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**THREE DAGGERS, WESTBURY ROAD,  
EDINGTON, WILTSHIRE, BA13 4PG**

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**LANDSCAPE IMPLEMENTATION AND MANAGEMENT  
PLAN**

**FOR**

**CHANGE OF USE OF LAND TO OVERFLOW CAR PARK  
AND RECREATIONAL FIELD. CHANGE OF USE OF CAR  
PARK TO PUB GARDEN. USE OF GROUND FLOOR  
BREWERY AS CAFÉ WITH EXTERNAL SEATING**

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**Prepared by:**

**WHLandscape**

**On behalf of:**

**Three Daggers Operating Ltd**

**Project Reference: 24.1901**

**Revision: A**

**June 2025**

# APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Three Daggers Operating Ltd to produce detailed landscape implementation and management information to accompany detailed landscaping proposals for the proposed change of use of land to overflow car park and recreational field; change of use of car park to pub garden; and, the use of ground floor brewery as café with external seating on land to the north of the Three Daggers, Westbury Road, Edington, Wiltshire, BA13 4PG.

**This document has been prepared by:** Robin Lines BA (Hons) PG Dip LD ALI PIEMA

**Checked by:** Will Harley BSc (Hons) CMLI

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## **ILLUSTRATIVE MATERIAL**

DWG-1905-LA01: SOFT LANDSCAPE WORKS

# 1. INTRODUCTION

**1.1** This document, along with the associated illustrative material, provide the detailed landscape information to enable the successful implementation and ongoing management of detailed landscaping proposals to accompany an application for the proposed change of use of land to overflow car park and recreational field; change of use of car park to pub garden and, the use of ground floor brewery as café with external seating on land to the north of the Three Daggers, Westbury Road, Edington.

**1.2** Soft landscaping proposals will include the management and enhancement of the site's on-site tree and hedgerow cover, as this creates an established naturalistic structure around and within the application site, and a Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan was prepared to support the application. This includes a methodology to protect existing vegetation during construction phases. Two Ash trees on the site's western boundary are exhibiting signs of Ash Dieback, and, due to their proximity to a pedestrian access, it is recommended that these are felled as part of the proposals. A new tree is specified as replacement planting for these.

**1.3** New planting will also comprise a number of new native trees (of local provenance) to mirror the existing pattern of tree cover, and new native hedgerow planting to provide better landscape structure on the site's eastern boundary. Within the site new beech hedging is used to provide further structure and definition to outdoor spaces.

**1.4** Hard landscaping will consist of new timber post and rail fencing within the site, and stockproof fencing on the site's northern boundary. The soft redbrick wall to the site's frontage (to the east of the public house) will be rebuilt and will span the full width of this space, replacing the unsympathetic close-boarded fencing. A double access gate will be provided to allow access into the new multi-purpose space which will replace the existing staff car parking area. Hard surface details will; be provided by the architect, but it is recommended to provide a permeable block paving surface (e.g. Marshalls "Traditional" Tegula ML block paving laid in random coursed laying pattern on sharp sand on a granular bed with sand pointing to the joints to provide a porous surface. Minimum 100mm compacted aggregate Type 1 MOT sub-base to allow suitable loads).

**1.5** Although this document does not include hard landscape construction and implementation detail, hard landscaping management details are provided in section 5.

**1.6** Appointment of a suitably qualified contractor(s) to complete the role of implementing the landscape scheme, and the management of the landscaping thereafter will be undertaken by the client/project manager prior to the construction of any development above slab level. Planting will be undertaken during the first planting season after the completion of the proposed development and the implementation of hard landscaping proposals.

**1.7** It is important to note that the specification tables show the sizes of vegetation at planting. Their eventual size will depend on growing conditions and appropriate management.

## 2. EXISTING VEGETATION

**2.1** The property has been uninhabited for some time due to the structural condition of the dwelling and as such the garden area has become over-grown through a lack of management. The principal on-site arboricultural features include a yew and cypress conifer on the eastern boundary, a cherry in the central area of the garden and various other ornamental species situated at the garden edges. While there are several (un-surveyed) domestic shrubs within the site, for the most part these form part of the overgrown vegetation in the rear garden and as such their retention is not paramount to the success of the scheme.

**Note: Due to the Edington Conservation Area designation, further tree works beyond the scope of this application, must be submitted to Wiltshire Council in the form of a formal notification detailing the work to be undertaken.**

See: <https://www.wiltshire.gov.uk/planning-trees-hedges> for further details.

### 2.2 TREES

**2.2.1** In March 2025, WHLandscape undertook a Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan to guide the design proposals. The survey undertaken identifies individual trees both within and adjacent to the land under the applicant's control, which could potentially affect development, as well as determining their Retention Category.

