Landscape Management Plan

Land at Stakers Farm, Yapton

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1 Introduction

Background

1.1 This Landscape Management Plan (LMP) has been prepared for Dandara Group to inform the on-going landscape management and maintenance operations for the residential development on Land at Stakers Farm, North End Road, Yapton, Arundel, BN18.

1.2 Deacon Design Ltd were appointed in July 2020 to progress the landscape strategy in support of two combined reserved matters applications to Arun District Council to discharge the relevant landscape conditions associated with the approved outline permissions Ref: Y/88/18/OUT and Y/44/17/OUT.

1.3 This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

Aims and Objectives

1.4 The landscape strategy responds appropriately to the inherent site character, topography and proximity of existing watercourses.

1.5 The landscape design proposals provide a robust environment which is capable of withstanding human activity, phased development and associated construction implications which in time will enhance the setting of the residential development.

1.6 Particular attention has been given to the retention and enhancement of the existing mature trees and hedgerows around the site in order provide functional habitat for ecology as well enhancing landscape character.

1.7 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest and legibility for the future enjoyment of residents;
- Protection, conservation and enhancement of existing trees, vegetation and associated habitats to achieve ecology value in both biodiversity terms and human amenity – bringing, for example, the benefits of bird song, butterflies and the restorative effects of natural environments to residents and visitors;
- To achieve and maintain a high standard of cleanliness, appearance and repair using sustainable management techniques as far as possible.

1.8 This Plan is intended to cover the first five years of the sites establishment.

1.9 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

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2 Preliminaries

2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations carried out by Urban Edge Environmental Consulting Ltd.

2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas not adopted by the local authority managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.

2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.

2.4 The maintenance of trees, shrubs and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.

2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:

- Dead, diseased or dying
- Are missing or not in accordance with the specification
- Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.

2.7 All loss or damage arising from theft or malicious damage prior through the contract shall be made good by the Contractor at his own expense.

2.8 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.

2.9 All site operatives to refer to O&M Manual for identified site risks.

2.10 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained, protected and undisturbed throughout the contract, according to latest Arboricultural Survey.

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3 Soft Landscape Maintenance – General

All Planting

3.1 All planting beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company unless adopted by the local authority.

Biodiversity Enhancements / Habitat Corridors

3.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.

3.3 The retention and enhancement of the boundary vegetation will create a green swathe around the development and opportunity to create an enhanced habitat corridor including:

- Native hedgerow retention to reinforce movement corridors and maintain a varied structure and protection for foraging birds and insects;
- Wildflower meadow and grasslands to form natural edges to support wildlife corridors;
- Provision of bat boxes, nesting boxes and hirbenacula to increase ecological enhancements.

Existing vegetation

3.4 Management of existing trees will require periodic management.

3.5 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations'.

3.6 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.

3.7 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

3.8 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.

3.9 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.

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Native Field Hedgerows

3.10 During construction, the existing hedgerow vegetation to be retained within the site, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.

3.11 Any new hedgerows including infill planting will assist in reinforcing the character of the hedgerow framework providing improved green corridors for wildlife to migrate around the site and seek refuge. The species selected have been chosen to complement these natural edges, avoiding unnecessary maintenance operations and instead allowing their natural form to establish along this generous edge.

3.12 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. With the exception of visibility splays, hedges should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.

3.13 Any failures to new hedgerows should be replaced during the next suitable planting period for that species. This will be undertaken in September annually for five years' post construction.

3.14 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

Grassland Areas

Mowing Regimes

3.15 A variety of complementary meadows and mowing regimes will seek to manage pedestrian access, tree protection areas and creation of a more species rich edge to the boundary vegetation. The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Existing grassland / Meadow Enhancements

3.16 Existing grassland alongside the boundary vegetation and in areas undisturbed by development within the informal areas of public open space and receptor area will be retained and enhanced with pockets of native wildflower plug planting (should be of local provenance). These areas will require the grassland to be cut short to a minimum height of 50mm prior to planting and managed to allow the wildflower to establish and successfully set seed. Should this

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process not prove successful; a similar approach for newly seeded areas should be carried out instead in dialogue with the project ecologist.

3.17 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles. All arisings should be left in-situ for two weeks prior to removal to allow wildflower seed to displace.

Existing Grassland to Hedgerow Buffers

3.18 Buffer areas alongside with the school boundary existing hedgerow edge and the western boundary will be retained and enhanced with tussocky seed mixture. These areas will require the grassland to be cut short to a minimum height of 50mm prior to planting and managed to allow the wildflower to establish and successfully set seed. Should this process not prove successful; a similar approach for newly seeded areas should be carried out instead in dialogue with the project ecologist.

3.19 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles. All arisings should be left in-situ for two weeks prior to removal to allow wildflower seed to displace.

3.20 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.

3.21 Additional plug planting will be sourced locally to the site and used to reinforce the biodiversity of the site.

3.22 To ensure the buffer zones are not damaged through the tipping of garden waste, boundary treatments will be sufficiently high to make tipping difficult. Regular checks should be completed, and any waste found removed. If residents are observed tipping waste they should be reminded of appropriate disposal methods.

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Soft Landscape Maintenance – General Notes

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

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or a soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.
	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular	Once every 2 months

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	movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

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4 Residential Amenity Planting

Tree planting

4.1 Native tree planting has been proposed on site where possible. Large trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the building require smaller tree planting.

4.2 Management operations will include thinning to remove any deadwood and promote growth.

4.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

4.5 Trees planted within amenity grass areas to have a weed free circle of 1.2 metre diameter maintained for the first three years.

4.6 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

4.7 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.

4.8 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting[1].

Size of Tree	Volume of Water per week
12-14 CMG	25 litres : 6 Gallons
14-16 CMG	35 litres : 9 Gallons
16-18 CMG	80 litres : 20 Gallons
18-20 CMG	80 litres : 20 Gallons
20-25 CMG	100 litres : 25 Gallons
25-40 CMG	120 litres : 30 Gallons

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40-60 CMG	150 litres : 32 Gallons
60-80 CMG	200 litres : 43 Gallons
80-100 CMG	250 litres : 54 Gallons

Formal Hedgerow Planting

4.9 A series of formal Hornbeam hedgerows will be established to provide protection between the highway, areas of public open spaces and private residential frontages.

4.10 Even though hornbeam is deciduous, the dry leaves stay on for winter to provide structure and screening all year round.

4.11 Where this forms the only boundary treatment, temporary post and wire fence will be positioned along the middle of the hedge prior to planting to prevent people from gaining access to the embankment behind. It is envisaged that once the hedge has fully established this fencing will not need to be replaced.

4.12 These hedgerows should be kept neat and formal at a height no greater than 1 metre to retain visibility, natural surveillance and retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.

4.13 The maintenance regime for these hedgerows will aim to increase a dense structure for habitat provision while avoiding the creation of unsafe traffic routes with overgrown vegetation. Maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

[1] Hillier Trees Tree Aftercare Maintenance Checklist

Native Hedgerow / Shrub Planting

4.14 Creating a new field hedgerow to the western boundary will assist in tying the character of the rural edge to the residential areas. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.

4.15 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. Hedges should be trimmed on a three year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.

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4.16 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health. It is envisaged that the harvest wood will support natural play elements associated with the play provision philosophy found across the site.

Shrub Planting

4.17 Shrub planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the site conditions. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.

4.18 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and also increases air flow within the planting to maintain its good health.

4.19 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.

4.20 Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs.

4.21 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.

4.22 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.

4.23 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

4.24 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.

4.25 The density of planting will require that all weeding is carried out by hand (unless agreed with CA otherwise), using the appropriate tools. All resultant material should be removed from site.

4.26 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

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4.27 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.

4.28 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every three days in the second and third seasons until the onset of natural rainfall.

4.29 Any failures due to drought shall be replaced by the management company at their own cost.

4.30 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.

4.31 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Planting

4.32 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.

4.33 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.

4.34 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

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

4.36 Detailed pruning methods of ornamental grasses are described in Section 6 of this document.

Grassland / Seeded Areas

Meadow Areas

4.37 On large open areas which have been allocated as Public Open Space, the existing grassland has been retained. A mowing regime will be implemented to create informal mown paths and closely mown areas for informal recreation.

4.38 The remaining areas will be managed to retain the rough grassland whilst supporting a more diverse meadow sward.

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4.39 Meadow grassland will be established throughout much of the green infrastructure area, using an EM3 Special General Purpose Meadow Mixture (Emorsgate Seeds or similar).

4.40 During initial establishment the grassland should be mown sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. The arising's from this first mow should be removed off site, to encourage grassland establishment.

4.41 Meadow grassland should be mown on a rotational basis from the second year onward with areas being either mown twice annually in early spring (March) and late summer (late August- September) OR once during either early spring, or late summer. This would mimic traditional farming practices where spring grazing would be followed by a lengthy growing season before being cut for hay, providing wildflowers enough time to set seed.

4.42 After cutting 'leave the hay to dry and shed seed for 1-7 days then remove from site.

4.43 Occasional scrub planting will provide shelter for reptiles. For locations, see associated Landscape General Arrangement Plan. This will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Rough Grassland Enhancements to Hedgerow Buffers (Emorsgate EM10)

4.44 Buffer areas associated with the school boundary and western boundary will be retained and reinforced with a tussocky seed mixture (Emorsgate EM10 – Tussock Mixture) to be sown over these areas which once established, may need 'topping' once 3 years between October and February to control scrub and bramble development. The cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge for wildlife.

4.45 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.

Infiltration Blanket (Emorsgate EG8)

4.46 As part of the sustainable drainage strategy an infiltration blanket will be located at the western boundary. Emorsgate's EG8 - Meadow grass mixture for wet soils will provide a suitable mix able to tolerate the seasonally wet conditions.

4.47 In the first year the grass mix should be cut back once in the year to no less than 100mm. To avoid potential disturbance to wildlife, this should be undertaken in the middle of winter between 1st November and 31st January. All maintenance activities, and any further maintenance cuts required, are to

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be carried out in accordance with recommendations set out by the project ecologist.

4.48 In subsequent years the meadow should not be cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to approx. 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

4.49 Any green arisings from site should be removed and recycled wherever possible or appropriate.

Amenity Grass / Mown Area

4.50 Provision has been made for well managed grass areas provided for private gardens.

4.51 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.

4.52 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.

4.53 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or by the use of cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.

4.54 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.

4.55 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus and equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.

4.56 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

4.57 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.

4.58 Particular care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.

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4.59 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.

4.60 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Bulb Planting within ornamental planting

4.61 Bulb planting will be utilised within the residential area of the site to create a swathe of colour amongst the planting areas throughout the winter months and early spring whilst other areas of the site are dormant.

4.62 Once established they require little maintenance but will need to be factored into the mowing regime for the lawn areas to encourage growth and avoid damage before and during flowering periods.

