LAND OFF NYTON NURSERIES
WESTERGATE

LANDSCAPE MANAGEMENT PLAN

23rd August 2017

Our Ref: JSL2869_570F

RPS
Lakesbury House
Hiltingbury House
Chandlers Ford
Hampshire
S053 5SS

Tel: [redacted]
Email: [redacted]

QUALITY MANAGEMENT

Prepared by:	**N Jones**
Authorised by:	**D Cox**
Date:	**19.01.2018**
Revision:	**F**
Status:	**Planning**
Project Number/Document Reference:	**JSL2869_570**

COPYRIGHT © RPS

The material presented in this report is confidential. This report has been prepared for the exclusive use of Taylor Wimpey Ltd and shall not be distributed or made available to any other company or person without the knowledge and written consent of RPS.

CONTENTS

1 INTRODUCTION 4
2 LANDSCAPE OBJECTIVES 5
3 ZONING 6
4 LANDSCAPE ELEMENTS 7
5 WORKMANSHIP 9
6 RESPONSIBILITIES FOR MANAGEMENT 10
7 SCHEDULE OF MAINTENANCE 11
8 TYPICAL PROGRAMME OF OPERATIONS 15
APPENDIX 1 16
APPENDIX 2 17

1 INTRODUCTION

1.1 This report has been developed on behalf of Taylor Wimpey Southern Counties to accompany the planning application for the proposed residential development at land north of Nyton Road in Westergate, Chichester. The report outlines the various soft landscape Zones and elements which will be created as part of this proposal and puts forward the necessary actions required for their ongoing maintenance and management.

1.2 The site is situated to the north of the existing Westergate settlement adjacent to existing residential and business premises off Nyton Road and Northfield Lane.

1.3 This report supplements the proposed planting plans and accompanying schedules (appended for ease of reference) for the site by identifying the maintenance and management regimes necessary to achieve and maintain the long term soft landscape objectives for the scheme.

1.4 The recommendations contained within this report shall be implemented post practical completion of all soft landscape areas to ensure the effective long term management of the scheme.

2 LANDSCAPE OBJECTIVES

2.1 The soft landscape works referred to within this report are associated with the proposed residential development at land north of Nyton Road Westergate, Chichester.

2.2 The broad design objectives of the soft landscape proposals are as follows.

Landscape Integration: to provide an appropriate setting for the new development, responding to adjacent land uses where appropriate.

Landscape Amenity: to respond to the scale and character of the site and enhance the resident, employee and visitor experience.

Biodiversity: to protect, manage and enhance the nature conservation value of appropriate areas of the site.

3 ZONING

3.1 For the purposes of design, function, landscape treatment and management the site can be divided into 3 broad landscape zones. These are identified below, with their landscape objectives listed. The zones without demarcation will be conveyed to private residents who will manage the spaces accordingly, and do not form part of this management report. Refer to Appendix Landscape Zone Plan

3.2 **Amenity and structure planting in communal spaces associated with residential and shared parking areas.**

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located adjacent to residential apartments, strategic buffer and car parking areas. This is a varied palette of planting and existing buffer planting provides:-

General amenity

Softening of boundaries

Softening the street scene

Visual screening

3.3 **Amenity planting associated with public open space area**

Parkland tree, amenity planting and grass areas and species rich meadow / grassland within shared public open space, providing:-

General visual amenity

Habitat for local wildlife

Open space for general recreation

3.4 **Amenity planting associated with adoptable Highway's areas**

Amenity grass areas adjacent and up to roadsides providing:

General amenity

4 LANDSCAPE ELEMENTS

4.1 The various soft landscape elements within each zone are summarised below:

4.2 **Amenity and structure planting in communal spaces associated with residential and shared parking areas.**

Various tree, shrub, hedge and climbing shrub planting associated with the shared spaces located next to residential apartments, houses and car parking areas. This is a varied palette of planting includes:-

- Domestic scale trees including flowering and fruit species;
- Formal hedge planting;
- Evergreen screen planting which includes deterrent type species;
- Evergreen shrub and herbaceous planting;
- Robust shrub planting in parking areas;
- Climbing shrubs adjacent to free standing walls/fences.

4.3 **Amenity planting associated with public open space**

- Feature tree planting;
- Bulb planting;
- Amenity and meadow grass areas;
- Buffer mix shrub planting;
- Mature existing trees.

4.4 **Amenity planting associated with adoptable Highway's areas**

- Amenity grass areas;
- Robust ground cover planting to verges.

Performance Requirements

4.5 The performance requirements of these elements are detailed below:

General Amenity Grass

4.6 Grass species appropriate to the situation and intended maintenance regime to create an even, uniformly coloured sward to cover at least 95% of the relevant area and contain a maximum of 10% herb species.

4.7 Amenity grass areas shall be maintained at a height of 50-75mm, average 13-14 cuts per season.

Shrub and Herbaceous Planting

4.8 Ornamental shrubs and groundcover plants to cover 100% of the relevant area at Year 3 and maintained thereafter as necessary. The plants shall attain growth rates and form typical of the relevant species and shall not encroach upon or overhang footpaths or carriageways. Climbing shrubs should, with time, screen and soften free standing walls h where necessary formative training maybe required to ensure the shrubs adhere to these hard structures. Ornamental grass and herbaceous species to cover 100% of the relevant area at Year 2 and maintained thereafter as necessary.

Hedge Planting

4.9 Hedge planting to form a full, dense hedgerow at Year 3. With 100% coverage of the hedgeline, and no gaps present. Hedgerows, where adjacent to the highway shall be maintained at 600mm in height. Within hedgerows (where planted), formal topiary shrubs shall be clipped to maintain a formal habit.

4.10 Mixed native hedgerows / scrub shall be cut on a 3 year rotation with alternate sides cut in years 1 and topped and topped in year 3 to maintain an even shape and dense screen. Cutting shall only be carried out in the Autumn and maintained at approximately 1.8m in height.