**2.2.2** In total 33 trees were surveyed of which fifteen are contained within the site, with the remaining trees being lying on its boundary. The protection of these trees is detailed in Section 3 of this document. Two of the trees are diseased Ash and are scheduled for felling on the grounds of public safety (see paragraph 1.2, above).

#### TREES UNDER THE CONTROL OF APPLICANT/LANDOWNER

##### *Existing Trees – Pre-Development Maintenance Operations*

- a. All trees will be inspected before development begins on the site, and remedial work, (e.g. thinning, crown raising, etc), will be undertaken where necessary in the interest of site safety and general management.
- b. Removal of the trees marked for felling will take place before any demolition or development takes place on site.

*Existing Trees – Post-Development Maintenance Operations*

**Post-construction, any additional work to the trees must first be submitted to Wiltshire Council in the form of a formal notification detailing the work to be undertaken.**

- a. Trees within or bordering publicly accessible areas must be checked at least once every two years, and after severe inclement weather, for signs of deterioration or distress, and the appropriate actions taken where a potential safety hazard is identified.
  - Heavy branches should be removed in sections and undercut to avoid the tearing of the bark, and thereafter lowered by slings. No branch stumps should be left and no cuts should be capable of holding water.
  - Any dense ivy infestation should be removed if evident on site or during the maintenance period.
  - All diseased wood, prunings and rubbish should be removed from the site, and the site left clean and tidy.
- b. All works shall be carefully carried out to avoid damage to the tree being treated, or neighbouring trees. No trees to be retained shall be used for anchorage or winching.
- c. Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert ecological advice prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.
- d. The nesting season for most birds runs from 1<sup>st</sup> March to 31<sup>st</sup> August. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.
- e. All tree works will be undertaken by a suitably qualified arborist in accordance with the BS 3998:2010 British Standard Tree Work - Recommendations. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the applicant.

**OFF-SITE TREES NOT UNDER THE CONTROL OF THE APPLICANT/LANDOWNER**

**2.2.3 Whilst the site itself is not in the Edington Conservation Area (CA), there are some trees that overhang the site eastern boundary that are in the CA, and additionally there are some trees with**

**Tree Protection Orders (TPOs) on the site. Any proposed work to these trees must first be submitted to Wiltshire Council in the form of a formal notification detailing the work to be undertaken.**

**2.2.4** When undertaken management of trees on adjacent properties, no trespass must occur, including climbing the tree or accessing the adjacent land without consent. Furthermore, as these trees lie outside of the site, their retention is at the discretion of the relevant landowners. As previously notes, under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place.

## **2.3 AMENITY GRASS AND VERGES**

**2.3.1** The existing equipped play area will be relocated further to the north, and will be separated from the pub garden by a new Beech hedge (with hedgerow trees). The pub garden will be extended into the space vacated by the play area. These areas should be restored with a suitable general purpose amenity grass mix following completion (see specification below). In addition, where the new access road is created, and around the new car park and multi-use games area, the same mix should be used to restore these areas. (The grass mix will also be used to seed the overspill car park surface, which uses a mesh grid grass reinforcement system.)

### *Ground Preparation*

**2.3.2** To prepare the grass areas any weeds must first be removed using repeated cultivation or a non-residual herbicide. The ground should be rotovated (or hand dug - for small areas) to bury any unwanted ground cover before being harrowed or raked to produce a medium tilth. It may be necessary to return to site after seeding in order to remove any invasive species such as docks, thistles, mare's tail or brambles; these should either be manually removed or individually chemically treated.

**2.3.3** To achieve an even surface, the ground will be lightly re-cultivated, and any large stones or bricks removed from the surface. Once prepared the ground will be raked and rolled, moving soil if needed to smooth out minor humps and depressions, to produce a firm surface. The final raking and rolling will produce a seed bed with a medium-fine tilth ready for seeding. Cultivation work will be carried out when the soil moisture level is reasonably low, allowing the soil to crumble.

### *Sowing Specifications*

| <b>Strong Lawn Grass Mixture – Total Area: <i>As Required</i></b> |                                      |          |                     |
|-------------------------------------------------------------------|--------------------------------------|----------|---------------------|
| <b>Seed Mix</b>                                                   | <b>Sowing Rate (g/m<sup>2</sup>)</b> | <b>%</b> | <b>Quantity (g)</b> |
| Emorsgate EG22 (or equivalent)                                    | 25                                   | 100      | <i>As Required</i>  |

### *Sowing*

- Seed will be sown in spring when there is sufficient warmth and moisture in the soil. Moisture will be supplied artificially by watering if the soil is dry, however it must be thorough enough to penetrate at least 100mm.
- Seed will be surface sown onto a freshly prepared seed bed and can be applied by machine or broadcast by hand (do not drill). To get an even distribution, divide the seed into two or more parts and sow in overlapping sections.
- After sowing lightly rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roller, or by treading, to give good soil/seed contact.