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5 Maintenance Schedule – Specific Activities to Plant Typologies

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Management of New Specimen Trees

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

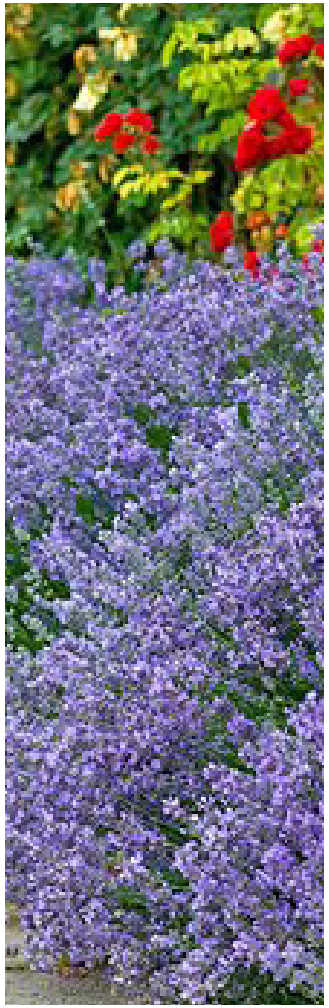
Management of Hedging

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

Management of Habitat Area

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

Management of Ornamental Shrub Planting

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

Management of Amenity Grass Areas

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

Management of Wild Flower Meadows

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

Management of Woodland or Native Scrub Planting

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

Management of Retaining Walls, Structures and Steps

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Brick and Blockwork Walls. Concrete Benches & Steps 	Provide visually attractive, safe and appropriate structures within the landscape	To provide robust retaining walls to raised terrace areas and changes in levels that will require minimal maintenance. Where remedial work needs to be carried out this should be done in accordance with the original specifications and details to ensure aesthetic character is retained and preserved. Ensure all Health & Safety considerations are taken into account. Prevent hazards, risks, trips and falls.	12 visits per annum: Inspect for; Structural integrity - conduct risk assessment and remedy any defects immediately Graffiti - remove as soon as possible Inspect finishes for damage - repair / replace as required. Inspect climbing plant supports - re-tighten or repair as necessary	1 visits per annum: Inspect for structural integrity on a quarterly basis and repair. 1 visits per annum: Inspect for graffiti and remove as soon as possible 1 visits per annum: Inspect finishes for damage on a and repair Inspect climbing plant supports on a monthly basis and re-tighten or repair as necessary	1 visits per annum: Inspect for structural integrity on a quarterly basis and repair. 1 visits per annum: Inspect for graffiti and remove as soon as possible 1 visits per annum: Inspect finishes for damage and repair Inspect climbing plant supports on a monthly basis and re-tighten or repair as necessary

Management of Fences, Gates and Metal Railings

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Metal Railings, Fences and Gates 	To provide robust and secure perimeters to prevent unwanted access and egress for safety and security reasons.	Provide visually attractive fencing, railings and gates, that are in keeping with local character. Ensure all gates are robust, effective and fit for purpose. Ensure screening and privacy is maintained.	12 visits per annum: Inspect for structural integrity on a monthly basis and repair to maintain protection against intruders Inspect gates, fencing and metal railings for graffiti on a monthly basis and remove as soon as possible Inspect gates, fencing and metal railings for damage on a monthly basis and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order on a monthly basis Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders Inspect gates, fencing and metal railings for graffiti and remove as soon as possible Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).

Management of Play Equipment

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All fixed and natural play equipment, including safer surfacing and access routes. 	To create a safe, fun, challenging, varied, exciting and engaging experience with a high play value that is fully accessible and inclusive.	All equipment and Impact Absorbing Surfacing (IAS) shall conform to BSEN 1176 & 1177 and be covered by warranties and this includes workmanship too. All equipments shall be compliant with the required Minimum use zones (MUZ), and Critical fall heights (CFH). Regular interim inspections are to be carried out according to the use / misuse of the play area and in accordance with the manufacturers guidelines **ALL** inspection reports must be retained for evidence and the inspections must be carried out by competent, trained personnel. The independent annual inspection must be carried out by an Inspector qualified to annual inspector status and on the register of Play Inspectors International (RPII). All equipment and safety surfacing should be checked in accordance with BS EN 1176:2008 - Playground Equipment.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.

Management of Paved Surfaces

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All hard surfaced areas within development	To provide clean, safe and attractive hard surfaced areas for pedestrian use	Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained. Ensure all defects are deal with promptly	Minimum 12 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removing all litter, leaf , chewing gum etc Carry out weed control as necessary using a selected spot herbicide treatment. Remove litter and debris from surfaces monthly. Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months.	1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370	1 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370

Management of Asphalt and Concrete Road Surfaces and Footpaths

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All road surfaces within development - asphalt and concrete.	To provide clean, safe and attractive shard surfaced area for vehicular use.	Provide even surfaces for vehicular movement. Provide clean surfaces free from debris or hazards. Ensure surfaces are adequately drained - inspect gully traps	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Remove litter and debris from surfaces monthly or as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Remove litter and debris from surfaces monthly or as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification Clean surfaces monthly by brushing, removing all litter as necessary Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.

Management of Street Furniture

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
Fixed furniture: Bollards, Litter bins, Bench seating etc 	To provide attractive, robust and functional fixed furniture items that provide and support informal amenity and compliment local character	Ensure cleanliness and fitness for purpose at all time Ensure furniture is accessible and usable	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and rubbish - remove as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visits per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse

Management of External Lighting

Area Type	Aims	Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-15
All external lighting fixtures, poles and bollards. 	To provide a safe environment for residents and visitors without compromising privacy and ecological aims. Provide lighting infrastructure that is sustainable and of appropriate character.	Ensure lighting remains functional Ensure lighting infrastructure is kept in a manner that contributes positively to the street-scene and local character	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.

6 Maintenance Operations Matrices

ARUN DISTRICT COUNCIL Y/72/20/RES

MAINTENANCE OPERATIONS MATRICES

	TREE PLANTING													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Watering				X	X	X	X	X	X				Daily if required in summer
2	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4	Weed control (chemical)					X		X						And as necessary
5	Application of mulch					X					X			To 75mm as required
6	Apply fertiliser			X										
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

	HEDGING													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Top up mulch					X					X			To 75mm as required
5	Apply fertiliser			X										
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming hedgerows						X			X				

MAINTENANCE OPERATIONS MATRICES

	HABITAT AREA													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2	Weed control (chemical)					X		X						And as necessary
3	Watering				X	X	X	X	X	X				Daily if required in summer
4	Firm up plants			X						X				
5	Pest & disease control			X	X	X	X	X	X	X	X			As required
6	Thin out planting			X							X			As required
7	Replacement planting	X	X	X								X	X	By agreement as schedule
8	Works to trees		X								X			As required

	SHRUB PLANTING													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3	Weed control (chemical)					X		X						And as necessary
4	Watering				X	X	X	X	X	X				Daily if required in summer
5	Top up mulch					X					X			To 75mm as required
6	Firm up plants			X						X				
7	Pest and disease control			X	X	X	X	X	X	X	X			As required
8	Trimming out and trimming planting										X			As required
9	Replacement planting (all plant types)	X	X	X								X	X	By agreement as schedule

MAINTENANCE OPERATIONS MATRICES

	AMENITY GRASS AREAS													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

	HARD AREAS													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Watering of newly seeded areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3	Mow to a height of 75mm, remove arisings			X	X	X			X	X	X			Mow twice yearly, March/April, 2nd cut between August and October when seeds have fallen
4	Remove leaves from grass to avoid rotting and moss growth									X	X	X		

MAINTENANCE OPERATIONS MATRICES

	WILDFLOWER MEADOW, FIRST YEAR													
NO	**TASK**	**JAN**	**FEB**	**MAR**	**APRIL**	**MAY**	**JUNE**	**JULY**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**NOTES**
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Hand removal of perennial weeds			X	X	X	X	X	X	X				
3	Mow to a height of 50 mm, remove arisings			X						X	X			Avoid compacting the ground - don't mow in wet conditions
4	'High cut' to a height of 100 mm, remove arisings					X								Avoid compacting the ground - don't mow in wet conditions
	WILDFLOWER MEADOW, SUBSEQUENT YEARS													
5	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
6	Mow to a height of 50 mm, remove arisings			X							X			Avoid compacting the ground - don't mow in wet conditions
7	'Hay cut', strim meadow to a height of 75mm, leave arisings in place to dry							X						Avoid compacting the ground - don't mow in wet conditions
8	Once dried turn arisings to release seeds, then remove from meadow							X						
9	Hand removal of perennial weeds			X	X	X	X	X	X	X				

7 Monitoring and Ongoing Review

7.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.

7.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.

7.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed and any refinements incorporated into an updated management plan for on-going medium and long-term management.

7.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.

7.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long term objectives for the landscape and ecological planting is achieved.

7.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil as sense of ownership and value to the landscape.

ARUN DISTRICT COUNCIL Y/72/20/RES

8 Appendices (refer to latest revision)

8.1 DD427L01-L02 Landscape General Arrangement Plan (Deacon Design Ltd)

8.2 DD427L03 Play Equipment Plan (Deacon Design Ltd)

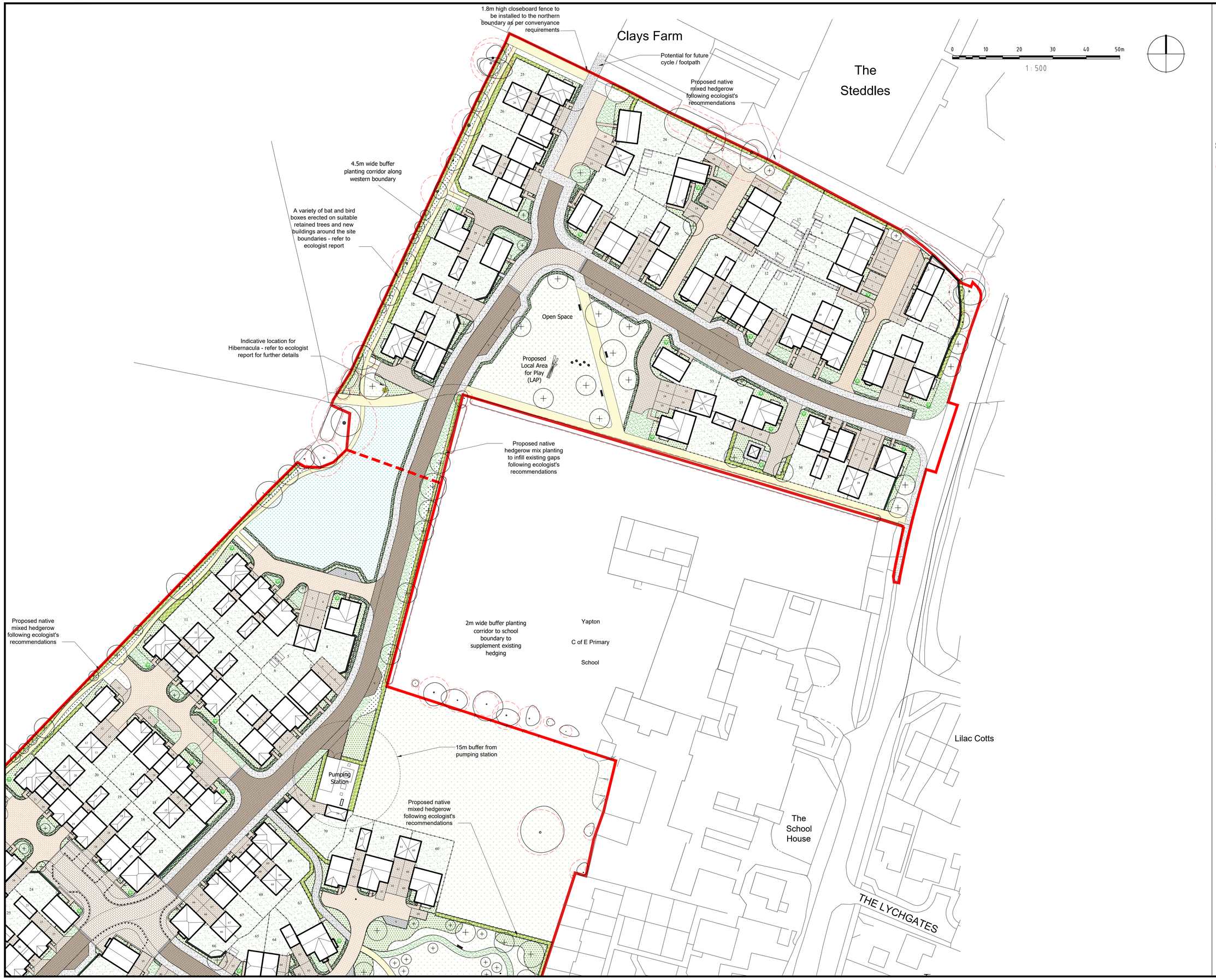
8.3 DD427L04-10 Detailed Planting Plans (Deacon Design Ltd)