Individual Trees

4.11 Individual trees planted as specimens or in groups include ornamental and native species. At Year 3 they shall have established a single leader or multi stemmed habit where intended. They shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.

4.12 They shall be maintained thereafter to develop and retain a well balanced crown, shape and character typical of the species.

5 WORKMANSHIP

5.1 Where and to the extent that materials and workmanship are not fully specified they are to be:

(a) Suitable for the purposes of the stated objectives;

(b) In accordance with good horticultural practice or the current British Standard with particular reference to:

- BS 3998: Recommendations for tree work
- BS 4428: Code of practice for general landscape operations
- BS 7370: Grounds maintenance

Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Part 2: Maintenance of hard areas.

Part 3: Maintenance of amenity and functional turf (other than sports turf).

Part 4: Maintenance of soft landscape (other than amenity turf).

6 RESPONSIBILITIES FOR MANAGEMENT

6.1 All maintenance and management of soft landscape areas within shared estate and public open spaces will be undertaken by a suitably qualified landscape management contractor on behalf of Taylor Wimpey Southern Counties, following the end of the establishment period and satisfactory completion of any landscape defects or necessary reinstatement works.

6.2 The maintenance works shall be monitored and supervised by an independent, suitably qualified person; to whom will be responsible for the establishment and completion of the maintenance works. The appointed supervisor shall be a Member of the Landscape Institute (CMLI).

6.3 Periodically the landscape maintenance works shall be reviewed by a suitably qualified and experienced person to ensure that the landscape management operations are being completed in accordance with the approved report. During the first 2 years of establishment, the works shall be inspected 3 times (during the growing season) and thereafter the works shall be inspected annually.

6.4 It is noted that some of the existing trees on site are covered by a Tree Preservation Order (TPO) therefore no works are to be undertaken to these trees without formal application to the local planning authority and written consent received in writing to prune, treat or remove the trees.

7 SCHEDULE OF MAINTENANCE

7.1 The establishment and upkeep of the various soft landscape elements will entail the maintenance operations outlined below.

7.2 **Health & Safety:**

The contractor shall refer to the sites Health and Safety File for residual risks and ensure strict compliance to any health and safety measures set out. All maintenance operations shall only be carried out with due consideration to the welfare of the landscape maintenance operatives and members of the public. The contractor shall carry out his own risk assessment(s) as necessary to assess current conditions at the time of operation, including compliance when making use of any subcontractors to carry out specialist areas of works.

7.3 **General Amenity Grass**

- Reseed and repair all areas which fail to establish or become damaged in the following planting season as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Generally mow established areas at regular intervals throughout the growing season to maintain a maximum sward height of 50mm; 75mm maximum. Spring flowering bulb planting shall be maintained within longer grass until flowering period has finished.
- Remove all arisings.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate areas of poor establishment and thinning sward as required.

7.4 **Meadow areas**

- Reseed and repair all areas which fail to establish or become damaged in the following planting season as required.
- Trim all edge areas to form neat, tidy edge to planted borders and hard surfaces.
- Strim once annually (in late summer / early autumn - once the wildflowers have flowered and seeded) to a sward height of 100mm. Spring flowering bulb planting shall be maintained within longer grass until flowering period has finished.
- Remove all arisings from site.
- Spot weed-killing to control coarse ruderal or pernicious weed species as necessary.
- Reseed/rejuvenate areas of poor establishment and thinning sward as required.

7.5 **Amenity Shrub and Groundcover Planting**

- Maintain and top up mulch as necessary during establishment period or until canopy closes.

- Control weed growth as necessary by physical or mechanical means (use of chemicals only permitted with the prior approval of client).
- Remedial pruning as necessary during establishment period.
- Selective pruning to remove growth obstructing paths, carriageways, lighting, sightlines and ground floor windows or to rejuvenate planting as necessary.
- Pruning only as necessary to remove old wood, to encourage new growth or to encourage desirable ornamental features such as flowers, fruit, autumn colour, stem colour, etc.
- Pruning shall maintain natural growth and habit of the relevant shrub species.
- Replace any dead, dying or diseased plants in the following planting season with stock of similar specification to the original for the initial five year establishment period.

7.6 **Street, Parkland and Hedgerow Trees:**

- Check, adjust and replace tree support systems and tree grilles / guarding as necessary during establishment period.
- Remove redundant tree support systems once trees are fully established.
- Formative pruning as necessary to establish a well balanced head appropriate to the species and purpose.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
- Replace any dead, dying or diseased plants in the following planting season with stock of similar specification to the original for the initial five year establishment period.

7.7 **Buffer mix planting areas:**

- Formative pruning as necessary to establish a dense screen / buffer.
- Selectively prune native planting and buffer planting as required where shrubs / trees start to encroach on dwellings and footpaths. Maintain a full planted screen at all times.
- Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
- A mown strip (1.2m) has been provided for maintenance access of the buffer mix planting behind the garden fences. This is to be gated to allow for management company access only when maintaining these areas.

7.8 **Plant Nutrition**

- Apply plant nutrients / fertiliser to all planting only if poor growth and signs of deficiency appear subject to soil / leaf analysis and further advice. The use of any fertilisers shall be in strict accordance with the manufacturers recommendations.
- Do not apply fertilisers to meadow/ wildflower areas.

7.9 **Watering**

- Watering shall only be carried out to maintain the health and continued vigour of the trees and shrubs until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
- Areas which become prone to waterlogging shall be alleviated suitably, and / or drainage added as required.

7.10 **Pesticides Generally**

- No pesticides shall be used except with the prior written approval of the client (or the management company). In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations.
- The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse.
- Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.

7.11 **Leaf Fall:**

- At regular intervals during the autumn/winter months, remove fallen leaves from grass and paved areas.
- Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants.