### *Maintenance Operations*

- Protect the newly sown seed from birds and prevent public access onto the soil. Weed the area by hand, removing any weeds before they flower.
- Newly sown grass seed must always remain moist unless conditions are naturally damp. Seed will be watered with sprinklers twice per day (morning and late afternoon) for 5 to 10 minutes each time so as not to oversaturate the soil. Watering will continue for 3-4 weeks, depending on weather conditions. Once germination occurs and green grass shoots are visible, reduce watering unless conditions are very dry.
- Once grass seed has germinated, the frequency of watering will be slowly reduced to a single long soak of approximately 40 minutes in late afternoon on alternate days, depending on weather conditions.
- Once seedling grasses are established and 50-80mm in height, (typically in good growing conditions after about three to four weeks), lightly roll or tread to firm and level the soil around the grass roots ready for the first cut. Do not roll if the ground is saturated with water.
- When the grass has picked up again (typically after a few days) the first cut can be undertaken with the mower set on a high setting (50mm +). The aim is to trim the sown grass back by about one-third of its height and cut back any weeds. The watering regime continued until the next cut.

- f. After the second cut the lawn can be mown regularly as needed (when grass reached 50-80mm in height), progressively reducing the mowing height over its first spring/summer to the desired height. The grass will be watered weekly at a rate of 40 minutes per day in late afternoon, depending on weather conditions. When there are extended dry periods (i.e. 10 days with no rain), the lawn will be watered to saturation twice a week until dry conditions are alleviated.
- g. A new sown lawn will take a full year or more to reach full strength and ground cover and knit together as a turf. It can be walked on during establishment but heavy use that might cause wear and tear will be avoided.

### 3. PROTECTION OF EXISTING VEGETATION

**3.1** The retained trees and hedges are vulnerable to damage during construction phases and shall be protected during the construction period. Trees and shrubs will be protected in accordance with the requirements of BS5837 (2012) taking account of the recommendations set out in the Arboricultural Impact Assessment (AIA) undertaken by WHLandscape (REF: : 22.1549 – REV: A).

- Protection Barriers will be used to provide a Construction Exclusion Zone (CEZ) to prevent construction activity within the RPAs of the retained trees and hedging both on-site and off-site directly boarding construction areas. (See locations on AIA drawing ARB-1549-02 – REV A)
- The protection barriers are to be constructed from weldmesh panels of at least 2.00m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS5837:2012.
- Where protection fencing falls outside of the RPAs of the retained trees and other vegetation, a robust high visibility plastic mesh barrier is recommended in place of the above-mentioned fencing. This will create a visual deterrent and signify the extent of the CEZ.
- No-dig construction must be used in the area identified on AIA drawing ARB-1549-02 – REV A.
- All services should be directed outside the retained tree's RPAs.
- No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes the storage of materials, unplanned re-routing of underground services or incursions by vehicles or site operative unless specified and accompanied by specialist protection measure.
- Mixing of concrete or cement, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to the contamination of the RPA of any tree to be retained.
- Fires must not be lit in a position where flames could extend within 10m of the foliage, branch framework or trunk of any tree to be retained.
- Any landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.
- Changes in soil levels should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the Local Planning Authority (LPA). This is in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed, or the rooting zones are not compromised by compaction.

## 4. LANDSCAPE AND ECOLOGICAL ENHANCEMENT

### 4.1 IRRIGATION

**4.1.1** This document is not able to give precise recommendations with regard to species-specific watering requirements, however the following should be considered in respect of watering for all new planting:

- Use a watering can with a rose attachment on the end to water or a sprinkler or other such method that will administer water slowly and at a low pressure, mimicking rainfall.
- Water should be applied to the base of the plant, evenly distributed over the entirety of the root-ball to encourage even root development.
- Ensure that water is draining well away after 10 minutes of application of water.
- A newly planted tree/shrub should be watered in when planted, and at the point of bud burst in the spring and should be continued throughout the spring and summer until the leaves have fallen in autumn (for deciduous trees).
- Watering is advised for the first 3 summers after planting, further to this the trees and shrubs should be able to access water from the surrounding soil. (**Note:** *Be mindful that newly planted trees need watering, even if it has been raining as often rainwater will not reach the root ball*).
- Evergreens may need to be watered a little during the winter months if it is particularly dry, this does not need to be done routinely and can be a response to a period of dry weather.
- Use organic mulch at the base of the plants to help retain water, prevent weed growth and also give an indication of where to water.