ARUN DISTRICT COUNCIL Y/72/20/RES

Appendix 8.1

DD427L01-L02 Landscape General Arrangement Plan

ARUN DISTRICT COUNCIL Y/72/20/RES



NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

Existing trees to be removed

Existing vegetation to be retained and future management to be agreed as part of technical design

Existing trees to be retained. Redline denotes Root Protection Area (RPA)

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

Proposed wall shrubs / climbers

Proposed feature shrub

Proposed amenity grassland to mown pathways, verges and front gardens

Proposed private lawns to rear gardens and flats amenity area

Proposed locally sourced native wildflower and grass seed mix

Proposed tussock mix to narrower corridors along hedgerows

Proposed infiltration blanket to form part of sustainable drainage systems - to be seeded with suitable native wildflower / grass mix to tolerate dry and wet conditions

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native hedgerow planting to reinforce boundary vegetation

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

Hard Landscape
Note: Refer to Engineer's drawings for paving permeability and further details

Proposed block paving to highways
Marshalls Keyblok, Charcoal. Sizes:200x100x80mm, laid in herringbone pattern or similar and approved

Proposed tarmac surfacing footways

Proposed block paving to thresholds and pedestrian crossing points - Marshalls Keyblok, Natural. Sizes: 200x100x80mm, laid in stretcher bond pattern or similar and approved

Proposed block paving to parking court, private driveways and visitors bays. Marshalls Keyblok, Bracken, Size 200x100x80mm, laid in stretcher bond pattern or similar and approved

Proposed block paving to secondary road - Marshall Keyblock, Burnt Ochre, Size: 200x100x80mm, laid in herringbone pattern or similar and approved

Proposed slab paving to residential entrances and patios Marshall Saxon, Natural, Size:450x450x50mm, laid in stack bond or similar and approved

Proposed grasscrete blocks to parking bays adjacent to POS, laid in stack bond or similar and approved

Proposed Hoggin footpath to open spaces with timber edging Natural Angular Limestone 10mm to dust laid over compacted MOT Type 1 or similar

Proposed Local Equipped Area for Play (LEAP) provision

Proposed Local Area for Play (LAP) provision. Informal natural play elements such as stepping logs and log piles formed from tree removal

Boundary Treatments
Note: Refer to Engineers drawings to boundary treatments

Proposed 1.8m high masonry wall (to match architectural treatment) to private rear garden boundaries

Proposed 1.8m high timber closeboard fence to private rear gardens with matching gate

Proposed 0.6m high masonry wall (to match architectural treatment) to front gardens with 0.9m high black gate metal

Proposed 1m high bollard

Proposed 1.2m high black bow top fencing to Local Equipped Area of Play

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
29.10.20	MM	Amended layout	B	PD
21.10.20	MM	Amended layout / Hard landscape spec added	A	PD

DRAWING STATUS

FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
Tel: 01329 557 820 Email: info@deacondesign.co.uk
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PROJECT TITLE :
Land at Stakers Farm
Yapton

PROJECT NUMBER : DD427
PLOT DATE : 23.07.20

DRAWING SCALE : 1:500
APPROVED BY : PD

PAPER SIZE : A1
DRAWN BY : JT

DRAWING TITLE :
Landscape General Arrangement Plan
Sheet 1 of 2
-

DRAWING NUMBER : DD427L01
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Dropbox (Deacon Design Ltd)\03 PROJECTS 400+\DD427_Land At Stakers Farm, Yapton\04-Drawings\Autocad\L-Landscape Dwgs\DD427L01-02_Landscape General Arrangement Plan.dwg

ARUN DISTRICT COUNCIL 17/02/2023

Proposed 1m high bollard

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed 0.6m high masonry wall (to match architectural treatment) to front gardens with 0.9m high black gate metal

Proposed 1.8m high masonry wall (to match architectural treatment) to private rear garden boundaries

Proposed 1.8m high timber closeboard fence to private rear gardens with matching gate

Proposed 1.2m high black bow top fencing to Local Equipped Area of Play

01 Boundary Treatments
L02 Precedent Images

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.

3. All given dimensions in mm.

KEY

Application Site boundary

Soft Landscape

- Existing trees to be removed
- Existing vegetation to be retained and future management to be agreed as part of technical design
- Existing trees to be retained. Redline denotes Root Protection Area (RPA)
- Proposed Tree Planting / Hierarchy
  Large Tree (10> metres from building)
  Street Tree (7> metres from building)
  Small / Garden Tree (3> metres from building)
- Proposed wall shrubs / climbers
- Proposed feature shrub
- Proposed amenity grassland to mown pathways, verges and front gardens
- Proposed private lawns to rear gardens and flats amenity area
- Proposed locally sourced native wildflower and grass seed mix
- Proposed tussock mix to narrower corridors along hedgerows
- Proposed infiltration blanket to form part of sustainable drainage systems - to be seeded with suitable native wildflower / grass mix to tolerate dry and wet conditions
- Formal hedgerow to main roads and to define private front gardens facing public realm
- Proposed native hedgerow planting to reinforce boundary vegetation
- Proposed native / ornamental planting - Species mix appropriate to landscape setting / ecological enhancement opportunities

Hard Landscape
Note: Refer to Engineer's drawings for paving permeability and further details

- Proposed block paving to highways
  Marshalls Keyblok, Charcoal. Sizes:200x100x80mm, laid in herringbone pattern or similar and approved
- Proposed tarmac surfacing footways
- Proposed block paving to thresholds and pedestrian crossing points - Marshalls Keyblok, Natural. Sizes: 200x100x80mm, laid in stretcher bond pattern or similar and approved
- Proposed block paving to parking court, private driveways and visitors bays. Marshalls Keyblok, Bracken, Size 200x100x80mm, laid in stretcher bond pattern or similar and approved
- Proposed block paving to secondary road - Marshall Keyblock, Burnt Ochre, Size: 200x100x80mm, laid in herringbone pattern or similar and approved
- Proposed slab paving to residential entrances and patios Marshall Saxon, Natural, Size:450x450x50mm, laid in stack bond or similar and approved
- Proposed grasscrete blocks to parking bays adjacent to POS, laid in stack bond or similar and approved
- Proposed Hoggin footpath to open spaces with timber edging Natural Angular Limestone 10mm to dust laid over compacted MOT Type 1 or similar
- Proposed Local Equipped Area for Play (LEAP) provision
- Proposed Local Area for Play (LAP) provision. Informal natural play elements such as stepping logs and log piles formed from tree removal

Boundary Treatments
Note: Refer to Engineers drawings to boundary treatments

- Proposed 1.8m high masonry wall (to match architectural treatment) to private rear garden boundaries
- Proposed 1.8m high timber closeboard fence to private rear gardens with matching gate
- Proposed 0.6m high masonry wall (to match architectural treatment) to front gardens with 0.9m high black gate metal
- Proposed 1m high bollard
- Proposed 1.2m high black bow top fencing to Local Equipped Area of Play

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
29.10.20	MM	Amended layout	B	PD
21.10.20	MM	Amended layout / Hard landscape spec added	A	PD

DRAWING STATUS
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DRAWING TITLE
Landscape General Arrangement Plan
Sheet 2 of 2
-

DRAWING NUMBER : DD427L02
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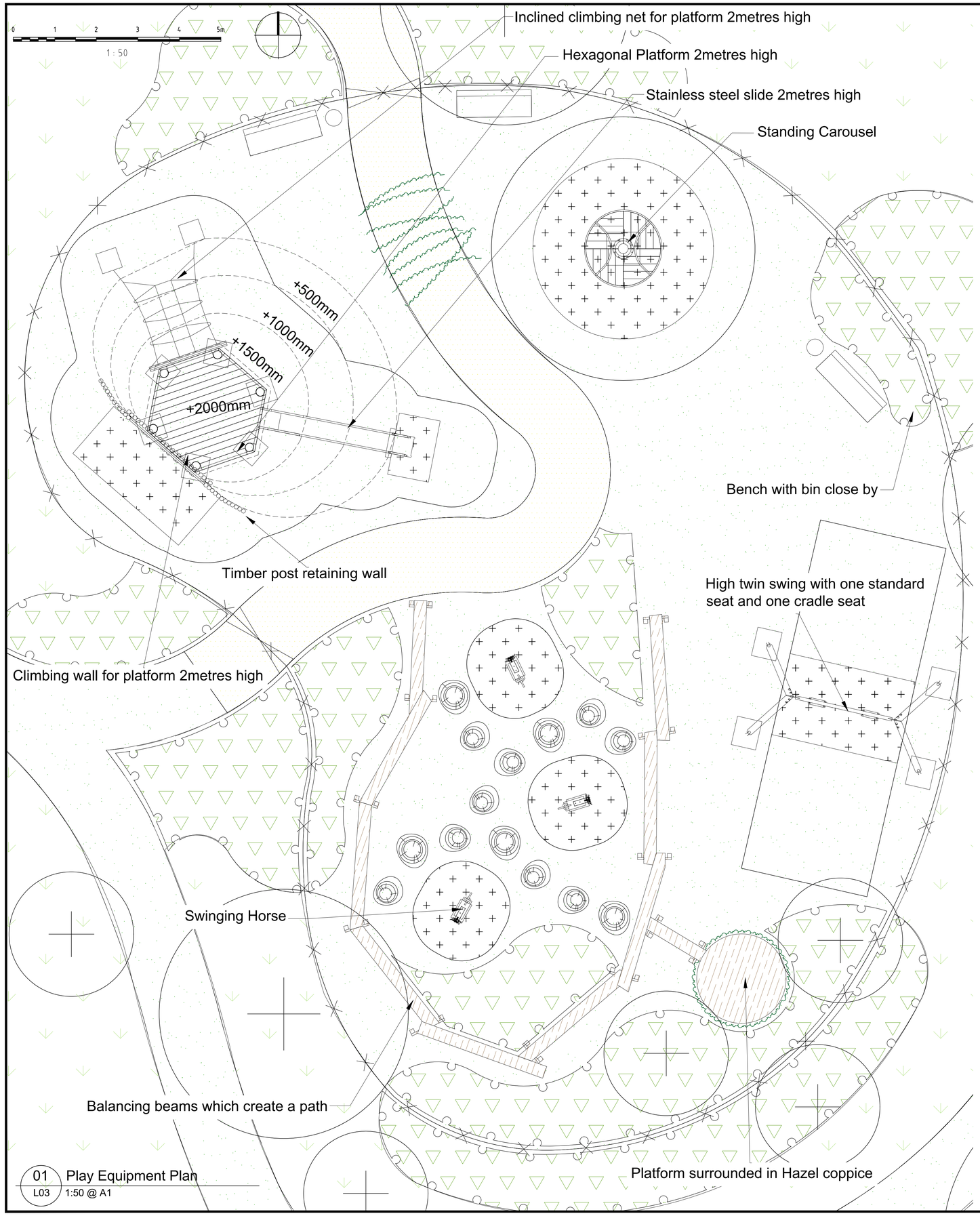
APPROVED PROJECT COUNCIL 17/02/2021