7.12 **Mature existing trees:**

- To ensure all mature trees are in a safe and healthy condition all existing mature trees shall be inspected by a qualified and experienced arboriculturalist annually. All survey results shall be recorded and passed to the CA. Additional inspections shall be tasked after storms / periods of bad weather.
- Complete pruning / deadwooding as recommended by the above survey, all works to accord with BS3998:2010. DO NOT DISTURB NESTING BIRDS OR ROOSTING BATS.

7.13 **Litter Control:**

- Scavenging for and removing litter from all hard and soft areas at regular intervals.
- Frequency of litter control works to be fortnightly. After each litter control visit all hard and soft landscaped area to be completely litter free.

7.14 **Monitoring and Inspection:**

- Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.
- Personnel completing inspections to be suitably qualified and experienced in monitoring landscape works (such as a Member of Landscape Institute).

7.15 **Timing of Operations - Nesting Birds**

- It is an offence to disturb nesting wild birds and their nests under the Wildlife and Countryside Act 1981 (as amended).
- Avoid clearance, pruning and trimming operations during the bird nesting period, generally March to August inclusive. If operations have to take place during this time then a qualified Ecologist shall check in advance that there are no birds nesting in the planned area of operation.

8 TYPICAL PROGRAMME OF OPERATIONS

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
GRASS & MEADOW AREAS:												
Mow grass												
Strim meadow												
Weed control												
AMENITY SHRUB AND HEDGE PLANTING:												
Maintain mulch												
Weed control												
Selective pruning												
Hedge Clipping												
Trim groundcover & climbers												
Coppice (if required)												
Watering (until establishment)												
INDIVIDUAL TREES:												
Check and adjust support												
Formative pruning												
Remedial pruning												
LITTER CONTROL:												
Collect litter												
HARD AREAS:												
Sweeping												
Weed control												
Ice and snow removal												
LEAF FALL:												
Clear fallen leaves												
PLANT NUTRITION:												
Apply fertiliser												
PEST AND DISEASE CONTROL												
Physical / Mechanical means												
MONITORING AND INSPECTION:												
Generally												
TIMING OF OPERATIONS:												
Avoid nesting birds												

APPENDIX 1

LANDSCAPE MAINTENANCE SCHEDULE

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
01	Parkland, specimen trees	▪ Enhance visual amenity. ▪ Reinforce site layout and legibility. ▪ Enhancement of the site's microclimate. ▪ Enhance biodiversity. ▪ Provide habitat connectivity ▪ Screening to the built form, including means of enclosure and other structures.	▪ Maintain a well-balanced crown, shape and character typical of the species, clear of any crossing or rubbing growth allowing a clear stem, 2m above ground level (retain if field tree feathered to ground). ▪ Remove any dead, dying and damaged branches or growth obstructing pedestrian or vehicular routes (obtain advice from an ecologist regarding possible presence of bat roosts prior to undertaking work). ▪ Check condition of stakes, ties and guys and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. ▪ Under take Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs. ▪ Maintain a weed free area at the base of all trees, 1m diameter mulch area for trees in grass or planting.	BS 3998: Recommendations for tree work The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works Sept.
02	Multi-stem trees and specimen shrubs	▪ Enhance visual amenity. ▪ Enhancement of the sites microclimate. ▪ Enhance biodiversity. ▪ Provide habitat connectivity ▪ Screening to the built form, including means of enclosure and other structures.	▪ Maintain a well-balanced crown, shape and character typical of the multi-stem trees clear of any crossing or rubbing growth. ▪ Remove any dead, dying and damaged branches (obtain advice from an ecologist regarding possible presence of bat roosts prior to undertaking work). ▪ Check condition of stakes, ties and guys and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. ▪ Undertake Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs. ▪ Maintain a weed free area at the base of all trees, 1m diameter mulch area for trees in grass or planting.	BS 3998: Recommendations for tree work The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works Sept.