**4.1.2** The table (below) provides a guide to the necessary irrigation period.

| Irrigation Schedule: Years 1 to 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                             |                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size of nursery stock                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Irrigation Frequency                                                        | Irrigation Rates**                                                                                                                                                                               |
| <50mm girth<br>(Hedge plants)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Daily for 2 weeks; every other day for 2 months; weekly until established.  | Water will be applied to trees at a rate of 8-12 litres of water per 25mm of trunk diameter;<br><br>Water will be applied to shrubs at a rate of 4-8 litres of water per 25mm of trunk diameter. |
| 50-100mm girth<br>(Standard trees)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Daily for 1 month; every other day for 3 months*; weekly until established. |                                                                                                                                                                                                  |
| >100mm girth<br>(Selected Standard + trees)                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Daily for 6 weeks; every other day for 5 months*; weekly until established. |                                                                                                                                                                                                  |
| <p>* When planting in winter, the irrigation frequency can be reduced to 2-3 times each week (after the initial period of daily watering) instead of every other day.</p> <p>** During the period between May to September weekly watering rates will be no less than 20 litres per tree and 10 litres per individual shrub/linear metre of hedgerow unless ample rainfall renders this unnecessary. During extended dry periods (i.e. 10 days with no rain), plants will be watered every other day.</p> |                                                                             |                                                                                                                                                                                                  |

## **4.2 INDIVIDUAL TREE PLANTING AND MANAGEMENT**

**4.2.1** All tree locations and species must be taken into consideration by the Project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. Root barriers are to be installed as directed by the Project Structural Engineer where trees are within 3.00m of services, structures and surfaces or are located closer to site features than the offsets recommended in Table A.1 of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. Supply and aftercare of trees shall be in accordance with BS 8545: 2014 'Trees: from nursery to independence in the landscape', with aftercare proposals detailed below.

**4.2.2** All tree pits must be backfilled with topsoil in accordance with BS 3882: 2015 'Specification for topsoil' and BS 8601:2013 'Specification for subsoil and requirements for use'. If soil has not been supplied by site then approved soil must be imported to site, all certificates must be handed to the Site Manager on delivery. All trees will comprise pot grown or root-balled stock.

### *Ground Preparation and Planting*

#### General

- a. All trees are to be pit-planted in minimum 1.00m<sup>2</sup> square pits, which have been cleared of all vegetation. The base and side (unless root barriers are being used) of tree pits are to be 'broken' to assist root penetration and improve drainage.
- b. Trees will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- c. Trees are to be planted a minimum of 3.00m from any existing and proposed drainage channels and service runs that cross the site. (The precise routes of drainage, and any service points, are to be determined before planting commences to prevent conflicts.)
- d. Trees are to be planted a minimum of 1.00m from any fencing or boundary walls to prevent future conflicts.
- e. Root barriers (GreenBlue Urban or similar approved) should be used where necessary to protect services, structures and surfaces if trees cannot be suitably repositioned in their immediate locality.
- f. All trees will be watered to capacity once planted.

### Tree Pits

- a. Tree pits are to be excavated to a depth of 750mm and backfilled with:
  - 300mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
  - 450mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- b. A general-purpose slow-release fertiliser (at the rate of 75gm/m<sup>2</sup>) and Tree Planting and Mulching Compost (at the rate of 20litres/m<sup>2</sup>) are to be incorporated into the top 150mm of topsoil during its final cultivation.

### Staking

- a. All trees will be double staked using 2 no1.8m talinised tree stakes with 75 x 650mm half round talinised cross bars attached with GLB25A belts and GLPAA standard pads, as specified on the landscape works drawing. Trees are to be secured with tree buckle and rubber block, attached to the stakes with flat headed wood nails.
- b. All trees will be mesh guarded to prevent damage by vermin.

### *Planting Specifications*

| Tree Species                      |                   |                      |            |                    |                       |           |
|-----------------------------------|-------------------|----------------------|------------|--------------------|-----------------------|-----------|
| Scientific name                   | Common name       | Specification        | Girth (cm) | Approx. height (m) | Clear stem height (m) | No.       |
| <i>Acer campestre</i>             | Field maple       | Selected Standard    | 10-12      | 3.00/3.50          | Min 2.00              | 4         |
| <i>Aesculus hippocastanum</i>     | Horse chestnut    | Selected Standard    | 10-12      | 3.00/3.50          | Min 2.00              | 2         |
| <i>Fagus sylvatica</i> 'Purpurea' | Copper Beach      | Extra Heavy Standard | 14-16      | 4.50/6.00          | Min 2.00              | 2         |
| <i>Juglans regia</i>              | English walnut    | Selected Standard    | 10-12      | 3.00/3.50          | Min 2.00              | 2         |
| <i>Prunus avium</i>               | Wild cherry       | Standard             | 8-10       | 2.50/3.00          | 1.75/2.00             | 5         |
| <i>Sorbus aria</i>                | Whitebeam         | Standard             | 8-10       | 2.50/3.00          | 1.75/2.00             | 5         |
| <i>Tilia cordata</i>              | Small-leaved lime | Heavy Standard       | 12-14      | 3.50/4.50          | Min 2.00              | 3         |
| <b>Total:</b>                     |                   |                      |            |                    |                       | <b>23</b> |