Appendix 8.2

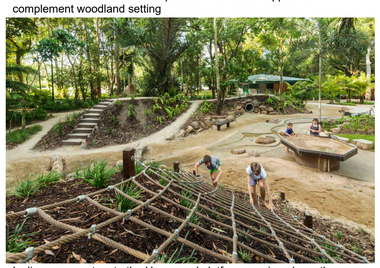
DD427L03 Play Equipment Plan

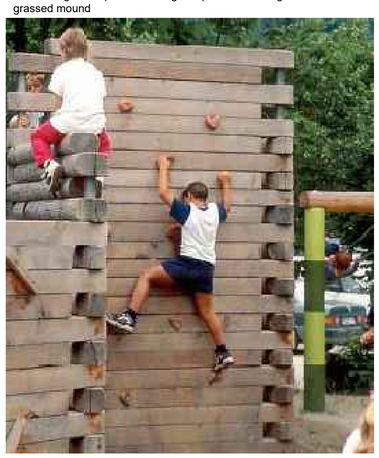
ARUN DISTRICT COUNCIL Y/72/20/RES



01 Play Equipment Plan
L03 1:50 @ A1

Platform in wooded area to be planted with Hazel coppice to complement woodland setting


Incline cargo net up to the Hexagonal platform running above the grassed mound


Climbing wall to the hexagonal platform with retaining wall behind to protect the wall

Standing Carousel roundabout

Hardwood balancing beams to create a path over meadow

High twin swing to have one standard seat and one cradle seat for younger children

Hexagonal platform 2meters high can come with roof or without with stainless steel slide attached

Stepping stones made from nearby trees to be removed

Swinging Horse

02 Precedent Images
L03

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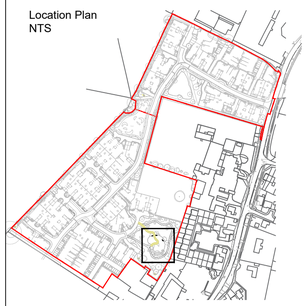
KEY

- Proposed Tree Planting
- Proposed native / ornamental planting - Species mix appropriate to landscape setting / ecological enhancement opportunities
- Proposed grass mix to be mown to create pathways / informal recreation areas
- Proposed locally sourced native wildflower and grass seed mix
- Proposed Hardwood Play Chips for areas around play equipment not to be held in with any hard edging to give a more natural feel
- Proposed Hoggin footpath to open spaces with timber edging
- Proposed Hardwood wooden walk ways to create pathways for children to balance on
- Proposed stepping stones made from trees nearby to be removed
- Proposed coppice Hazel to be planted to create a tunnel over path
- Proposed 1.2m high black bow top fencing
- Proposed green metal gate to contrast the black metal railings

Location Plan
NTS



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PROJECT TITLE :
Land at Stakers Farm
Yapton

PROJECT NUMBER : DD427
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ARUN DISTRICT COUNCIL 17/02/2021

Appendix 8.2

DD427L04-10 Detailed Planting Plans

ARUN DISTRICT COUNCIL Y/72/20/RES

General Notes:
Growing Medium - Tested and approved existing topsoil to be ripped to a depth of 300mm, the remaining specified depth replaced with BS 3882 Multipurpose Grade topsoil supplemented with suitable organic compost to PAS100 at a depth of 100mm to ameliorate soil. Topsoil should be friable and be laid to a depth of 600mm for tree planting, 450mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

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

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

Planting Trees - Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides with the base of the pit broken up, trees in soft landscape to be staked and biodegradable tree tie at 500mm and back filled with the above improved/imported topsoil to the field grown/nursery height. All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level.

Formal Hedge Planting - To maintain manicured treatment plant as uniform spacing as specified and ensure future pruning maintains a neat clipped edge to both sides. All hedges to have bark mulch to base.

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

Turfing and seeding - Carry out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf shall be laid on prepared, levelled soil (minimum 150mm depth).

Management and Maintenance

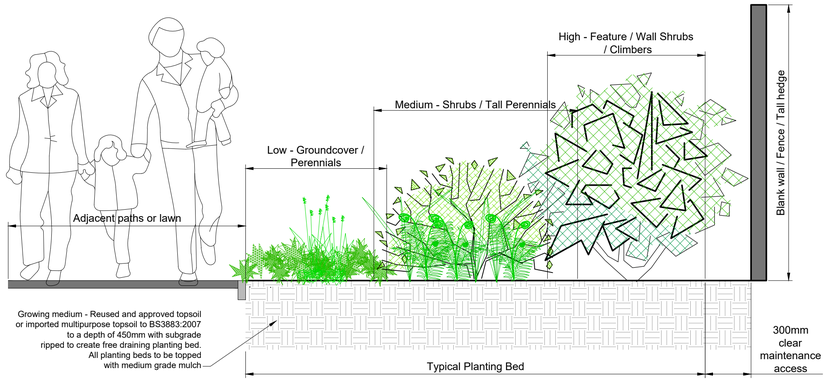
Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

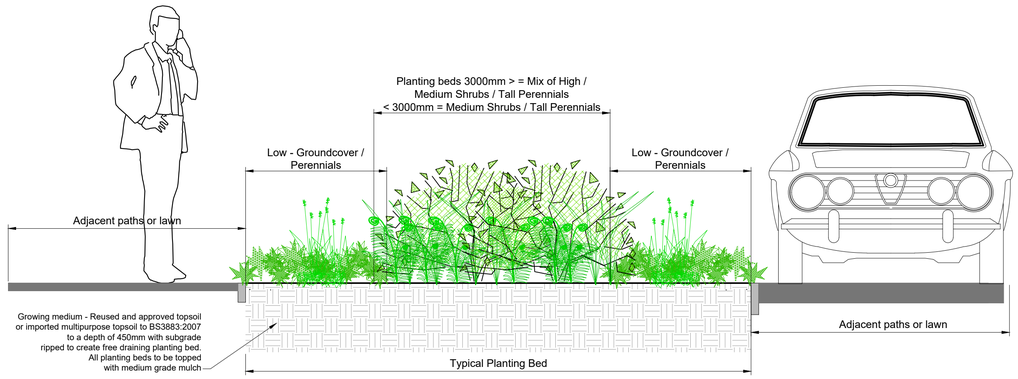
Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufactures rates, topping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

Within a period of 5 years from completion of the development ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season.
- All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

DD Plot Planting Plant Guide:

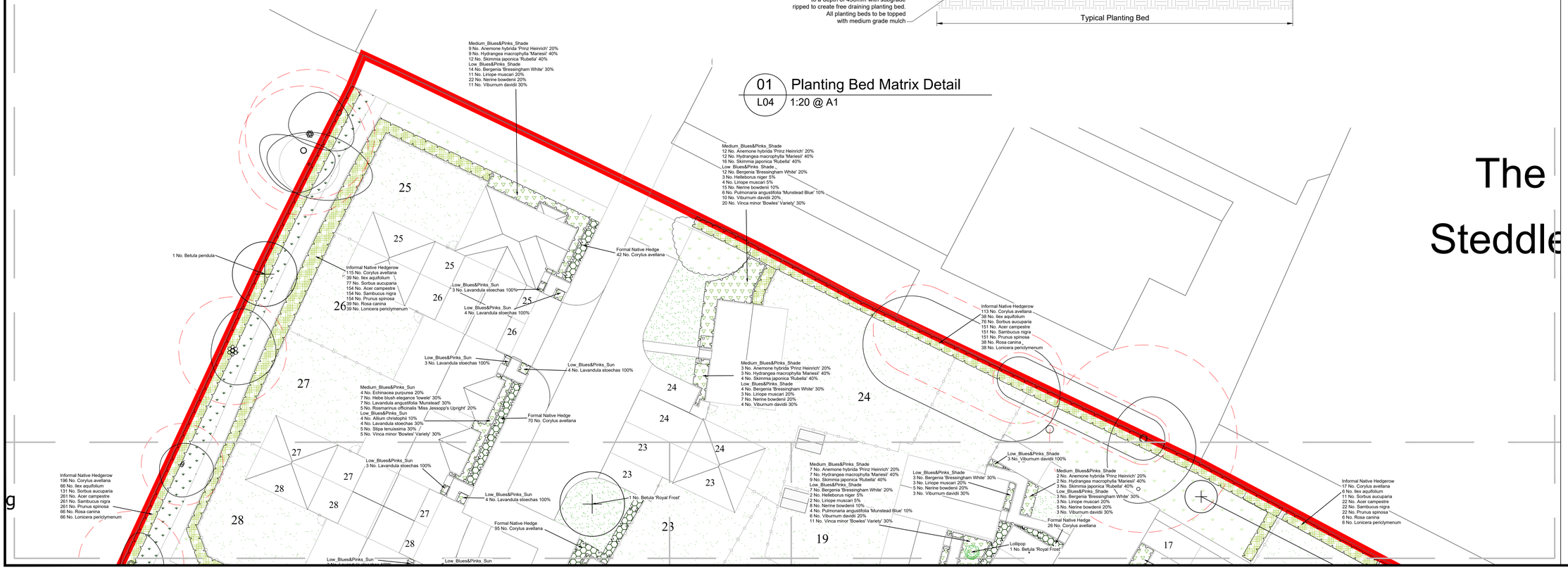
(High, Medium, Low)
The mix of plants for each plot has been divided based on height and position within the border.
Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the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





01 L04 Planting Bed Matrix Detail
1:20 @ A1

0 5 10 15 20m
1 : 200



The Steddle

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Soft Landscape

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- Existing trees to be retained. Redline denotes Root Protection Area (RPA)
- Proposed Tree Planting / Hierarchy
  Large Tree (10> metres from building)
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- Proposed wall shrubs / climbers
- Proposed feature shrub
- Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved
- Proposed lawn to back gardens Emorsgate EM1 or similar and approved, (patio areas to be agreed as part of technical design)
- Proposed wildflower seed to open space - Emorsgate EM3 Special General Purpose Meadow Mixture or similar and approved, in accordance with Ecologist recommendations
- Proposed tussock mixture to hedgerow corridors - Emorsgate EM10 Tussock Mixture or similar and approved, in accordance with Ecologist recommendations
- Proposed meadow mix to infiltration blanket - Emorsgate EG8 Meadow Grass mixture for wet soils or similar and approved, in accordance with Ecologist recommendations
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed mixed native species hedgerow planting, to reinforce boundary vegetation in accordance with Ecologist recommendations. To be maintained at 1.8m high
- Proposed native / ornamental planting - Species mix appropriate to landscape setting / ecological enhancement opportunities

To be read in conjunction with:
- Tree Pit Detail ref.: DD427L05
- Detailed Planting Schedule ref.: DD427L07

Location Plan
NTS

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
30.10.20	MM	Amended Layout	B	PD
21.10.20	MM	Amended Tree Layout to NHBC guidance	A	PD