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
03	Formal hedgerow	▪ Enhance visual amenity. ▪ Enhance biodiversity. ▪ Provide habitat connectivity ▪ Integrate with surrounding landscape and character. ▪ Screening to the built form, including means of enclosure and other structures. ▪ Define differing areas and routes.	▪ Cut back once to twice per year outside bird breeding season (March to August inclusive) to a neat and consistent finish to maintain a dense screen and remove arising off site. ▪ Clip to form a neat, compact hedgerow with a tapering top. Maintain at approx height of 0.9 - 1.2m. ▪ Remove any dead, dying and damaged growth or growth obstructing pedestrian or vehicular routes outside of bird breeding season (March to August inclusive). ▪ Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. ▪ Re-firm any plants that have been disturbed by adverse weather or interference. ▪ Undertake pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only. Do not use adjacent to play areas.	BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
04	Native hedgerow	▪ Enhance visual amenity. ▪ Enhance biodiversity. ▪ Provide habitat connectivity ▪ Integrate with surrounding landscape and character ▪ Screening to the built form, including means of enclosure and other structures. ▪ Define differing areas and routes.	▪ Hedgerows that adjoin footpaths therefore likely to cause obstruction if growth is left unchecked should be cut back annually outside the bird breeding season (March to August inclusive) to a neat and consistent finish to maintain a vigour with all arisings removed off site. ▪ All other native hedgerows on site are to be cut every 2-3 years (on rotation) to allow flowering and fruiting and the development of a structure of benefit to wildlife, outside the bird breeding season (March to August inclusive). Remove arisings off site. ▪ Clip to form a neat, compact hedgerow with a tapering top. Maintain at approx height of 1.2 – 1.8m. ▪ Remove any dead, dying and damaged growth or growth obstructing pedestrian or vehicular routes outside of bird breeding season (March to August inclusive). ▪ Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. ▪ Re-firm any plants that have been disturbed by adverse weather or interference.	BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
05	Ornamental shrub and herbaceous planting	▪ Enhance visual amenity. ▪ Create visual interest and articulation in the soft landscape. ▪ Integrate with surrounding landscape features and character. ▪ Physical relief to areas of hard landscaping for water runoff and drainage. ▪ Enhance the site's microclimate. ▪ Screening to the built form, including means of enclosure and other structures.	▪ Ensure all planted areas are kept free of weeds by the use of suitable herbicides; maintain levels of mulch and hand weeding in more prominent areas as required. ▪ Fork over beds as necessary to eliminate any hollows or cambers, ensuring the depth of mulch is maintained. Redistribute mulch as necessary to maintain specified levels. ▪ Check condition of stakes, ties and guys and replace broken or missing items until plant establish. Adjust if necessary to allow for growth and prevent damage to plants. ▪ Cut back any damaged, dead or diseased branches to a healthy node or any growth obstructing adjacent areas of hard standing. ▪ Remove any dead flowers/foliage at times appropriate to the species. ▪ Refirm any plants that have been disturbed by adverse weather or interference. ▪ Under take pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only. Do not use adjacent to play areas. ▪ Prune annually planting as required to maintain vigour and keep adjacent hard standing clear of overgrowing vegetation whilst maintaining the plants natural habit. DO NOT USE MECHANICAL TOOLS. ▪ Train climbing shrubs to walls / fences.	BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
06	Groundcover mix	▪ Enhance visual amenity. ▪ Create visual interest and articulation in the soft landscape. ▪ Integrate with surrounding landscape features and character. ▪ Physical relief to areas of hard landscaping for water runoff and drainage. ▪ Enhance the site's microclimate.	▪ Ensure all planted areas are kept free of weeds by the use of suitable herbicides; maintain levels of mulch and hand weeding in more prominent areas as required. ▪ Fork over beds as necessary to eliminate any hollows or cambers, ensuring the depth of mulch is maintained. Redistribute mulch as necessary to maintain specified levels. ▪ Cut back any damaged, dead or diseased branches to a healthy node or any growth obstructing adjacent areas of hard standing. ▪ Remove any dead flowers/foliage at times appropriate to the species. ▪ Re-firm any plants that have been disturbed by adverse weather or interference. ▪ Under take pest control with approved pesticides in accordance with manufacturer's instructions in approved locations only. Do not use adjacent to play areas. ▪ Prune annually planting as required to maintain vigour and keep adjacent hard standing clear of overgrowing vegetation whilst maintaining the plants natural habit.	BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
07	Shelterbelt planting	▪ Enhance visual amenity. ▪ Enhance biodiversity. ▪ Provide habitat connectivity ▪ Integrate with surrounding landscape and character.	▪ Remove any dead, dying and damaged branches or growth obstruction pedestrian or vehicular routes. ▪ Check condition of stakes, ties, guys and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. ▪ Undertake Pest and Disease Control using suitable pesticides or fungicides as advised, only if severe infestation occurs. ▪ Maintain a wood-free area at the base of all trees, 1m diameter mulch are for trees in grass or planting. ▪ Undertake coppicing to selected species on a 5-year cycle or other specialist management operations as specified and leave all arisings on site, to provide dead wood habitat of benefit to wildlife ▪ Undertake thinning between establishment and maturity unless trees have been planted at their final spacings. Thinning should be commenced when the outermost leaves of crowns are competing for light with leaves of neighbouring trees. ▪ All works in woodlands should be undertaken between November and February to avoid impact on woodland nesting birds. However, when not carrying out works, avoid compacting ground during autumn/winter (wet woodland areas in particular).	BS 3998: Recommendations for tree work BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape* The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works Sept.
08	Bulb Planting	▪ Enhance visual amenity.	▪ Remove dead flower leaves/stalks from bulbs in grass after at least 6 weeks to prevent loss of vigour through defoliation and remove all arisings of site. ▪ Re-firm areas of bulb planting if they become disturbed. ▪ Grass should be mown before the emergence of flowers or leaves of late-emerging species.	BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
09	Amenity grass	▪ Enhance visual amenity. ▪ Integrate with surrounding landscape and character. ▪ Provide easily accessible areas of short grass for the use of residents and employees, thereby reducing visitor pressure on species-rich grassland in remainder of site.	▪ Maintain all areas to a maximum height of 3cm during March / April and end of September / October or at times when grass exceeds 5cm. Remove all arisings off site or to an approved tip. ▪ Cut a neat and consistent finish including edges, without rutting or scalping, ensuring adjacent areas of hard standing free are kept free of arisings. ▪ Remove litter, rubbish and other debris from grassed areas prior to cutting. ▪ Exercise extreme care when working in close proximity to existing/new trees and prevent damage to stems/trunks.	BS 7370-3: Grounds maintenance *Recommendations for maintenance of amenity and functional turf*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
10	General meadow	▪ Enhance visual amenity. ▪ Integrate with surrounding landscape and character. ▪ Enhance biodiversity. ▪ Enhance bat foraging habitats across the site. ▪ Maintain species rich diversity of grassland	▪ Cut grass annually by scythe or strimmer to a height of 5-7cm annually between late June and end of August after flowering. ▪ Leave cut hay *in situ* for 1-7 days, turning occasionally to dry and allowing seeds to be shed, before removing all arisings off site or to approved tip. ▪ Carry out additional cuts in Autumn or Spring as required to maintain grass at below 10cm in height. ▪ Remove litter, rubbish and other debris from grassed areas prior to cutting. ▪ Exercise extreme care when working in close proximity to existing/new trees and prevent damage to stems/trunks. ▪ Exercise extreme care when working in close proximity to water's edge. ▪ Do not apply organic or inorganic fertilisers.. ▪ Do not apply insecticides, herbicides or fungicides, as these can destroy valuable wildlife. The exception is herbicides for the control of specific problem weeds (i.e. nettle, spear thistle, creeping thistle, curled dock, broadleaved dock and ragwort) – herbicides for these species should be applied by weed wiper or spot treatment with a back-pack sprayer. ▪ Do not plough, level or re-seed the grassland areas – if individual patches become bare, these can be re-seeded with the same species-rich seed mix as used originally. ▪ Do not apply lime as this could affect the range of plants growing in the grassland. ▪ Avoid compacting ground when wet use of hand-held strimmer where required to avoid trafficking of grass by machine.	BS 7370-5: Grounds maintenance *Recommendations for maintenance of water areas*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
11	Footpaths & street furniture	▪ Maintain all hard surfaces in a clean and safe state of use. ▪ Keep all hard landscaped surfaces and items of street furniture clear of litter and graffiti. ▪ Repair surfaces or street furniture items that are worn, damaged or vandalised.	▪ Keep all hard surfaces, footways and parking areas reasonably weed free at all times using integrated physical / mechanical measures. ▪ Control moss and algae as necessary to maintain a clear route across all hard paved areas to avoid the risk of slipping in wet conditions. ▪ Sweeping hard surfaces at regular intervals, at least four times per annum, to avoid a build up of grit and other debris. This will also assist with discouraging the growth of moss, algae and weeds. ▪ Removal of snow and ice as directed by the adopting authority to maintain safe routes. ▪ Keep all grass and paved areas free from fallen leaves at all times throughout the autumn/winter period. ▪ Leave fallen leaves in planting areas where they will form a natural mulch and humus layer. Only remove if they are likely to smother smaller plants. ▪ Remove litter from all hard and soft areas at regular intervals. Empty litter bins weekly. ▪ Top up, level and roll to a firm finish any areas of worn or damaged gravel surfacing. Repair timber edgings where damaged. ▪ Repair, refix and replace where necessary items of street furniture which are damaged, worn or vandalised. ▪ Provide routine monitoring to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from storms, flood events and heavy snowfall.	BS 4428: Code of practice for general landscape operations BS 7370-1: Grounds maintenance *Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.* BS 7370-2: Grounds maintenance *Recommendations for maintenance of hard areas*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
12	Play Equipment	▪ Maintain all play facilities in a clean and safe state of use at all times. ▪ Ensure facilities are fit for purpose and the intended age range. ▪ Ensure equipment is being used appropriately	▪ Play equipment shall be regularly inspected to check for stability, decay, vandalism and any other forms of damage including safety surfacing associated with equipment. ▪ Should equipment or safety surfacing be noted as being damaged or unfit for purpose the item should be securely fenced off until suitable remedial works can be completed.	BS EN 1176: Playground Equipment and Surfacing. BS EN 1177: Impact Attenuating Playground Surfacing. BS 7188: Impact Absorbing Playground Surfaces
13	Ecological features	▪ Enhance opportunities for foraging fauna, including bats, reptiles, invertebrates and amphibians. ▪ Provide mitigation for the loss of habitat as part of the development.. ▪ Comply with Statutory obligations (e.g. Protected Species Licences). ▪ Enhance biodiversity	▪ Check bat & bird boxes, hibernacula and deadwood piles for vandalism and general condition. Ensure that features fitted to existing trees are well connected and in safe condition. ▪ Top up or create new deadwood and grass clipping hibernacula.	Wildlife and Countryside Act 1981 as amended