### *Maintenance Operations*

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
  - Years 0 – 2: Tree will be checked quarterly and after inclement weather.
  - Years 3 – 5: Tree will be checked annually and after inclement weather.
  - Years 5+: Trees will be checked at least once every two years and after severe inclement weather.
- b. For the first three years, trees will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), trees will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around trees will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.
- d. Limited formative pruning will be necessary to ensure that healthy and balanced crowns develop, avoiding 2 weeks either side of bud burst and leaf fall, at which time the stakes, guards and tree ties will be checked to ensure that the trees are not being damaged by them.
- e. Stakes and guards will be removed when the trees are established, after approximately 3 to 5 years depending on species.
- f. Any losses will be replaced during the following planting season to achieve a stocking rate of 100% by the end of the 5-year period.
- g. Mature and established trees will be inspected at least once every two years and after severe inclement weather, and any necessary remedial work performed.

## **4.3 HEDGE PLANTING AND MANAGEMENT**

### *Ground Preparation and Planting*

- a. Hedging material will be planted during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged. If the ground is dry, the plants will be watered to ground capacity on planting.
- b. All invasive and pernicious weeds will be removed from the site before works commence. Clearance will be restricted to non-residual herbicide in accordance with manufacturers specifications and hand weeding. All planting beds will be free from weeds and waste materials.
- c. Planting beds are to be excavated to a depth of 500mm and backfilled with:

- 200mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
  - 300mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- d. All mixed native hedging material will be planted in a triple staggered row at 45cm centres using 6 plants per linear metre, taking care to ensure species are mixed and not heavily grouped.
  - e. Beech hedge will use a monoculture of Beech and will be planted in a double staggered row at 45cm centres using 4 plants per linear metre.
  - f. Planting areas will be mulched using 50mm of matured wood bark, or wet straw
  - g. Plants will be individually staked using (Ht) 600mm bamboo canes and guarded with spiral guards to prevent damage by vermin.
  - h. All hedgerow plants will be watered in once planted.

#### Planting Specifications

| <b>Mixed Native Hedge Species – Total Length: 155.00m</b>                                                                                                                                                                                              |                |                   |                     |    |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|---------------------|----|------------|
| Scientific name                                                                                                                                                                                                                                        | Common name    | Specification     | Approx. height (cm) | %  | No.        |
| <i>Acer campestre</i>                                                                                                                                                                                                                                  | Field maple    | 1 + 1 transplants | 80-100              | 15 | 140        |
| <i>Corylus avellana</i>                                                                                                                                                                                                                                | Hazel          | 1 + 1 transplants | 80-100              | 10 | 93         |
| <i>Crataegus monogyna</i>                                                                                                                                                                                                                              | Hawthorn       | 1 + 1 transplants | 80-100              | 60 | 560        |
| <i>Ilex aquifolium</i>                                                                                                                                                                                                                                 | Holly          | Pot-grown (3L)    | 60-90               | 5  | 47         |
| <i>Viburnum lantana</i>                                                                                                                                                                                                                                | Wayfaring tree | 1 + 1 transplants | 80-100              | 10 | 93         |
| <b>Total Plants:</b>                                                                                                                                                                                                                                   |                |                   |                     |    | <b>933</b> |
| <b>Hedge to be planted in a triple staggered row at 45cm centres using 6 plants per linear metre.</b>                                                                                                                                                  |                |                   |                     |    |            |
| <b>In addition, <i>Rosa canina</i> (dog rose) and <i>Lonicera periclymenum</i> (honeysuckle) will be added to the hedgerows at a rate of 1 plant per every 10 linear metres (See DWG-1905-LA01 for planting locations). Plants to be from 1L pots.</b> |                |                   |                     |    |            |

| <b>Beech Hedge Species – Total Length: 118.00m</b>                                   |             |                  |                     |     |            |
|--------------------------------------------------------------------------------------|-------------|------------------|---------------------|-----|------------|
| Scientific name                                                                      | Common name | Specification    | Approx. height (cm) | %   | No.        |
| <i>Fagus sylvatica</i>                                                               | Beech       | Pot-grown (3ltr) | 45                  | 100 | <b>475</b> |
| <b>Hedge to be planted in a double staggered row using 4 plants per linear metre</b> |             |                  |                     |     |            |