DRAWING STATUS
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12a The Square, Wickham, Hampshire PO17 5JQ
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PROJECT TITLE :
Land at Stakers Farm
Yapton

PROJECT NUMBER : DD427
PLOT DATE : 04.08.20
DRAWING SCALE : 1:200
APPROVED BY : PD
PAPER SIZE : A1
DRAWN BY : JT

DRAWING TITLE :
Detailed Planting Plan
Sheet 1 of 7

DRAWING NUMBER : DD427L04
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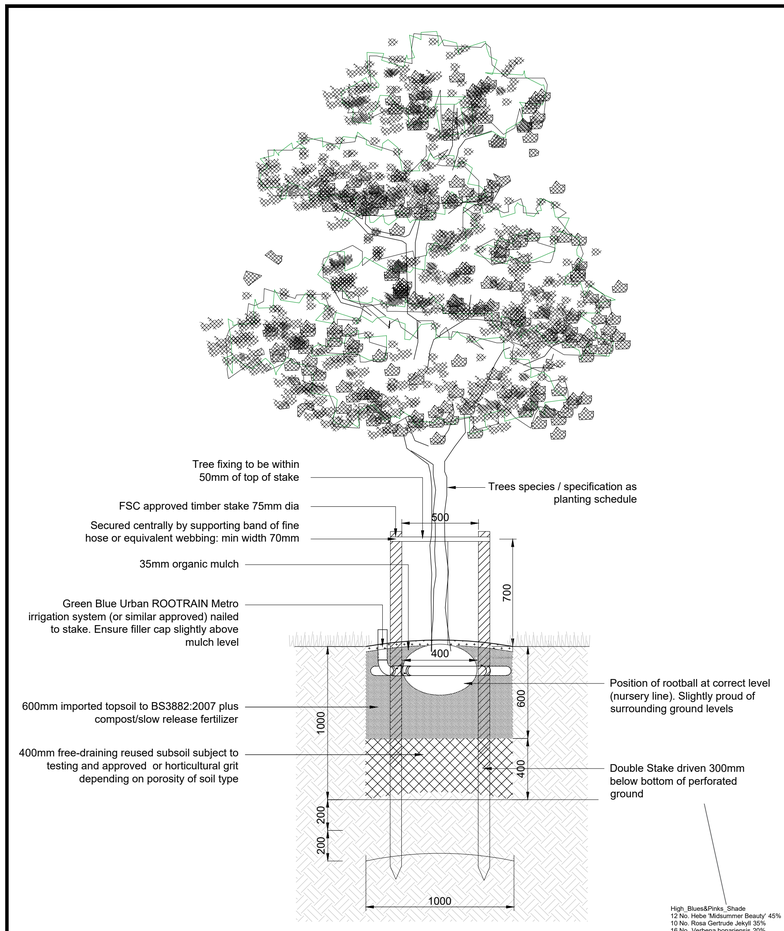
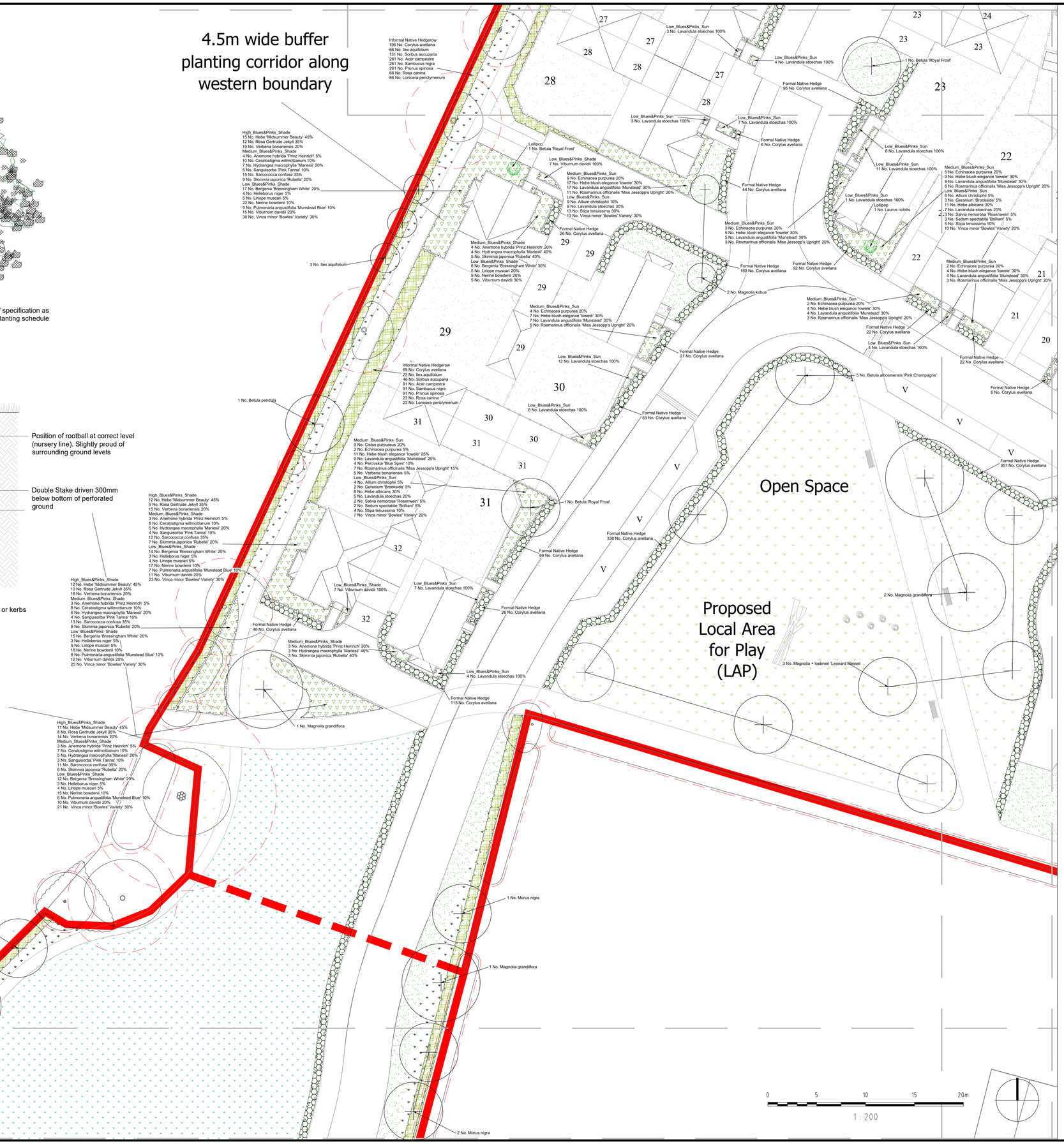


NOTE:
Root Barrier if tree pit within 3000mm of underground services or kerbs
- GreenBlue Urban ReRoot 600 or similar approved

01 Typical Tree Pit Detail
L05 1:20 @ A1



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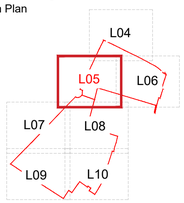
To be read in conjunction with:
- Planting Bed Matrices and General Specification Notes ref.: DD427L04
- Detailed Planting Schedule ref.: DD427L07

Location Plan
NTS



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Detailed Planting Plan
Sheet 2 of 7

DRAWING NUMBER : DD427L05
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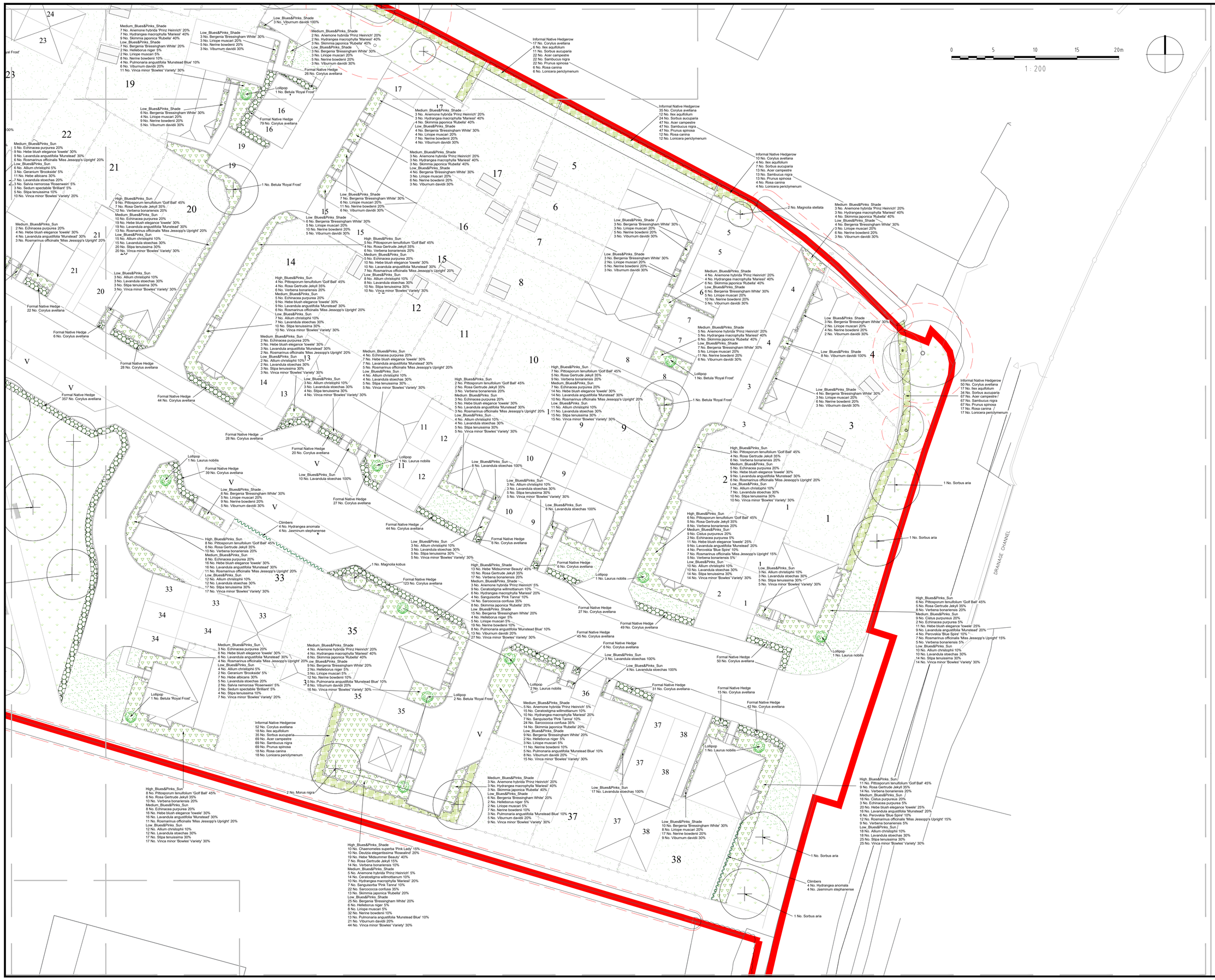

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To be read in conjunction with:
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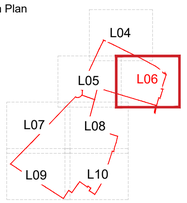
- Tree Pit Detail ref.: DD427L05
- Detailed Planting Schedule ref.: DD427L07

Location Plan
NTS



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PAPER SIZE : A1
DRAWN BY : JT