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
14	Pesticides, Insecticides and Fungicides	▪ Limit use of pesticides, insecticides and fungicides, unless absolutely essential. ▪ Do not use within native planting areas	▪ Allow for only pest control by spraying with a suitable approved pesticide in cases of bad insect and pest infestation. ▪ All spraying must be carried out in accordance with manufacturers written recommendations. ▪ All damage that occurs, as a result of spraying, shall be made good at the Contractor's own cost. ▪ No Insecticides, Fungicides or Pesticides shall be used except with the prior written approval of the managing authority. In such cases all pesticides shall be selected from the current list of approved chemicals and applied in strict accordance with the Control of Pesticide Regulations 1986 and other related Acts and Regulations. ▪ The approval of the Environment Agency will be required when applying a pesticide to or within 3m of any watercourse. ▪ Take appropriate action only if severe infestation occurs. If problem persists over a number of years, consider changing the plant species concerned to one less vulnerable to infestation.	Control of Pesticide Regulations (COPR) Plant Protection Regs Control of Substances Hazardous to Health (COSHH) BASIS (the registration, standards and certification scheme for pesticides and fertilisers) BS 4428: Code of practice for general landscape operations BS 7370-4: Grounds maintenance *Recommendations for maintenance of soft landscape*

	Landscape Element	*Maintenance Objectives*	*Maintenance Requirements*	*Reference*
15	Existing retained trees and Tree Groups	▪ Maintain all trees in a safe and structurally sound condition. ▪ Maintain and enhance visual amenity. ▪ Integrate with surrounding landscape and character. ▪ Enhance biodiversity. ▪ Provide habitat connectivity	▪ Existing tree structure to be allowed to grow out naturally. ▪ Monitor health and condition of trees on a regular basis to identify any health and safety issues. ▪ Periodically inspect all existing trees, surveying them for general health, vigour and structural stability. ▪ In public areas where risk of injury or damage is heightened, complete necessary works to existing trees to maintain their health and structural stability. ▪ Carry out any remedial pruning and/or general tree works in accordance with BS:3998 ▪ Prior to any works taking place presence of breeding birds, bats and bat roosting potential shall be reviewed by a suitably qualified and experienced person. ▪ Seek written approval from the LPA prior to carrying out any work to trees covered any Tree Preservation Orders. ▪ Leave areas of large cut lumber on site in piles in managed locations for habitat creation and biodiversity.	BS 3998: Recommendations for tree work The Arboricultural Association Standard Conditions of Contract and Specification for Tree Works Sept. Wildlife and Countryside Act 1981 as amended