### *Maintenance Operations*

- a. The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
  - Years 0 – 2: Hedging plants will be checked quarterly and after inclement weather.
  - Years 3 – 5: Hedging plants will be checked biannually and after inclement weather.
  - Years 5+: Hedging plants will be checked annually and after severe inclement weather.
- b. For the first three years, hedge plants will be watered. For subsequent years, during extended dry periods (i.e. 10 days with no rain), plants will be watered to ground capacity on a weekly basis until dry conditions are alleviated.
- c. Weeding around hedges will be carried out monthly by hand until the plants are well established. Mulch will be applied annually, using 50mm of matured wood bark, or wet straw, for the first three years after planting to suppress weed growth and contain the moisture.
- d. Pruning will be required to ensure the growth of strong, dense hedging and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.
- e. Hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.
- f. The ultimate height of the domestic hedging is at the discretion of the property owner; however, the following is recommended:
  - Mixed native hedging – minimum of 2.50m in height at maturity
  - Buxus sempervirens* – 600mm in height at maturity
- g. Guards and stakes will be removed once the plants are well established.
- h. Any losses will be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.
- i. Established hedges will be inspected annually and after severe inclement weather, and any necessary remedial work performed.

## **4.4 SHRUB PLANTING AND MANAGEMENT**

### *Ground Preparation and Planting*

- a. All invasive and pernicious weeds will be removed from the site before works commence. Clearance will be restricted to non-residual herbicide in accordance with manufacturers

specifications and hand weeding. All planting beds will be free from weeds and waste materials.

- b. Planting beds are to be excavated to a depth of 500mm and backfilled with:
  - 200mm of good quality subsoil to meet the specification as set out in BS 8601:2013 'Specification for subsoil and requirements for use'.
  - 300mm depth of topsoil to meet the specification as set out in BS 3882:2015 'Specification for topsoil'.
- c. Dig a hole as deep as the root mass and twice as wide.
- d. To help plant establish more effectively, sprinkle mycorrhizal fungi in the hole.
- e. Gently loosen the roots and place into the planting hole.
- f. Ensure the top of the plant's compost is flush with the level of the surrounding soil and the graft union or collar of the tree is above ground level.
- g. Mix 50% of the original soil with 50% compost.
- h. Fill in the hole, firming the soil gently.
- i. Shrub beds to be finished with 50mm of graded softwood bark mulch with no pieces over 65mm in any dimension; less than 15% smaller than 10mm; negligible dust/fine material; negligible fibrous stringy bark; no more than 5% timber/sawdust/wood shaving (combined) content; no pests, diseases and weeds (or weed seeds); matured for at least 4 months between removal from parent timber and application as mulch.
- j. Water generously around the base of the plant.

#### Planting Specifications

| Shrub massing on bank – Total Area: 30.0m <sup>2</sup> |                                             |                                     |                  |                     |     |     |
|--------------------------------------------------------|---------------------------------------------|-------------------------------------|------------------|---------------------|-----|-----|
| Plan Ref.                                              | Scientific name                             | Common name                         | Specification    | Approx. height (cm) | %   | No. |
|                                                        | <i>Cornus sanguinea</i><br>'Midwinter Fire' | Dogwood<br>'Midwinter Fire'<br>bush | Pot-grown (3ltr) | 30-50               | 100 | 35  |
| To be planted in a triangular grid at 1000mm centres.  |                                             |                                     |                  |                     |     |     |

#### Maintenance Operations

- a. Water well and regularly through spring and summer, increasing in hot or dry weather. If planting in autumn, you may only need to water a little. It is advisable to keep the area free of competing weeds and grass during this period.

- b. Avoid pruning in the first year. Each subsequent year prune hard (pollard) in February. Cut back all dogwood stems to 3 buds above soil level or to a permanent low framework. Apply a mulch of well-rotted manure or other organic matter around the base of the plant after pruning.

## 5. HARD LANDSCAPING MANAGEMENT

### 5.1 CONSTRUCTION

#### MULTI-PURPOSE AREA

The multi-purpose area (to replace the former staff car park) will be constructed using a permeable block paving system (recommended Marshalls "Traditional" Tegula ML block paving laid in random coursed laying pattern on sharp sand on a granular bed with sand pointing to the joints to provide a porous surface. Minimum 100mm compacted aggregate Type 1 MOT sub-base to allow suitable loads), secured with an appropriate edge restraint.

- a. During the construction period monthly maintenance inspections of the area should be undertaken for litter, debris, weeds and leaf removal (or snow clearance and de-icing in winter months).
- b. Excess joining compound should be removed from the slates once constructed.
- c. Any areas of damaged or defective surface treatment will be repaired or replaced as necessary.

#### OVERSPILL PARKING AREA

The Parking/turning area will comprise a grid reinforcement system (recommended Gridforce GF50 Green), to be laid and secured strictly as per manufacturer's guideline.

- a. During the construction period monthly maintenance inspections of the overspill parking area should be undertaken for litter, debris, weeds and leaf removal (or snow clearance and de-icing in winter months).
- b. Any areas of damaged or defective surface treatment will be repaired or replaced as necessary.

#### NEW ACCESS TRACK TO OVERSPILL CAR PARKING AREA

\*Refer to Architect's drawings.