DRAWING TITLE :
Detailed Planting Plan
Sheet 3 of 7

DRAWING NUMBER : DD427L06
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AKIN DISTRICT COUNCIL 17/2020/RES

Detailed Planting Schedule

Trees & Hedge Planting

No.	Species Name	Common Name	Specification	Density	Girth	Height
2260 No.	Acer campestre	Common Maple	Whip Native Buffer Planting	0.3Ctr		80-100cm
23 No.	Betula 'Royal Frost'		Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	425-600cm
10 No.	Betula albosinensis 'Pink Champagne'		Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	400-450cm
6 No.	Betula pendula	Common Silver Birch	Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	400-450cm
7 No.	Betula utilis jacquemontii	White-barked Himalayan Birch	Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	12-14cm	350-400cm
7 No.	Corylus colurna	Turkish Hazel	Heavy Standard :Clear Stem 175-200 :RB :WD Low	Counted	12-14cm	350-400cm
573 No.	Ilex aquifolium	Common Holly	C	0.3Ctr		60-80cm
6 No.	Ilex aquifolium	Common Holly	Standard :RB :Clear Stem 175-200 :WD Low	Counted	10-12cm	
9 No.	Magnolia grandiflora		Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	425-600cm
15 No.	Magnolia kobus	Northern Japanese magnolia	RB :Extra Heavy Standard :Clear Stem 150-175 :WD Low	Counted	14-16cm	6.0-7.0m
9 No.	Magnolia stellata	Star Magnolia	Heavy Standard :Clear Stem 175-200 :RB :WD Low	Counted	12-14cm	350-425cm
10 No.	Magnolia × loebneri 'Leonard Messel		Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	400-450cm
11 No.	Morus nigra		Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	450-500cm
4 No.	Sorbus aria	Whitebeam	Extra Heavy Standard :Clear Stem min. 200 :RB :WD Low	Counted	14-16cm	400-450cm
1136 No.	Sorbus aucuparia	Rowan	Whip Native Buffer Planting	0.3Ctr		80-100cm

Total :4086 No.

Shrubs (Plant in groups of 1,3,5 and 7's)

No.	Species Name	Specification	Mix Density	Density	Pot Size	Height
411 No.	Abelia grandiflora 'Francis Mason'	Bushy :C	4/m²		3L	40-60cm
14 No.	Aucuba japonica 'Crotonifolia'	Bushy :C	3/m²		3L	60-80cm
7 No.	Aucuba japonica 'Rozannie'	Bushy :C	3/m²		3L	40-60cm
120 No.	Berberis thunbergii 'Aurea'	Bushy :C	4/m²		3L	40-60cm
76 No.	Berberis thunbergii 'Helmond Pillar'	Bushy :C	3/m²		3L	40-60cm
33 No.	Caryopteris clandon. 'Worcester Gold'	Bushy :C	4/m²		3L	60-80cm
13 No.	Ceanothus thyrsiflorus 'Skylark'	C :Bushy	5/m²		3L	40-60cm
71 No.	Ceratostigma willmottianum	Bushy :C	9/m²			30-40cm
10 No.	Chaenomeles superba 'Pink Lady'	Bushy :C	4/m²		3L	60-80cm
65 No.	Choisya 'Aztec Pearl'	Bushy :C	3/m²		3L	60-80cm
28 No.	choisya x dewitteana aztec gold	Bushy :C	3/m²		3L	60-80cm
33 No.	Cistus corbariensis	Bushy :C	4/m²		3L	30-40cm
380 No.	Cistus purpureus	Bushy :C	4/m²		3L	40-60cm
16 No.	Cornus alba 'Elegantissima'	Bushy :C	3/m²		3L	40-60cm
83 No.	Cornus alba 'Spaethii'	Bushy :C	3/m²		3L	40-60cm
171 No.	Cornus sanguinea 'Midwinter Fire'	Bushy :C	3/m²		3L	60-80cm
1696 No.	Corylus avellana	WHIP		0.3Ctr		60-80cm
6227 No.	Corylus avellana	1+1 :BR		0.3Ctr Double Staggered at 0.5m offset		
6 No.	Corylus avellana	Heavy Standard :Clear Stem 175-200:RB :WD Low		Counted	50-70L	175-200cm
76 No.	Corylus maxima 'Purpurea'	Bushy :C	3/m²		3L	40-60cm
42 No.	Cotinus 'Grace'	Bushy :C	3/m²		3L	60-80cm
10 No.	Deutzia elegantissima 'Rosealind'	C :Bushy	3/m²		3L	40-60cm
56 No.	Euonymus alatus	Bushy :C	3/m²		3L	60-80cm
612 No.	Euonymus fortunei 'Dart's Blanket'	Several shoots :C	7/m²		2L	10-20cm
436 No.	Euonymus fortunei 'Emerald 'n' Gold'	Branched :C	5/m²		3L	15-20cm
36 No.	Euonymus fortunei 'Emerald Gaiety'	Bushy :C	5/m²		3L	15-20cm
133 No.	Hebe 'Caledonia'	Bushy :C	4/m²		3L	20-30cm
82 No.	Hebe 'Midsummer Beauty'	Bushy :C	3/m²		3L	40-60cm
152 No.	Hebe 'Red Edge'	Bushy :C	3/m²		3L	40-60cm
99 No.	Hebe albicans	C :Bushy	5/m²		3L	20-30cm
320 No.	Hebe blush elegance 'lowele'	Bushy :C	4/m²		3L	40-60cm
146 No.	Hebe vernacosa	Bushy :C	5/m²		3L	30-40cm
114 No.	Hydrangea macrophylla 'Mariesii'	C :Bushy	3/m²		3L	40-60cm
14 No.	Hydrangea paniculata 'Limelight'	C :Bushy	3/m²		3L	40-60cm
19 No.	Ilex aquifolium 'Amber'	Branched :C	4/m²		3L	40-60cm
14 No.	Laurus nobilis	C: Lollipop Shaped		Counted		175-200cm
302 No.	Lavandula angustifolia 'Munstead'	C :Bushy	4/m²		3L	40-60cm
174 No.	Lavandula intermedia 'Alba'	Bushy :C	5/m²		3L	30-40cm
569 No.	Lavandula stoechas	Bushy :C	5/m²		3L	30-40cm
8 No.	Leptospermum scoparium 'Red Damask'	Bushy :C	3/m²		3L	40-60cm
28 No.	Lonicera nitida 'Baggesen's Gold'	Bushy :C	3/m²		3L	60-80cm
71 No.	Mahonia aquifolium 'Apollo'	Bushy :C	3/m²		3L	40-60cm
33 No.	Olearia haastii	Bushy :C	3/m²			
31 No.	Perovskia 'Blue Spire'	Bushy :C	3/m²		3L	40-60cm
114 No.	Phormium 'Sundowner'	Bushy :C	3/m²		3L	40-60cm
42 No.	Physocarpus opulifolius 'Diabolo'	Bushy :C	3/m²		3L	40-60cm
123 No.	Pittosporum tenuifolium 'Golf Ball'	Bushy :C	3/m²		3L	40-60cm
152 No.	Pittosporum tenuifolium 'Tom Thumb'	Bushy :C	3/m²		3L	30-40cm
189 No.	Potentilla fruticosa	C :Bushy	5/m²		3L	30-40cm
15 No.	Potentilla fruticosa 'Abbotswood'	Bushy :C	5/m²		3L	30-40cm
2260 No.	Prunus spinosa	WHIP		0.3Ctr		80-100cm
8 No.	Pyracantha saphyr 'Jaune'	Branched :C	3/m²		3L	40-60cm
112 No.	Rosa 'Kent'	Bushy :C	5/m²		3L	30-40cm
573 No.	Rosa canina	WHIP		0.3Ctr		60-80cm
130 No.	Rosa Gertrude Jekyll	Bushy :C	3/m²		3L	40-60cm
212 No.	Rosmarinus officinalis 'Miss Jessopp's Upright'	C :Bushy	4/m²		3L	40-60cm
2260 No.	Sambucus nigra	WHIP		0.3Ctr		
83 No.	Sambucus nigra laciniata	Bushy :C	3/m²		3L	40-60cm
104 No.	Santolina virens	Bushy :C	5/m²		3L	20-30cm
172 No.	Sarcococca confusa	Bushy :C	4/m²		3L	30-40cm
70 No.	Sarcococca hookerana digy. 'Purple Stem'	C :Bushy	5/m²		3L	40-60cm
281 No.	Skimmia confusa 'Kew Green'	Bushy :C	5/m²		3L	30-40cm
149 No.	Skimmia japonica 'Rubella	Bushy :C	4/m²		3L	30-40cm
29 No.	Spiraea 'Arguta'	Bushy :C	4/m²		3L	
420 No.	Spiraea japonica 'Fire Light'	Bushy :C	4/m²		3L	20-30cm
185 No.	Spiraea japonica 'Magic Carpet'	Bushy :C	5/m²		3L	30-40cm
63 No.	Viburnum bodnantense	Bushy :C	3/m²		3L	40-60cm
232 No.	Viburnum davidii	C :Bushy	5/m²		3L	20-30cm
58 No.	Viburnum opulus 'Roseum'	Bushy :C	3/m²		3L	60-80cm
598 No.	Vinca minor 'Bowles' Variety'	Bushy :C	7/m²		2L	10-20cm

Total :21671 No.

Climbers

No.	Species Name	Specification	Density	Pot Size	Height
12 No.	Hedera helix 'Green Ripple'	C: Caned	0.3/m	5-7.5L	80-100cm
15 No.	Hydrangea anomala	C: Caned	0.3/m	5-7.5L	100-150cm
3 No.	Hydrangea petiolaris	C: Caned	0.3/m	5-7.5L	100-150cm
3 No.	Jasminum officinale	C: Caned	0.3/m	5-7.5L	80-100cm
15 No.	Jasminum stephanense	C: Caned	0.3/m	5-7.5L	80-100cm
573 No.	Lonicera periclymenum	3/5 brks :Caned	0.3Ctr	3L	80-100cm
12 No.	Lonicera periclymenum	C: Caned	0.3/m	5-7.5L	100-150cm

Total :633 No.

Herbaceous (Plant in groups of 1,3,5 and 7's)

No.	Species Name	Specification	Mix Density	Pot Size
16 No.	Achillea 'Terracotta'	C	3/m²	2L
264 No.	Ajuga reptans 'Atropurpurea'	C	7/m²	2L
328 No.	Alchemilla mollis	Full Pot	5/m²	2L
42 No.	Anemone hybrida 'Honorine Jobert'	C	4/m²	2L
91 No.	Anemone hybrida 'Prinz Heinrich'	Full Pot	6/m²	2L
137 No.	Anemone sylvestris	C :7 Buds	7/m²	2L
40 No.	Angelica gigas	C	5/m²	2L
94 No.	Astrantia major 'Hadspen Blood'	C	7/m²	2L
319 No.	Bergenia 'Bressingham White'	C	6/m²	2L
240 No.	Bergenia cordifolia 'Purpurea'	C	6/m²	2L
152 No.	Carex buchananii	C	4/m²	2L
99 No.	Digitalis lutea	C	7/m²	2L
134 No.	Echinacea purpurea	Full Pot	3/m²	2L
83 No.	Euphorbia amygdaloides robbiae	C	7/m²	2L
25 No.	Geranium 'Brookside'	Full Pot	7/m²	2L
107 No.	Geranium macrorrhizum 'Bevan's Variety'	C	6/m²	2L
75 No.	Geum 'Lady Stratheden'	C	7/m²	2L
110 No.	Helleborus niger	C	5/m²	2L
52 No.	Helleborus orientalis	C	6/m²	2L
126 No.	Heuchera 'Chocolate Ruffles'	C	7/m²	2L
128 No.	Liriope muscari	Full Pot	7/m²	2L
153 No.	Monarda 'Gardenview Scarlet'	C	8/m²	2L
108 No.	Ophiopogon planiscapus 'Nigrescens'	C	7/m²	2L
43 No.	Persicaria bistorta 'Superba'	C	7/m²	2L
246 No.	Primula vulgaris	C	9/m²	2L
74 No.	Pulmonaria angustifolia 'Munstead Blue'	Full Pot	6/m²	2L
133 No.	Rudbeckia 'Goldsturm'	C	7/m²	2L
23 No.	Salvia nemorosa 'Rosenwein'	Full Pot	6/m²	2L
34 No.	Sanguisorba 'Pink Tanna'	Full Pot	4/m²	2L
23 No.	Sedum spectabile 'Brilliant'	Full Pot	6/m²	2L
181 No.	Sedum telephium 'Matrona'	C	7/m²	2L
267 No.	Verbena bonariensis	Full Pot	9/m²	2L

Total :3947 No.