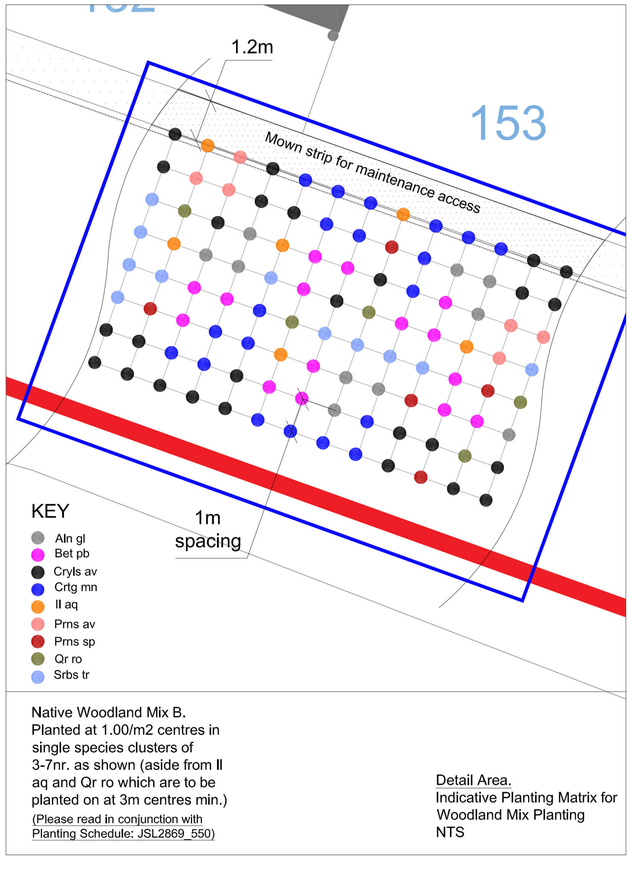
APPENDIX 2

SOFT LANDSCAPE PLAN

JSL2869: 501-4

PLANT SCHEDULE

JSL2869: 550



Native Woodland Mix B.
Planted at 1.00/m2 centres in single species clusters of 3-7nr. as shown (aside from Il aq and Qr ro which are to be planted on at 3m centres min.)
(Please read in conjunction with Planting Schedule: JSL2869_550)

Detail Area.
Indicative Planting Matrix for Woodland Mix Planting
NTS



© 2017 RPS Group

Notes
1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. Where applicable Ordnance Survey (c) Crown Copyright 2017
All rights reserved. Licence number 0100031673

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- WOODLAND MIX PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- WOODLAND MEADOW
- GENERAL MEADOW AREA
- CLIMBING SHRUB

Rev	Description	Date	Initial	Checked
G	Amendments to LPA comments	Jan 18	CP	NJ
F	Amendments to LPA comments	Jan 18	JMB	NJ
E	Amended to Private Access Path	Dec 17	CP	NJ
D	Gen Amends	Nov 17	CP	NJ
C	Gen. Amends	Nov 17	CP	NJ
B	Amended to swales	Sept 17	CP	NJ
A	Planning Issue	Aug 17	CP / JL	DC

RPS
Lakesbury House, Hillingbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 440 E: rpsso@rpsgroup.com F: 02380 810 449

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Westergate

Title: Proposed Soft Landscape 1 of 4

Status	Drawn By	PM/Checked by
Planning	SH	NJ
Job Ref	Scale @ A0	Date Created
JSL2869	1:500	August 2017
Drawing Number		Rev
501		G

rpsgroup.com/uk

P:\2800 Series\JSL2869 - Land at Nyton Nurseries, Westergate\Tech\Acad\Current\JSL2869_501G to 504G.dwg

© 2017 RPS Group

Notes
1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. Where applicable Ordnance Survey (c) Crown Copyright 2017 All rights reserved. Licence number 0100031673

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- WOODLAND MIX PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- WOODLAND MEADOW
- GENERAL MEADOW AREA
- CLIMBING SHRUB

Rev	Description	Date	Initial	Checked
F	Amendment to LPA comments	Jan 18	JMB	NJ
E	Amended to Private Access Path	Dec 17	CP	NJ
D	Gen Amends	Nov 17	CP	NJ
C	Gen. Amends	Nov 17	CP	NJ
B	Amended to swales	Sept 17	CP	NJ
A	Planning Issue	Aug 17	CP / JL	DC

RPS

Lakesbury House, Hillingbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 440 E: rpsso@rpsgroup.com F: 02380 810 449

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Westergate

Title: Proposed Soft Landscape 2 of 4

Status	Drawn By	PM/Checked by
Planning	SH	NJ

Job Ref	Scale @ A0	Date Created
JSL2869	1:500	August 2017

Drawing Number	Rev
502	F

rpsgroup.com/uk

© 2017 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. Where applicable Ordnance Survey (c) Crown Copyright 2017 All rights reserved. Licence number 0100031673

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- WOODLAND MIX PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- WOODLAND MEADOW
- GENERAL MEADOW AREA
- CLIMBING SHRUB

G	Amends to LPA Comments	Jan 18	CP	NJ
F	Gen Amends	Jan 18	JMB	NJ
E	Amended to Private Access Path	Dec 17	CP	NJ
D	Gen Amends	Nov 17	CP	NJ
C	Gen. Amends	Nov 17	CP	NJ
B	Amended to swales	Sept 17	CP	NJ
A	Planning Issue	Aug 17	CP / JL	DC
Rev	Description	Date	Initial	Checked

RPS

Lakesbury House, Hillingbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 440 E: rpsso@rpsgroup.com F: 02380 810 449

Client Taylor Wimpey Southern Counties

Project Land at Nyton Nurseries Westergate

Title Proposed Soft Landscape 3 of 4

Status	Drawn By	PM/Checked by
Planning	SH	NJ

Job Ref	Scale @ A0	Date Created
JSL2869	1:500	August 2017

Drawing Number 503

Rev G

rpsgroup.com/uk

P:\2800 Series\JSL2869 - Land at Nyton Nurseries, Westergate\Tech\Acad\Current\JSL2869_501G to 504G.dwg

© 2017 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. Where applicable Ordnance Survey (c) Crown Copyright 2017 All rights reserved. Licence number 0100031673