\*\*Advice to be sought for suitability of surface for traction levels, with consideration given to section of higher grip material used where appropriate/required.

'No Dig' construction to be used where shown dwg. 1905 LA01 and ARB-1905-01 using a 150mm deep cellular confinement system (such as Cellweb® [www.geosyn.co.uk/product/cellweb-tree-root-protection](http://www.geosyn.co.uk/product/cellweb-tree-root-protection)). Permeable materials, including the final surfacing, to be used in order to maintain gaseous exchange to the root system below.

- a. During the construction period monthly maintenance inspections of the new access track should be undertaken for litter, debris, weeds and leaf removal (or snow clearance and de-icing in winter months).
- b. Any areas of damaged or defective surface treatment will be repaired or replaced as necessary.

## **5.2 POST-CONSTRUCTION**

- a. Post Construction the site will be kept free of litter and other debris through a regular programme of monitoring, collection and disposal.
- b. Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- c. All litter and debris shall be removed off site to an authorised tip.

# TABLES

**TABLE 1: WOODY PLANTS NATIVE HEDGE & BEECH HEDGE –  
5 YEAR MANAGEMENT SCHEDULE**

| Year/Season/<br>Month                    | Tree                                                                                                                                                                                                                    | Hedges                                                                                                                                                                                                                   |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planting</b> November - March         | Plant new trees to specification.<br>Irrigate as necessary.<br>If planted in November – December check plants twice before Spring (March).<br>If planted in January – February check plants once before Spring (March). | Plant new hedges to specification.<br>Irrigate as necessary.<br>If planted in November – December check plants twice before Spring (March).<br>If planted in January – February check plants once before Spring (March). |
| <b>Year 1</b><br>Spring<br>(March – May) | Weed monthly. Check trees (including stakes and guards). Check for damage. Irrigate new planting as necessary in dry weather.                                                                                           | Weed monthly. Check hedges (including stakes and guards). Check for damage. Irrigate new planting as necessary in dry weather.                                                                                           |
| Summer<br>(June – August)                | <u><b>As Spring Year 1</b></u><br>Be aware of additional irrigation requirements in dry conditions.                                                                                                                     | <u><b>As Spring Year 1</b></u><br>Be aware of additional irrigation requirements in dry conditions.                                                                                                                      |
| Autumn<br>(September – November)         | <u><b>As Spring Year 1</b></u>                                                                                                                                                                                          | <u><b>As Spring Year 1</b></u><br>Firm plants as necessary.                                                                                                                                                              |
| Winter<br>(December – February)          | Check all trees and replace failures. Check guards and stakes.                                                                                                                                                          | Check all hedging plants and replace failures. Check guards and stakes.                                                                                                                                                  |
| <b>Year 2</b><br>Spring<br>(March – May) | <u><b>As Spring Year 1</b></u><br>Continue irrigation schedule for new planting.                                                                                                                                        | <u><b>As Spring Year 1</b></u><br>Continue irrigation schedule for new planting.                                                                                                                                         |
| Summer<br>(June – August)                | <u><b>As Summer Year 1</b></u><br>Continue irrigation schedule for new planting, being aware of additional irrigation requirements in dry conditions.                                                                   | <u><b>As Summer Year 1</b></u><br>Continue irrigation schedule for new planting, being aware of additional irrigation requirements in dry conditions.                                                                    |
| Autumn<br>(September – November)         | <u><b>As Autumn Year 1</b></u>                                                                                                                                                                                          | <u><b>As Autumn Year 1</b></u>                                                                                                                                                                                           |
| Winter<br>(December – February)          | <u><b>As Winter Year 1</b></u><br>Prune all deciduous trees.                                                                                                                                                            | <u><b>As Winter Year 1</b></u><br>Lightly trim top growth from mid-December to encourage dense low growth.                                                                                                               |
| <b>Year 3</b><br>Spring<br>(March – May) | Weed monthly.<br>Continue irrigation schedule for new planting.                                                                                                                                                         | Weed monthly.<br>Continue irrigation schedule for new planting.                                                                                                                                                          |
| Summer<br>(June – August)                | <u><b>As Spring Year 3</b></u><br>Be aware of additional irrigation requirements in dry conditions.                                                                                                                     | <u><b>As Spring Year 3</b></u><br>Check hedges (including stakes and guards). Check for damage.                                                                                                                          |

