shall be inspected to a depth of 300mm at regular intervals during the growing season to determine whether watering is required, and action taken if so.
- 4.8.6 In further years water newly planted trees throughout the summer months (May to August) at minimum fortnightly intervals after any period of four weeks without significant rainfall (less than 5mm). Heavy watering will be required in dry periods.
- 4.8.7 It is also important to ensure that the trees are not over-watered. All drainage points shall be regularly checked. Any plants lost due to water-logging or drought shall be replaced with matching species and size as appropriate. Size shall match that of the surrounding plants, rather than the originally specified size, unless agreed otherwise with the Main Contractor or the Management Company.
- 4.8.8 Stakes and ties shall be regularly checked for firmness, tightness and support and adjusted as necessary. Tree stakes shall be checked regularly for breaks and decay, replaced as necessary to original specification. All should be checked after strong winds for stability.
- 4.8.9 Soil shall be firmed around the roots to ensure that trees are securely planted in the ground and upright. All trees shall be re-firmed in the spring period following planting. Any trees loosened due to late frosts, strong winds or surface water movement shall be re-firmed as required.
- 4.8.10 Inspect, maintain and clear debris from any irrigation/aeration pipe and associated fittings.
- 4.8.11 Adjust, refix or replace loose or defective ties as necessary, allowing for growth and some movement to encourage development of a stable root system whilst preventing chafing, excessive windrock, and to compensate for settlement. Where chafing has occurred, reposition or replace ties or guying cords to prevent further chafing. Ties shall at no point be over-tight on the tree and shall

be checked and loosened regularly, especially at the start of the growing season to allow room for growth. Remove redundant tapes, tags, ties, labels and other encumbrances to prevent damage to bark.

- 4.8.12 Check trees that are underground guyed are sufficiently supported and stable.
- 4.8.13 Where stakes are longer than the height of the lowest branch of the tree, cut the stake to this height in spring and retie to tree firmly but not tightly with a single tie.
- 4.8.14 If a tree with a defective stake has grown sufficiently to become self-supporting, the Landscape Contractor shall inform the Management Company and, if instructed, remove stakes and fill the holes with lightly compacted soil. These trees should be continued to be monitored in cases of a deterioration in stability.
- 4.8.15 It is anticipated that all stakes and ties, including any frames to pleached trees, shall be removed in the region of 5 years after planting, but this must be approved by the Management Company before actioning.
- 4.8.16 Soils around trees shall receive a surface application of suitable and approved compound, controlled-release fertilizer each spring.
- 4.8.17 Trees shall be pruned as necessary to remove any dead, diseased or damaged shoots and to create a balanced form for future growth.
- 4.8.18 Prune pleached trees twice a year in early spring and late autumn, removing any shoots that grow past the frame, tying any shoots to fill any gaps.

4.9 Management Specification - Hedge planting

Management objective

- 4.9.1 To maintain hedges with healthy thriving plants and encourage strong growth that is maintained to encourage natural green boundaries and wildlife habitat to flourish.

Management operations

- 4.9.2 The planting area is to be checked on a quarterly basis, and maintained as weed free as possible.
- 4.9.3 Cut hedges a minimum of twice a year to maintain a tidy appearance at all times and 'a wedge shape' (with the top of the hedge slightly narrower than the base) to encourage healthy bushy growth, with formal shape.
- Hornbeam (*Carpinus betulus*) hedging shall be cut to uniform 1.2m height for internal hedges.
- 4.9.4 Ensure that tools used are sharp and cut hedge so that top is narrower than the base to ensure base will remain clothed in leaves.
- 4.9.5 Any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.

4.0 Management and Maintenance Plan

- 4.9.6 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.
- 4.9.7 Allow for re-firming soil around roots to ensure plants are securely planted and upright especially following periods of high winds.
- 4.9.8 Top up mulch as required to maintain continuous 50mm deep cover.
- 4.9.9 When agreed with the Management Company, shrubs are to be selectively thinned to allow room for growth and avoid 'overcrowding'. Care is to be taken to avoid overthinning, so creating obvious 'gaps' in planting. At approximately 5 yearly intervals the planting should be reviewed in terms of thinning and trimming for the benefit of long term good health and diversity.