KEY

SOFT LANDSCAPE

Proposed elements

- SEMI-MATURE TREE (20-25cm girth)
- EXTRA HEAVY STANDARD TREE (16-18cm girth)
- HEAVY STANDARD TREE (12-14cm girth)
- STANDARD TREE (8-10cm girth)
- ORNAMENTAL AMENITY SHRUB PLANTING
- WOODLAND MIX PLANTING
- NATIVE SHRUB MIX PLANTING
- ORNAMENTAL HEDGE
- MOWN AMENITY GRASS
- PRIVATE LAWN
- REAR GARDEN AREAS
- WOODLAND MEADOW
- GENERAL MEADOW AREA
- CLIMBING SHRUB

Care Home External Works Design
to be competed by others

JSL2869 Shelterbelt native mix
43Nr Aln gl
64Nr Be pb
86Nr Crtg mn
64Nr Crys av
21Nr Il aq
43Nr Prns av
21Nr Prns sp
43Nr Qr ro
43Nr Srbs vl

BARNETT CLOSE

NYTON ROAD

El Sub Sta

Artington

D	Gen amends	Nov 17	CP	NJ
C	Gen amends	Nov 17	CP	NJ
B	Amended to swales	Sept 17	CP	NJ
A	Planning Issue	Aug 17	CP / JL	DC
Rev	Description	Date	Initial	Checked

RPS

Lakesbury House, Hillingbury Road, Chandlers Ford, Hampshire SO53 5SS
T: 02380 810 440 E: rpsso@rpsgroup.com F: 02380 810 449

Client: Taylor Wimpey Southern Counties

Project: Land at Nyton Nurseries Westergate

Title: Proposed Soft Landscape 4 of 4

Status	Drawn By	PM/Checked by
Planning	SH	NJ

Job Ref	Scale @ A0	Date Created
JSL2869	1:500	August 2017

Drawing Number: 504

Rev: D

rpsgroup.com/uk

P:\2800 Series\JSL2869 - Land at Nyton Nurseries, Westergate\Tech\Acad\Current\JSL2869_501D to 504D and 505.dwg

RPS

Tree and shrub palette

Client: Taylor Wimpey (Southern Counties) **Status:** PLANNING
Project: Land at Nyton Nurseries, Westergate **Date:** September 2017
Dwg Ref: JSL2869_501 - 504 **Revision:** E
Doc Ref: JSL2869_550

No.	Abbr	Botanical name	Common name	Girth / size	Stock	Density / %
	A. Trees					
	i. Semi mature trees					
	Qr ro	Quercus robur	Oak	20-25cm	C / SR / RB	
	Qr il	Quercus ilex	Holm Oak	20-25cm	C / SR / RB	
	ii. Large trees					
	Acr cm	Acer campestre	Field Maple	16-18cm	C / SR / RB	
	Aln gl	Alnus glutinosa	Alder	16-18cm	C / SR / RB	
	Aln la	Alnus incana 'Laciniata'	Cut Leafed Alder	16-18cm	C / SR / RB	
	Be pnd	Betula pendula	Silver birch	16-18cm	C / SR / RB	
	Crp bt	Carpinus betulus	Hornbeam	16-18cm	C / SR / RB	
	Cryls cl	Corylus colurna	Turkish hazel	16-18cm	C / SR / RB	
	Liq sty	Liquidambar styraciflua	Liquidambar	16-18cm	C / SR / RB	
	Lrd tl	Liriodendron tulipifera	Tulip Tree	16-18cm	C / SR / RB	
	Qr pl	Quercus palestris	Pin Oak	16-18cm	C / SR / RB	
	Qr ro	Quercus robur	Oak	16-18cm	C / SR / RB	
	Tl cr GS	Tilia cordata 'Green Spire'	Lime	16-18cm	C / SR / RB	
	iii. Medium trees					
	Acr cm	Acer campestre	Field Maple	12-14cm	C / SR / RB	
	Be pnd	Betula pendula	Silver birch	12-14cm	C / SR / RB	
	Crp bt	Carpinus betulus	Hornbeam	12-14cm	C / SR / RB	
	Mls ts	Malus tschonskii	Pillar Apple	12-14cm	C / SR / RB	
	Prns pd	Prunus padus	Bird cherry	12-14cm	C / SR / RB	
	Prns av P	Prunus avium 'Plena'	Wild Cherry	12-14cm	C / SR / RB	
	Pyrs cl C	Pyrus calleryana "Chanticleer"	Pear	12-14cm	C / SR / RB	
	Srbs ac	Sorbus aucuparia	Rowan	12-14cm	C / SR / RB	
	Ulm NH	Ulmus 'New Horizon'	DED resistant Elm	12-14cm	C / SR / RB	
	iv. Small trees					
	Aml lm	Amelanchier lamarckii	Snowy Mespil	10-12cm	C / SR / RB	
	Be pnd	Betula pendula	Silver Birch	10-12cm	C / SR / RB	
	Be ut	Betula utilis jacquemontii	West Himalayan birch	10-12cm	C / SR / RB	
	Mls ts	Malus tschonskii	Pillar Apple	10-12cm	C / SR / RB	
	Prns pd	Prunus padus	Bird cherry	10-12cm	C / SR / RB	
	Pyrs C	Pyrus communis 'Conference'	Conference Pear	10-12cm	C / SR / RB	
	v. Orchard Planting					
	Mls BS	Malus 'Bramleys Seedling'	Apple	8-10cm	C / SR / RB	
	Mls ER	Malus 'Coxes Orange Pippin'	Apple	8-10cm	C / SR / RB	
	Mls D	Malus 'Discovery'	Apple	8-10cm	C / SR / RB	
	Mls JD	Malus 'John Downie'	Apple	8-10cm	C / SR / RB	
	Mls sy	Malus sylvestris	Apple	8-10cm	C / SR / RB	
	Prns av Pe	Prunus avium	Cherry	8-10cm	C / SR / RB	
	Prns av BH	Prunus domestica 'Black Heart'	Cherry	8-10cm	C / SR / RB	
	Prns av V	Prunus domestica 'Victoria'	Cherry	8-10cm	C / SR / RB	
	Pyrs cm B	Pyrus communis 'Beurre Hardy'	Pear	8-10cm	C / SR / RB	
	vi. Single Species Hedge Planting					
	Escl AB	Escallonia 'Apple Blossom'		60-80cm	B	100%
	Fgs sy	Fagus sylvatica		60-80cm	B	100%
	Grs lt	Griselinia littoralis		60-80cm	B	100%
	Ptt tn AG	Pittosporum tenuifolium 'Arundel Green'		60-80cm	B	100%
		Hedgerows planted at 3.00/m, in single/double staggered rows				
	B. Woodland Mix Planting					
	Aln gl	Alnus glutinosa	Common alder	60-80cm	B	10%
	Be pb	Betula pendula	Silver Birch	60-80cm	B	15%
	Cryls av	Corylus avellana	Hazel, Cobnut	60-80cm	B	15%
	Crtg mn	Crataegus monogyna	Common Hawthorn	60-80cm	B	20%
	Il aq	Ilex aquifolium	Common Holly	2L	C	5%
	Prns av	Prunus avium	Wild Cherry	60-80cm	B	10%
	Prns sp	Prunus spinosa	Blackthorn	60-80cm	B	5%
	Qr ro	Quercus robur	Common Oak	60-80cm	B	10%
	Srbs tr	Sorbus torminalis	Wild service tree	60-80cm	B	10%
						100%
		Native mix planted at 1.00/m2, in single species clusters of 3 - 7No.				
	C. Native Shrub Planting					
	Cryls av	Corylus avellana	Hazel, Cobnut	60-80cm	B	40%
	Crtg mn	Crataegus monogyna	Common Hawthorn	60-80cm	B	30%
	Il aq	Ilex aquifolium	Common Holly	2L	C	15%
	Prns sp	Prunus spinosa	Blackthorn	60-80cm	B	15%
		Native mix planted at 1.00/m2, in single species clusters of 3 - 7No.				