|                                                     |                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                                                                                                                                                                                                                                                                                                           | Be aware of additional irrigation requirements in dry conditions.                                                                                                                                                                                                                                              |
| <i>Autumn</i><br>(September – November)             | <b><u>As Spring Year 3</u></b>                                                                                                                                                                                                                                                                            | <b><u>As Spring Year 3</u></b>                                                                                                                                                                                                                                                                                 |
| <i>Winter</i><br>(December – February)              | Check all trees and replace failures. Check guards and stakes. Remove guards and stakes on vigorous plants.<br>Prune all deciduous trees.                                                                                                                                                                 | Check all hedging plants and replace failures. Check guards and stakes. Remove guards and stakes on vigorous plants. Lightly trim top growth from mid-December to encourage dense low growth.                                                                                                                  |
| <b>Year 4 – 5</b><br><i>Spring</i><br>(March – May) | Weed monthly.<br>Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.                                                                                                                                                                      | Weed monthly.<br>Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.                                                                                                                                                                           |
| <i>Summer</i><br>(June – August)                    | <b><u>As Spring Year 4</u></b><br>Be aware of additional irrigation requirements in dry conditions.                                                                                                                                                                                                       | <b><u>As Spring Year 4</u></b><br>Check hedging plants (including stakes and guards). Remove guards and stakes on vigorous hedging plants in year 4 and year 5.<br>Be aware of additional irrigation requirements in dry conditions.                                                                           |
| <i>Autumn</i><br>(September – November)             | <b><u>As Spring Year 4</u></b>                                                                                                                                                                                                                                                                            | <b><u>As Spring Year 4</u></b>                                                                                                                                                                                                                                                                                 |
| <i>Winter</i><br>(December – February)              | Check all trees and replace failures. Check guards and stakes. Remove guards and stakes on vigorous trees in year 4 and any remaining guards and stakes in year 5.                                                                                                                                        | Check all hedging plants and replace failures. Check guards and stakes. Remove guards and stakes on vigorous hedging plants in year 4 and any remaining guards and stakes in year 5. Trim hedge to shape annually from mid-December and gap up as necessary to achieve a minimum 95% stocking rate.            |
| <b>Years 5 +</b>                                    | Weed monthly from Spring to Autumn.<br>Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.<br>Established trees will be checked in winter every two years, starting in year, and any necessary remedial work will be performed in winter. | Weed monthly from Spring to Autumn.<br>Only Irrigate during extended dry periods (i.e. 10 days with no rain), when plants will be watered every other day.<br>Established hedges will be inspected on an annual basis in winter, and any necessary remedial work will be performed from mid-December to March. |

**TABLE 2: RESTORED GRASS AREAS – 5 YEAR MANAGEMENT SCHEDULE**

| <b>Year/Season/<br/>Month</b>            | <b>Lawn Grass</b>                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planting</b> September - March        | In September, prepare soil to specification. Second cultivation if needed. Sow seed and rake or harrow and firm with roller. Protect seed from birds and prevent access. Irrigate as necessary.                                                                                                                                                                                   |
| <b>Year 1</b><br>Spring<br>(March – May) | Weed by hand.<br>Prevent access<br>Irrigate as necessary.<br>Prepare for first cut and trim to 50mm+ once seedling grasses are established and 50-80mm in height.<br>Undertake a second cut, after which grassland can be mown regularly as needed (when grass reached 50-80mm in height), progressively reducing the mowing height.<br>Remove clippings for the first four cuts. |
| Summer<br>(June – August)                | Weed by hand.<br>Allow access but limit heavy use.<br>From June establish a regular mowing regime as required, cutting the grass to 50mm+.<br>Remove cuttings as required.<br>Irrigate as necessary, being aware of additional irrigation requirements in dry conditions.                                                                                                         |
| Autumn<br>(September – November)         | Weed by hand.<br>Top all plant growth in September if required. Remove cuttings as required.<br>Irrigate grass as necessary.<br>Sow fresh seed in any bare patches.                                                                                                                                                                                                               |
| Winter<br>(December – February)          | Weed by hand.<br>Irrigate as necessary.                                                                                                                                                                                                                                                                                                                                           |
| <b>Year 2</b><br>Spring<br>(March – May) | Weed by hand.<br>From April, mow as necessary (Approximately every two weeks). Remove cuttings as required.<br>Irrigate as necessary.<br>Sow fresh seed in any bare patches.                                                                                                                                                                                                      |
| Summer<br>(June – August)                | Weed by hand.<br>Mow as necessary (Approximately every two weeks), until November.<br>Remove cuttings as required.<br>Irrigate as necessary, being aware of additional irrigation requirements in dry conditions.                                                                                                                                                                 |
| Autumn<br>(September – November)         | Weed by hand.<br>Mow as necessary (Approximately every two weeks). Remove cuttings as required.<br>Irrigate as necessary.<br>Sow fresh seed in any bare patches.                                                                                                                                                                                                                  |
| Winter<br>(December – February)          | Weed by hand.<br>Irrigate as necessary.                                                                                                                                                                                                                                                                                                                                           |
| <b>Year 3 +</b>                          | <b><u>As Year 2</u></b>                                                                                                                                                                                                                                                                                                                                                           |