4.10 Management Specification - Native shrub planting

Management objective

- 4.10.1 To establish mixed species stands of healthily growing vegetation with a well-shaped framework for healthy future growth, keeping the overall appearance neat and tidy.
- 4.10.2 To ensure successful establishment and growth of plants to achieve their natural form as part of a balanced and ultimately self-sustaining planting area.
- 4.10.3 To produce a predominant shrub-thicket to form a visual screen, physical barrier and attractive visual feature.

Maintenance operations

- 4.10.4 The planting area is to be checked on a quarterly basis, and maintained as weed free as possible.
- 4.10.5 Any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.
- 4.10.6 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.
- 4.10.7 Soil around roots is to be re-firmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 4.10.8 When agreed with the Management Company, shrubs are to be selectively thinned to allow room for growth and avoid 'overcrowding'. Care is to be taken to avoid overthinning, so creating obvious 'gaps' in planting. At approximately 5 yearly intervals the planting should be reviewed in terms of thinning and trimming for the benefit of long term good health and diversity.

4.11 Management Specification - Planting beds

Management objectives

- 4.11.1 To maintain attractive ornamental borders with healthily growing vegetation with a well-shaped framework for healthy growth, with a managed and tidy appearance.

Management operations

- 4.11.2 The planting area is to be maintained weed free at all times.
- 4.11.3 Plants are required to be pruned to encourage healthy regeneration and flowering. The contractor will ensure that they are aware of the specific needs of each variety of shrub.
- 4.11.4 When agreed with the Management Company the plants are to be selectively thinned to allow room for growth and avoid 'overcrowding'. Care is to be taken to avoid overthinning, so creating obvious 'gaps' in planting.
- 4.11.5 Subject to approval, any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.
- 4.11.6 Soils to receive a surface application of an organic compound, controlled-release fertilizer each spring.
- 4.11.7 Mulch is to be topped up as required to maintain continuous 50mm deep cover. Any additional material required is to match specified mulch.
- 4.11.8 Soil around roots is to be re-firmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.

4.12 Management Specification - Perennials

Management objectives

- 4.12.1 To maintain formal planting areas of dense, weed-free perennials of healthy growth, trimmed and supported as necessary to give a neat and tidy finish contained within the planted area and a crisp and even interface with all paved areas.

Management operations

- 4.12.2 The planted area shall be maintained as weed free at all times.
- 4.12.3 Care shall be taken to prevent perennials encroaching onto roads or footpaths.
- 4.12.4 Where perennials abut grass, they shall be trimmed to form a neat and tidy interface.
- 4.12.5 Plants shall be trimmed and tidied to remove dead vegetation or overgrowing branches. Dead flower heads shall be removed.
- 4.12.6 Untidiness of top growth shall be corrected by trimming as required.
- 4.12.7 Staking shall be introduced as required to support larger plants.
- 4.12.8 Soil around roots to be re-firmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 4.12.9 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.

4.0 Management and Maintenance Plan

- 4.12.10 Mulch around perennials shall be topped up each spring to maintain a continuous 50mm settled depth. Any additional material shall match existing mulch.
- 4.12.11 Any dead or damaged plants shall be replaced with matching species, which need not be the same size as adjacent plants.

4.12 Management Specification - Groundcover

Management objectives

- 4.12.1 To maintain areas of dense, weed-free groundcover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area and a crisp and even interface with all paved areas.

Management operations

- 4.12.2 The planting area is to be maintained as weed free at all times.
- 4.12.3 Where groundcover abuts road kerbs, it shall be managed uniformly to cover the top and face of the kerbs.
- 4.12.4 Where groundcover abuts grass, it shall be encouraged to develop onto the sward and shall then be trimmed to form a crisp interface.
- 4.12.5 Care should be taken to prevent groundcover encroaching onto roads or footpaths.
- 4.12.6 Plants are to be trimmed and tidied to remove dead vegetation or overgrowing branches.
- 4.12.7 Untidiness of top growth shall be corrected by pruning as required.
- 4.12.8 Plants should not be allowed to climb other plant stems.
- 4.12.9 Subject to approval, any dead or damaged plants are to be replaced with matching species.
- 4.12.10 Soils to receive a surface application of a compound, controlled-release fertilizer each spring.
- 4.12.11 Mulch is to be topped up as required to maintain continuous 50mm deep cover.
- 4.12.12 Soil around roots to be re-firmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.