No.	Abbr	Botanical name	Common name	Girth / size	Stock	Density / %
	D. Shrub planted areas					
	i. Ornamental shrub planting					
	Brg S	Brachyglottis 'Sunshine'		3L	C	
	Cean tr R	Ceanothus thyrsiflorus 'Repens'		3L	C	
	Chsy tr	Choisya ternata		3L	C	
	Csts crb	Cistus corbariensis		3L	C	
	Cor san	Cornus sanguinea		3L	C	
	Ctnst dm	Cotoneaster dammeri		3L	C	
	Eny er RC	Eunymus fortunei 'Red Cascade'		3L	C	
	Eny fr EnG	Euonymus fortunei 'Emerald n Gold'		3L	C	
	Eny fr EG	Euonymus fortunei 'Emerald Gaiety '		3L	C	
	Fts jp	Fatsia japonica		3L	C	
	Hb MB	Hebe 'Midsummer Beauty'		3L	C	
	Hb rk	Hebe rakaiensis		3L	C	
	Lav an H	Lavandula angustifolia 'Hidcote'		3L	C	
	Lav an M	Lavandula angustifolia 'Munstead'		3L	C	
	Lnc nt LE	Lonicera nitida 'Loughgall Evergreen'		3L	C	
	Lnc pl	Lonicera pileata		3L	C	
	Mhn x md C	Mahonia x media 'Charity'		3L	C	
	Osmnt dl	Osmanthus delavayii		3L	C	
	Pht x fr RR	Photinia x fraserii 'Red Robin'		3L	C	
	Ptt tn AG	Pittosporum tenuifolium 'Arundel Green'		3L	C	
	Prnus lauro OL	Prunus laurocerasus 'Otto Luyken'		3L	C	
	Pyrc OG	Pyracantha 'Orange Glow'		3L	C	
	Src hm	Sarcocca humilis		3L	C	
	Srp jp G	Spiraea japonica 'Gold Flame'		3L	C	
	Vb dv	Viburnum davidii		3L	C	
	Vb tn	Viburnum tinus		3L	C	
	Vnc mn GC	Vinca minor 'Green Carpet'		3L	C	
	ii. Climbing shrubs					
	Hyd pet	Hydrangea petiolaris		3L	C	
	Prth hn	Parthenocissus henryana		3L	C	
	E. Herbaceous					
	Anmnt ls	Anemanthele lessoniana		3L	C	
	Brgn cr	Bergenia cordifolia		3L	C	
	Clmg ar KF	Calamagrostis x acutiflora 'Karl Foerster'		3L	C	
	Crx rem	Carex remota		3L	C	
	Crcsm L	Crocosmia 'Lucifer'		3L	C	
	Grn sn	Geranium sanguineum		3L	C	
	Mln cr	Molinia caerulea		3L	C	
	Prv at BS	Perovskia atriplicifolia 'Blue Spire'		3L	C	
	Sdm N	Sedum 'Neon'		3L	C	
	Stp tn	Stipa tenuissima		3L	C	
	F. Grass and Meadow areas					
	i. Turfed areas					
	Medallion' turf by Rolawn (or similar and approved)				T	
a.	**ii. Meadow and Amenity grass areas**					
	General amenity grass	A22 (Low maintenance seed mix) by British Seed Houses (or similar and approved)			S	
	General meadow	NVC MG6 Species Rich Arable Land Wildflower mix (supplier tba)			S	

Notes: Any alterations to species, stock sizes or planting densities shall only be with prior consent of the CA / LA
Species listed above are subject to commercial availability / viability

Stock Abbreviations:
C = Container grown
SR = Spring ringed
RB = Root balled
B = Bagged
S = Seeded
T = Turfed
Cl = Cell grown
Bl = Bulb