Bulbs (Plant in uneven groups 5-9)

No.	Species Name	Specification	Mix Density
243 No.	Allium christophii		15/m²
193 No.	Allium sphaerocephalon Bulb		15/m²
17 No.	Narcissus 'Bridal Crown'		15/m²
157 No.	Narcissus 'Jack Snipe'		15/m²
340 No.	Nerine bowdenii		15/m²

Total :950 No.

Wildflowers

No.	Species Name	Specification	Density	Mix Density
108 No.	Leucanthemum vulgare	C		9/m²

Total :108 No.

Ferns

No.	Species Name	Specification	Mix Density	Pot Size
99 No.	Polypodium vulgare	Full Pot	7/m²	2L

Total :99 No.

Grasses (Plant in groups of 1,3,5 and 7's)

No.	Species Name	Specification	Mix Density	Pot Size
136 No.	Deschampsia cespitosa 'Goldtau'	Full Pot	6/m²	2L
312 No.	Stipa tenuissima	Full Pot	7/m²	2L

Total :448 No.

Key
RB - Rootballed
C - Container Grown
L - Litre Size
BR - Bareroot
WD - Water Demand

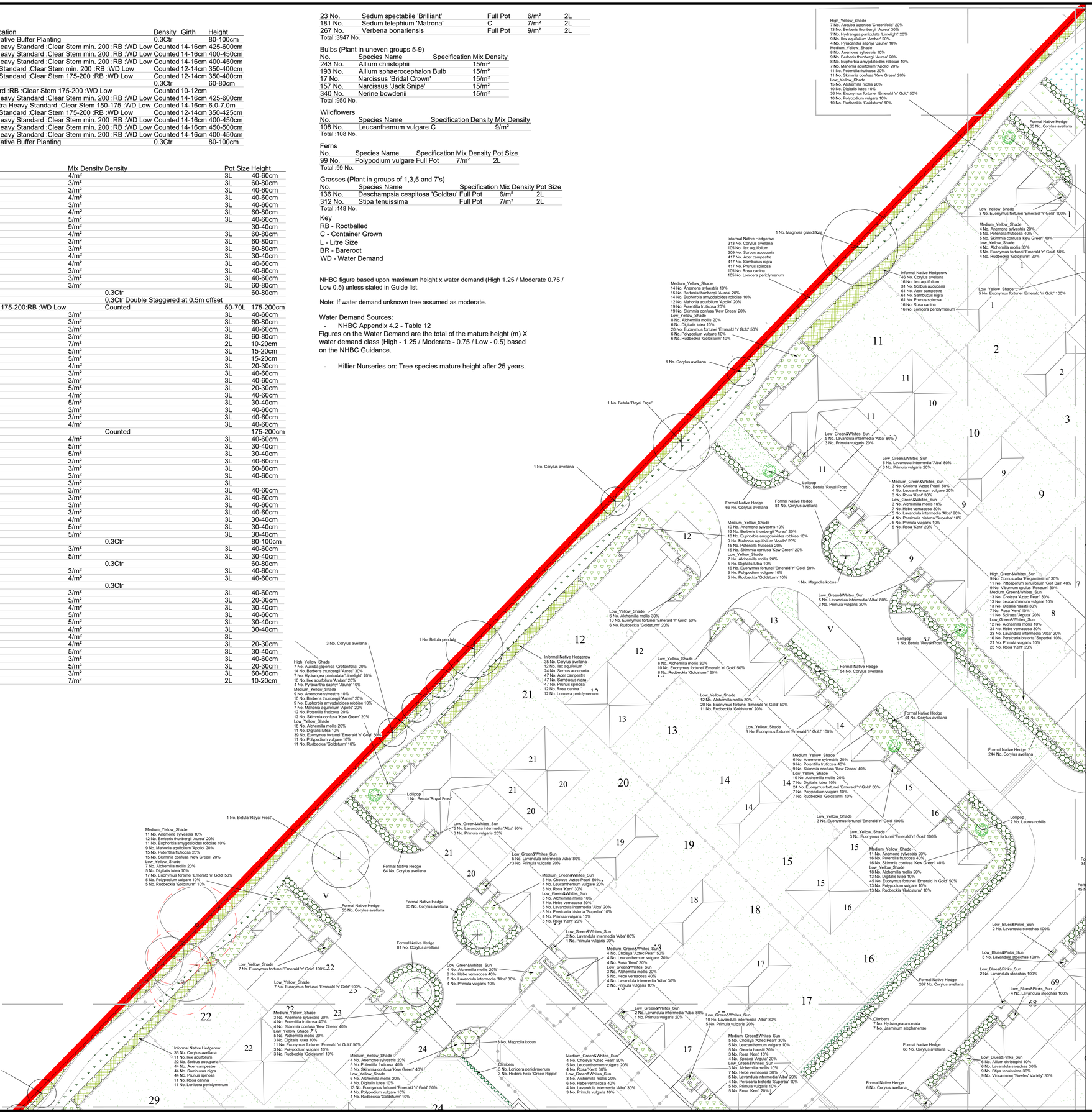
NHBC figure based upon maximum height x water demand (High 1.25 / Moderate 0.75 / Low 0.5) unless stated in Guide list.

Note: If water demand unknown tree assumed as moderate.

Water Demand Sources:
- NHBC Appendix 4.2 - Table 12

Figures on the Water Demand are the total of the mature height (m) X water demand class (High - 1.25 / Moderate - 0.75 / Low - 0.5) based on the NHBC Guidance.

- Hillier Nurseries on: Tree species mature height after 25 years.



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KEY

Application Site boundary

Soft Landscape

- Existing trees to be removed
- Existing vegetation to be retained and future management to be agreed as part of technical design
- Existing trees to be retained. Redline denotes Root Protection Area (RPA)
- Proposed Tree Planting / Hierarchy Large Tree (10> metres from building) Street Tree (7> metres from building) Small / Garden Tree (3> metres from building)
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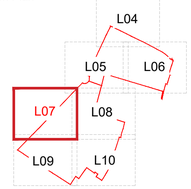
To be read in conjunction with:
- Planting Bed Matrices and General Specification Notes ref.: DD427L04
- Tree Pit Detail ref.: DD427L05

Location Plan
NTS



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
30.10.20	MM	Amended Layout	B	PD
21.10.20	MM	Amended Tree Layout to NHBC guidance	A	PD

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
Tel: 01329 557 820 Email: info@deacondesign.co.uk

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PROJECT TITLE :
Land at Stakers Farm
Yapton

PROJECT NUMBER : DD427
PLOT DATE : 04.08.20
DRAWING SCALE : 1:200
APPROVED BY : PD
PAPER SIZE : A1
DRAWN BY : JT

DRAWING TITLE :
Detailed Planting Plan
Sheet 4 of 7

DRAWING NUMBER : DD427L07
REVISION LETTER : B

DRAWING FILE LOCATION :
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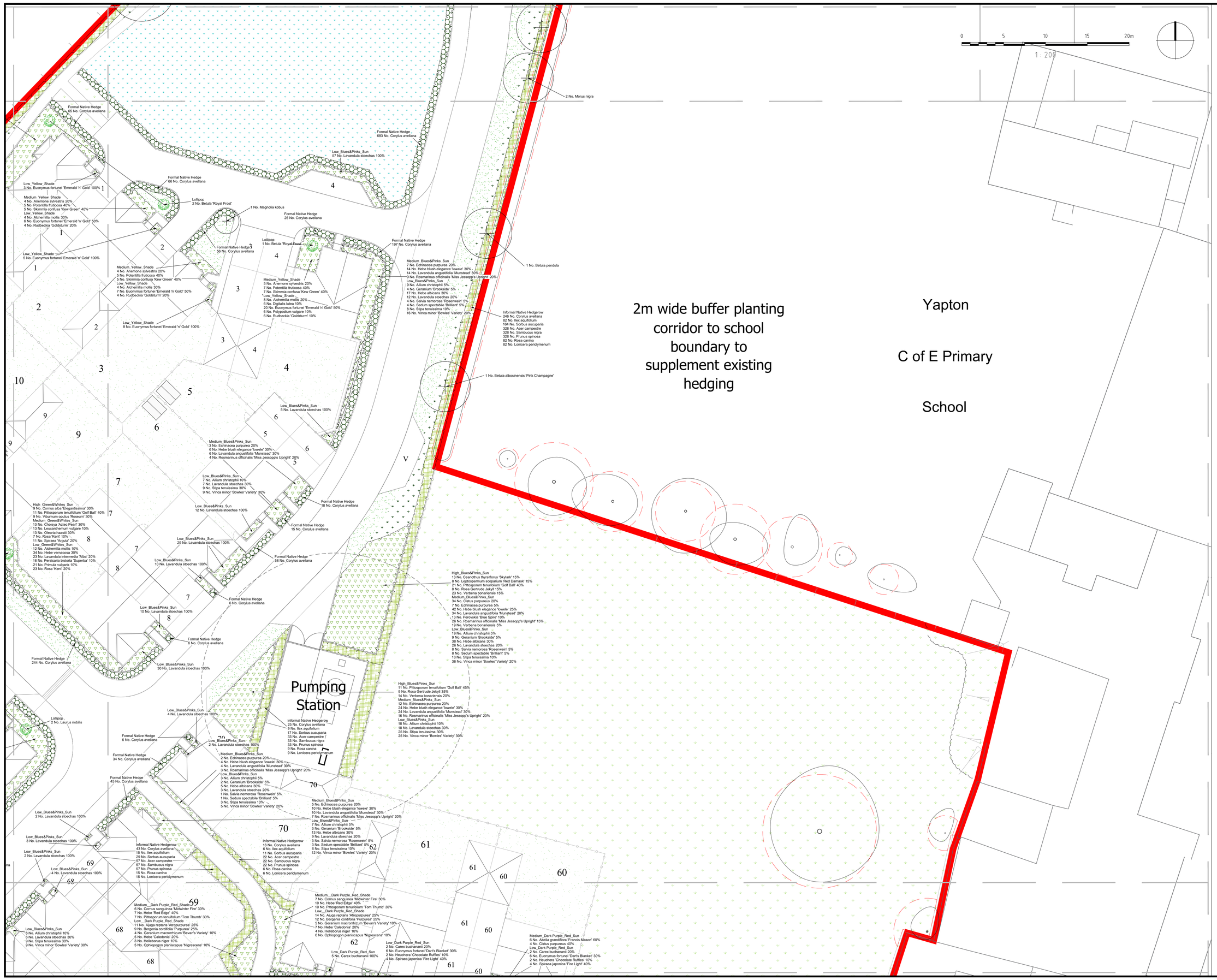