4.13 Management Specification - Climbers

Maintenance objectives

- 4.13.1 To establish and maintain attractive ornamental climbing plants of managed and tidy appearance, with healthily growing vegetation and a well-shaped framework for future healthy growth.

Maintenance operations

- 4.13.2 The area around the base of each climbing plant is to be maintained weed free at all times.

- 4.13.3 Excess growth shall be removed by pruning, to ensure that signs, light fittings, doors, windows, gutters and downpipes are kept clear at all times.
- 4.13.4 Insecure growth shall be attached to supporting wires using natural fibre twine.
- 4.13.5 Check and repair as necessary supporting structures of climbing plants; wires to be extended if required.
- 4.13.6 Soil around roots to be re-firmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- 4.13.7 Soils around the base of climbing plants shall receive a surface application of compound, controlled-release fertilizer each spring.
- 4.13.8 Mulch within planted areas is to be topped up as required to maintain continuous 50mm settled depth. Any additional material required is to match existing mulch.
- 4.13.9 Any dead or damaged plants shall be replaced with matching species and size. Size shall match that of the surrounding plants, rather than the originally specified size.

4.14 Management Specification - Amenity grass areas

Management objective

- 4.14.1 To provide an even stand of vegetation of uniform height and colour comprising predominantly grass species, although a small percentage of dicotyledonous plants (no more than 5%) would be acceptable.

Management operations

- 4.14.2 All litter, large amounts of fallen leaves, twigs and branches shall be removed to maintain a neat appearance (and before mowing).
- 4.14.3 Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year. As a guide, this will normally require mowing at up to once a fortnight in the peak of the season.
- 4.14.4 Mowing shall be carried out without rutting or compaction of the surface, especially when ground conditions are soft. Do not cut during periods of drought, or when ground conditions or grass are wet, without the prior agreement of the Management Company.
- 4.14.5 All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction are to be kept trimmed neat and tidy at each mow.
- 4.14.6 All arisings are to be removed and all hard areas shall be swept clear of arisings.
- 4.14.7 Re-form edges abutting paths, borders and manhole covers etc. once a year, with a suitable edging tool, to clean straight lines or smooth flowing curves. A clean edge shall be formed, sloping slightly

4.0 Management and Maintenance Plan

back from vertical. Soil shall be drawn back from edges to permit the use of edging shears and arisings removed.

- 4.14.8 Spot weeding of isolated weed infestation is to be carried out, with spraying of areas with a suitable approved selective herbicide in accordance with the manufacturer's instructions as necessary.
- 4.14.9 Spring renovation - all close mown grass areas are to be scarified, verti-drained (or spiked with hand fork where access is restricted) and overseeded where necessary.
- 4.14.10 All close mown grass areas are to receive an application of spring/summer organic fertilizer after the spring renovation works.
- 4.14.11 Between September and March one application of autumn/ winter turf fertilizer shall be applied. Do not apply if the rootzone is dry.
- 4.14.12 Any areas damaged by trampling, abrasion or scalping during mowing shall be re-seeded or repaired. Reinstate worn areas as follows:
 - Remove the damaged turf to a depth of 50mm, cultivate to a fine tilth and either
 - o returf using turf of a quality and appearance to match existing, or
 - o fill with fine topsoil to BS 3882 premium (or as originally laid) grade, substantially free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.
 - Provide protection and watering to promote successful germination and/or establishment.
 - Turf laid for new grass areas or as part of repairs to existing grass shall be watered immediately after laying, then repeatedly and sufficiently during the establishment period to allow water to reach the underlying soil and ensure establishment.
- 4.14.13 All edges are to be trimmed with every cut and edges to be reformed once a year.

4.15 Management Specification - Weed, Pest and Disease Control

- 4.15.1 All plants, planting beds, trees and grass areas shall be maintained as weed, pest and disease free at all times. The Landscape Contractor is expected to adopt a pro-active approach to weeds, pests and diseases and treat accordingly.
- 4.15.2 Any plant or trees losses resulting from pest and disease infestation will be replaced by the Landscape Contractor. Exceptions will occur when this is as a direct result of an instruction from the Management Company e.g. a ban on chemical use.
- 4.15.3 The Landscape Contractor shall periodically inspect all planted areas, including trees, for any signs of pest or disease infection and report any such discovery to the Management Company.
- 4.15.4 The same diligence shall be required in monitoring soil and plant health in terms of the application of fertilizers, ameliorates, mulches or anti-desiccant sprays.
- 4.15.5 If damage is found to be occurring then, where necessary and with agreement and in consultation

with the Management Company, appropriate pest control shall be used. The Landscape Contractor shall, where possible, use non-chemical means in the first instance and seek approval from the Management Company for any use of pesticides.

- 4.15.6 The use of chemical weed control is to be kept to a minimum and is only to be used where manual removal of weeds is inappropriate or where large areas of invasive weeds are present

Management Plan to be read in conjunction with the following drawing:

090 GF MP 401 Landscape Management Plan

4.0 Management and Maintenance Plan

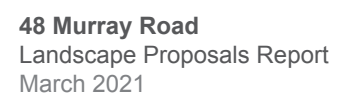
4.16 Landscape Maintenance Programme (years 1-5)

Item	Activity and minimum frequency	January	February	March	April	May	June	July	August	September	October	November	December
General	Litter 12/yr												
	Pest/disease inspection and remedial actions												
	Water as required												
	Weed control as required												
	Replace dead or damaged plants as required												
	Top up mulch 1/yr												
	Prick up soil as required												
Hard surfaces and street furniture	Litter 12/yr												
	Cleaning as required												
	Checking and repairs as required												
Existing trees and vegetation	Regular tree inspections and work as required												
	Cutting and pruning												
Tree planting	Weed control as required												
	Check and adjust ties, stakes/supports 2/yr												
	Fertilizer application 1/yr												
	Weed control as required												
	Break up root collars as required												
	Pruning generally 1/yr												
	Pruning pleached trees 2/yr												
Hedge planting	Weed control as required												
	Thinning as required												
	Pruning 2/yr												
	Fertilizer application 1/yr												
Native shrub planting	Weed control as required												
	Thinning as required												
	Pruning as required												
	Fertilizer application 1/yr												
	Understorey management as required												

4.0 Management and Maintenance Plan

4.16 Landscape Maintenance Programme (years 1-5)

Item	Activity and minimum frequency	January	February	March	April	May	June	July	August	September	October	November	December
Planting beds	Weed control as required												
	Thinning as required												
	Pruning as required												
	Fertilizer application 1/yr												
Perennials	Weed control as required												
	Trim edges & deadhead 4/yr												
	Support as required												
	Fertilizer application 1/yr												
Groundcover	Weed control as required												
	Remove from other plant stems as required												
	Fertilizer application 1/yr												
	Trim edges 4/yr												
Climbers	Weed control as required												
	Pruning as required												
	Secure loose growth to support as required												
	Fertilizer application 1/yr												
Amenity grass areas	Cutting 16/yr												
	Edging 15/yr												
	Reform edges 1/yr												
	Selective weeding as required												
	Spring renovation 1/yr												
	Fertilizer application 2/yr												



Luxgrove Capital Partners			
CLIENT			
48 Murray Road Harrow HA6 2YL			
PROJECT			
Landscape Management Plan			
DRAWING			
NTS		Planning	
SCALE		STATUS	
March 2021		PH	
DATE		ISSUED BY	
090	GF MP 401		
PROJECT No.		DRAWING No.	
		REVISION	

5.0 Schedule of Implementation

5.1 Programme

- 5.1.1 All works should be installed in accordance with the details and specification set out in this report and the associated landscape drawings by Henshall Green Landscape Architects:
- 090 GF SW 101 Planting plan 1 of 2
 - 090 GF SW 102 Planting plan 2 of 2
 - 090 GF HW 201 Hard materials plan 1 of 2
 - 090 GF HW 202 Hard materials plan 2 of 2
 - 090 GF DET 301 Landscape Details 1 of 3
 - 090 GF DET 302 Landscape Details 2 of 3
 - 090 GF DET 303 Landscape Details 3 of 3
- 5.1.2 All landscape implementation works to take place and be completed prior to substantial completion of building works, and for bare rooted stock during the first planting season after completion of the relevant building works, or prior to sale of any individual plots, whichever is the sooner.

5.2 Planting

- 5.2.1 All existing vegetation to be protected and tree works to be carried out in accordance with Arboricultural Report and Tree Protection Plan prepared by ADTrees which also covers works in the vicinity of existing trees.
- 5.2.2 All planting to meet the criteria of the general planting specification set out in this report. Planting should be maintained by the installing Landscape Contractor for a minimum period of 12 months following installation (defects rectification period), with any defective planting replaced at the end of the first year or before.