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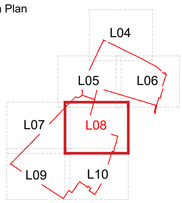
- Planting Bed Matrices and General Specification Notes ref.: DD427L04
- Tree Pit Detail ref.: DD427L05
- Detailed Planting Schedule ref.: DD427L07

Location Plan
NTS



FINAL

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30.10.20	MM	Amended Layout	B	PD
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PROJECT TITLE :
Land at Stakers Farm
Yapton

PROJECT NUMBER : DD427
PLOT DATE : 04.08.20

DRAWING SCALE : 1:200
APPROVED BY : PD

PAPER SIZE : A1
DRAWN BY : JT

DRAWING TITLE
Detailed Planting Plan
Sheet 5 of 7

DRAWING NUMBER : DD427L08
REVISION LETTER : B

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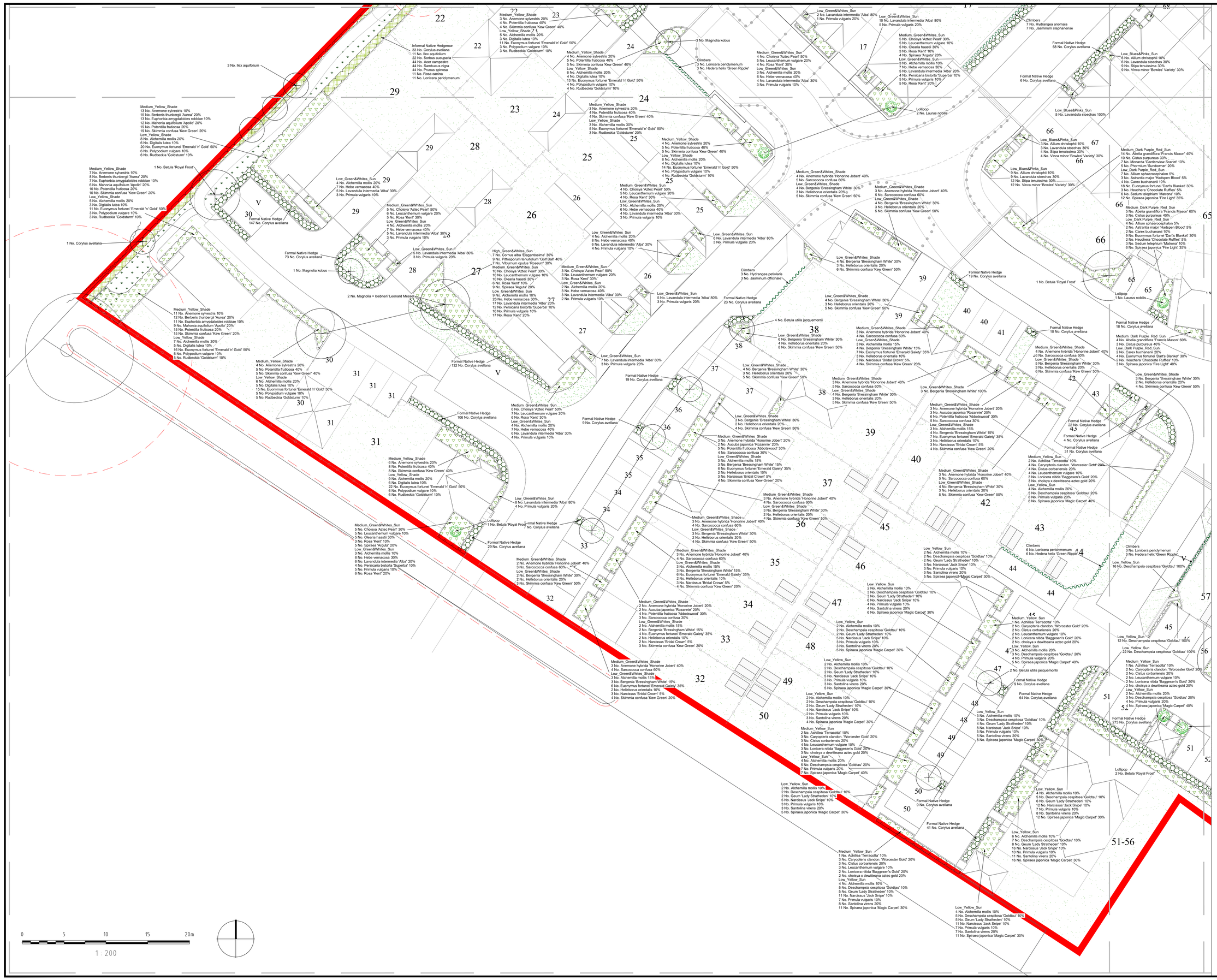

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- Detailed Planting Schedule ref.: DD427L07

Location Plan
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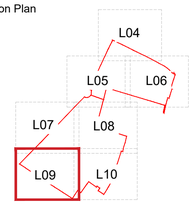

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PROJECT NUMBER : DD427	PLOT DATE : 04.08.20
DRAWING SCALE : 1:200	APPROVED BY : PD
PAPER SIZE : A1	DRAWN BY : JT

DRAWING TITLE :
Detailed Planting Plan
Sheet 6 of 7

DRAWING NUMBER : DD427L09	REVISION LETTER : B

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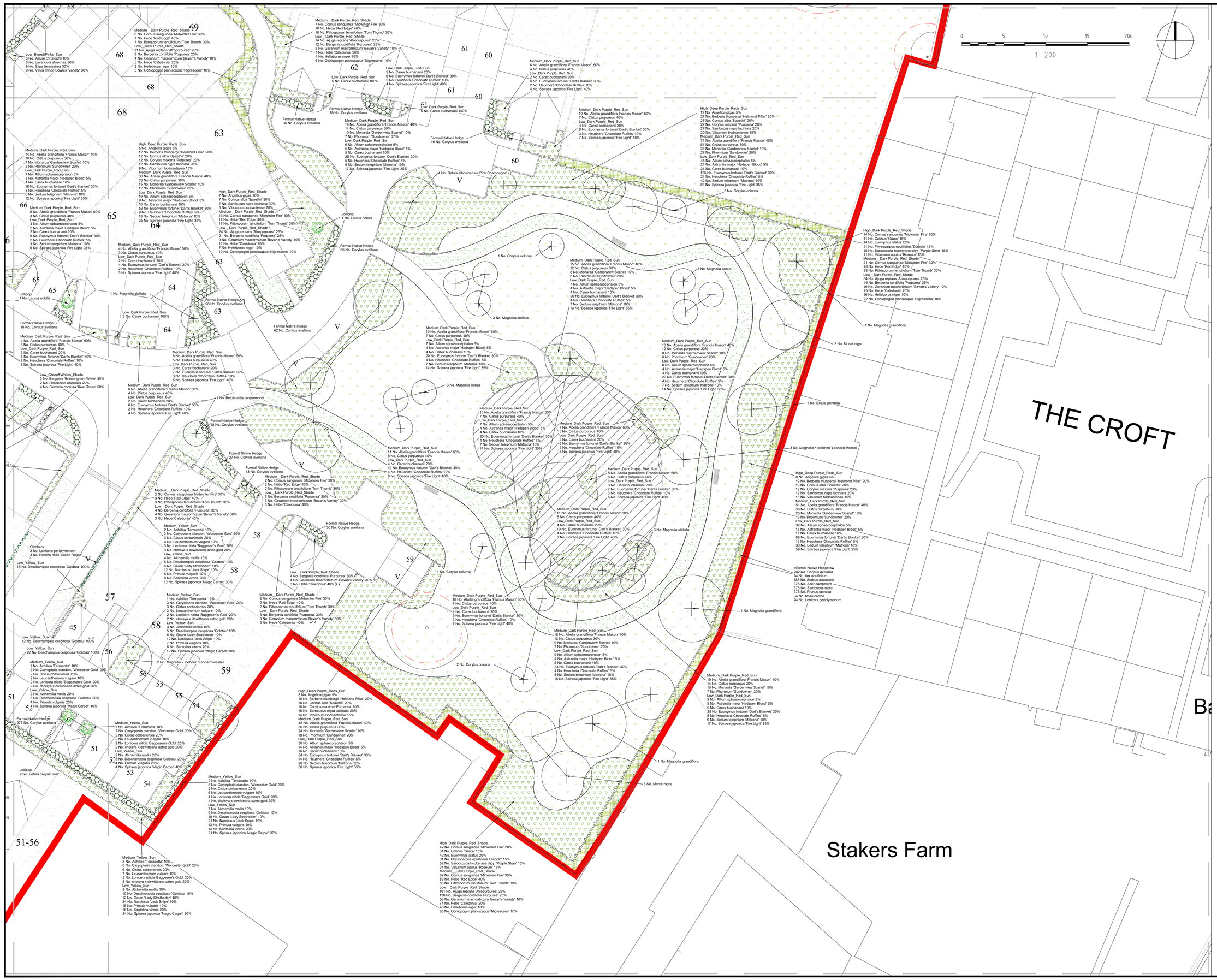

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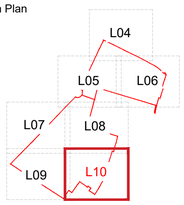
Soft Landscape

- Existing trees to be removed
- Existing vegetation to be retained and future management to be agreed as part of technical design
- Existing trees to be retained. Redline denotes Root Protection Area (RPA)
- Proposed Tree Planting / Hierarchy
  Large Tree (10> metres from building)
  Street Tree (7> metres from building)
  Small / Garden Tree (3> metres from building)
- Proposed wall shrubs / climbers
- Proposed feature shrub
- Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved
- Proposed lawn to back gardens Emorsgate EM1 or similar and approved, (patio areas to be agreed as part of technical design)
- Proposed wildflower seed to open space - Emorsgate EM3 Special General Purpose Meadow Mixture or similar and approved, in accordance with Ecologist recommendations
- Proposed tussock mixture to hedgerow corridors - Emorsgate EM10 Tussock Mixture or similar and approved, in accordance with Ecologist recommendations
- Proposed meadow mix to infiltration blanket - Emorsgate EG8 Meadow Grass mixture for wet soils or similar and approved, in accordance with Ecologist recommendations
- Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
- Proposed mixed native species hedgerow planting, to reinforce boundary vegetation in accordance with Ecologist recommendations. To be maintained at 1.8m high
- Proposed native / ornamental planting - Species mix appropriate to landscape setting / ecological enhancement opportunities

To be read in conjunction with:
- Planting Bed Matrices and General Specification Notes ref.: DD427L04
- Tree Pit Detail ref.: DD427L05
- Detailed Planting Schedule ref.: DD427L07

Location Plan
NTS



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
30.10.20	MM	Amended Layout	B	PD
21.10.20	MM	Amended Tree Layout to NHBC guidance	A	PD

DRAWING STATUS

FOR PLANNING

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Land at Stakers Farm
Yapton

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Sheet 7 of 7

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ARUN DISTRICT COUNCIL 17/02/2023