5.3 General Care and Tidiness

- 5.3.1 During implementation and maintenance, all soft landscape operations to be carried out with care to respect the site and environs, its occupiers, passers-by and other contractors' operations.
- 5.3.2 Waste removal: to be removed from site following completion of the day's work and/or the particular element of work.
- 5.3.3 Precautions: avoid the fouling of other site structures and adjacent surfaces (including roadways, paths and parking areas) with spillage of soil or other material.

6.0 Planting Schedule

Trees

Species	No.	Notes
<i>Acer campestre</i>	1	20-25cm girth, 4.5-5.5m ht, 2m clear stem, rootballed
<i>Crataegus monogyna</i>	1	20-25cm girth, 4.5-5.5m ht, 2m clear stem, rootballed
<i>Fagus sylvatica</i> 'Dawyck'	2	20-25cm girth, 4.5-5.5m ht, 2m clear stem, rootballed
<i>Pyrus calleryana</i> 'Chanticleer'	5	12-14cm girth, head of 1.5m wide x 1.5m high, 2m clear stem, rootballed
<i>Prunus avium</i>	1	20-25cm girth, 4.5-5.5m ht, 2m clear stem, rootballed

Hedging

Species	No.	Notes
<i>Carpinus betulus</i>	292	60-90cm height, bareroot planted in two staggered rows 40cm apart at 0.3m c/s

Shrubs

Species	No.	Notes	Spacing
<i>Corylus avellana</i>	40	60-90cm height, bareroot	2/m ²
<i>Crataegus monogyna</i>	53	60-90cm height, bareroot	2/m ²
<i>Euonymus europaeus</i>	7	60-90cm height, bareroot	2/m ²
<i>Ilex aquifolium</i>	13	60-90cm height, bareroot	2/m ²
<i>Pittosporum tenuifolium</i> 'Golf Ball'	24	5L container, 40-60cm height	4/m ²
<i>Prunus spinosa</i>	13	60-90cm height, bareroot	2/m ²
<i>Viburnum davidii</i>	22	5L container, 40-60cm height	4/m ²
<i>Viburnum opulus</i>	7	60-90cm height, bareroot	2/m ²

Climbers

Species	No.	Notes	Spacing
<i>Clematis armandii</i>	11	1.5-2m ht, 5L container, min 4 breaks,	2m c/s
<i>Lonicera japonica</i> 'Halliana'	14	1.5-2m ht, 5L container, min 4 breaks	2m c/s
<i>Parthenocissus quinquefolia</i>	17	1.5-2m ht, 5L container, min 4 breaks	2m c/s
<i>Trachelospermum jasminoides</i>	13	1.5-2m ht, 5L container, min 4 breaks	2m c/s

Perennials

Species	No.	Notes	Spacing
<i>Alchemilla mollis</i>	84	3L container	9/m ²
<i>Anemone hepensis</i> 'Hadsphen's Abundance'	37	3L container	7/m ²
<i>Astrantia major</i> 'Rubra'	23	3L container	11/m ²
<i>Betonica officinalis</i> 'Hummelo'	89	3L container	9/m ²
<i>Dryopteris filix-mas</i>	9	3L container	7/m ²
<i>Eurybia x herveyi</i> 'Twilight'	40	3L container	7/m ²
<i>Geranium phaeum</i> 'Raven'	17	3L container	9/m ²
<i>Liriope muscari</i>	54	3L container	11/m ²
<i>Pachysandra terminalis</i>	34	3L container	9/m ²
<i>Perovskia</i> 'Blue Spire'	37	3L container	3/m ²
<i>Phlomis russeliana</i>	50	3L container	9/m ²
<i>Vinca difformis</i>	41	3L container	9/m ²

Grasses

Species	No.	Notes	Planting
<i>Miscanthus sinensis</i> 'Abundance'	19	3L container	1/m ²
<i>Sesleria autumnalis</i>	143	3L container	9/m ²

Bulbs

Species	No.	Notes	Planting
<i>Allium hollandicum</i> 'Purple Sensation'	141	bulb grade 10/12	10/m ²
<i>Galanthus nivalis</i>	70	bulb grade 5/6	20/m ²

Schedule o be read in conjunction with the following drawings:

090 GF SW 101 Planting plan 1 of 2

090 GF SW 102 Planting plan 2 of 2