
**URCHFONT GARAGE, HIGH STREET,
URCHFONT, DEVIZES, WILTSHIRE SN10 4QH**

**IMPLEMENTATION AND MANAGEMENT PLAN
FOR
RESIDENTIAL DEVELOPMENT**

**Prepared by:
WHLandscape**

**On behalf of:
Gaiger Brothers**

Project Reference: 25.2013

Revision: A

APRIL 2026

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Gaiger Brothers to produce a Implementation and Management Plan (LEMP) for the residential development of Urchfont Garage, High Street, Urchfont, Devizes, Wiltshire SN10 4QH.

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1. INTRODUCTION

1.1 This document, along with the associated illustrative material, provide the landscape implementation and management detail to enable the discharge of Conditions 14 of Planning Permission PL/2024/07035. The Condition is reproduced in full below:

CONDITION 14

The site planting scheme shall be carried out in full in accordance with the details of approved plan number DWG-1742-01-REV C – ‘Landscape Proposals’ no later than the first planting and seeding season following the first occupation of any part of the development or the substantial completion of the development whichever is the sooner.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin.

Any trees or plants (including existing trees and hedges to be retained) which, within a period of five years from first occupation of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

1.2 The aim is to not only integrate the proposed development into the village but also provide landscape enhancements through a comprehensive scheme of new planting and management of existing vegetation. The tree cover along the north-eastern boundary will be retained as this creates an established backdrop to the development, with the area, and the boundary to the south-east, being enhanced through the use of native shrub planting. Trees will be planted amongst the built form to create structure, while domestic shrub/herbaceous beds will be used to add interest to each of the properties; a section of broadleaf hedging will be established along the site frontage to help define the site curtilage. In addition, lawns will be seeded with an amenity grass mix, while bulb swaths will be used within the site as appropriate.

1.3 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.

1.4 The specification tables included below show the total number of plants for the whole site. 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 In November 2023 WHLandscape undertook a survey of the trees and hedgerows around the Urchfont Garage development site (Project Reference: 23.1742). The survey served two purposes: firstly, it identifies any remedial work, (e.g. thinning, crown raising, pruning, etc) and felling, that should be undertaken as part of the development in the interest of site safety and general management. Secondly the tree survey forms the basis for the Arboricultural Method Statement (AMS), that is being submitted to aid the discharge of Condition 6, specifically it includes details of physical means of protection based on the calculated root protection areas (RPAs).

2.2 TREES

2.2.1 In total twelve individual trees were assessed, with three of the trees (T1-T3) being within the adjacent residential garden to the south-east, on land not under the applicant's control¹. No trees assessed are within the Village Conservation Area, and no trees on or adjacent to the site are subject to Tree Preservation Orders. With the exception of a single dead English elm (T4), all on-site trees will be retained and managed as appropriate, with them being integrated into the landscape scheme for the proposed development. Full details of the surveyed trees can be found in submitted AMS.

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 any trees marked for felling will take place before any demolition or development takes place on site.

Existing Trees – Post-Development Maintenance Operations

- 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.

¹ It has been advised that the owner(s) of the three off-site trees intend to fell them prior to development commencing on site.

- Any dense ivy infestation should be removed if evident on site or during the maintenance period.
 - All diseased wood, pruning's 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. Tree management will take place outside of the bird nesting season. The nesting season for most birds runs from 1st March to 31st 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

2.2.2 Branches of off-site trees overhanging the site, can be subject to cutting back to the ownership boundary without prior consent, unless within a designated Conservation Area or covered by a Tree Preservation Order. However, 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 noted, 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 HEDGEROWS

2.3.1 A mixed hedgerow borders part of the south-eastern boundary within the adjacent residential garden to the south-east, on land not under the applicant's control.

OFF-SITE HEDGES NOT UNDER THE CONTROL OF THE APPLICANT/LANDOWNER

2.3.2 Branches of off-site hedges overhanging the site, can be subject to cutting back to the ownership boundary without prior consent. However, no trespass must occur, including climbing onto hedges or accessing the adjacent land without consent. Furthermore, as these hedges lie outside of the site, their retention is at the discretion of the relevant landowners. As previously noted, 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.

3. PROTECTION OF EXISTING VEGETATION

3.1 The retained trees and hedgerows are vulnerable to damage during demolition and construction and shall be protected during the construction period. Trees and hedges will be protected in accordance with the requirements of BS 5837 (2012), taking account of the Construction Exclusion Zones (CEZ) calculated by WHLandscape (See Tree Protection Plan submitted with the AMS).

- 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 AMS for full details of phasing).
- 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 BS 5837:2012.
- 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.
- 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.
- 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. PROPOSED SOFT LANDSCAPING

4.1 PRELIMINARIES

GENERAL

- Planting will be undertaken during the first planting season after the completion of the proposed development and the implementation of hard landscaping proposals.
- Failure of Plants (pre-practical completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss and damages arising from theft or malicious damage prior to practical completion of the entire project good.
- Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed management company.
- Replacements of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Landscape Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.
- 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 commencement of development.
- The developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.
- The developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any tree, shrub, grass and other plants replacements that may be necessary until transfer of responsibility to the Management Company.
- The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general management details provided. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape

Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

- No existing, trees shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Wiltshire Council Tree Officer. Any existing trees on the site are to be retained, protected and undisturbed throughout the contract.
- On hand-over to the new domestic owners of the properties an outline of the management plan should be made available to provide the principles of the landscaping and encourage the future management of the domestic setting in perpetuity.
- Any landscaping beyond the boundaries of domestic ownership will be maintained in perpetuity by the Management Company(ies).

TREE ROOT BARRIERS

4.1.1 Where necessary, to protect services, structures and surfaces Root barriers (GreenBlue Urban or similar approved) will be used. Root barriers are to be installed as directed by the Project Structural Engineer where trees are proposed 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'. However, in the first instance the location of trees and services should be designed to minimise conflicts.

4.1.2 Root barriers are to be installed to supplier specification on the tree side along the back edge of the kerb/edging restraint to the adjacent hardstanding and are to extend a minimum 3.00m in each direction from a point taken perpendicular from the tree trunk to the kerb/edging face.

4.1.3 The following root barriers specifications outlined below are to be used, dependent on the depth of underground services:

- Where no services present – GreenBlue Urban – ReRoot300 (or similar approved)
- For services 450mm deep – GreenBlue Urban – ReRoot600 (or similar approved)
- For services 800mm deep – GreenBlue Urban – ReRoot1000 (or similar approved)
- For services deeper than 800mm – GreenBlue Urban – ReRoot2000 (or similar approved)

4.1.4 For locations where hardstanding, with or without underground services, exists on both sides of the tree (e.g. grass verges), then a root barrier is to be installed against both kerb/edging faces.

4.1.5 Where tree pits are required within hard landscape areas to provide an adequate volume of soil/structural soils, root barriers will extend around the entirety of the tree pit. All root barriers around tree pits to be GreenBlue Urban – ReRoot1000 (or similar approved).

IRRIGATION

4.1.6 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 do need watering, even if it has been raining as often rainwater will not reach the rootball*).
- 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 you an indication of where you need to water.

4.1.7 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 (Shrubs & 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; Water will be applied to shrubs at a rate of 4-8 litres of water per 25mm of trunk diameter.
50-100mm girth (Standard trees)	Daily for 1 month; every other day for 3 months*; weekly until established.	
>100mm girth (Selected Standard + trees)	Daily for 6 weeks; every other day for 5 months*; weekly until established.	

- * 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.
- ** 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.

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 certified topsoil and subsoil as required. If soil has not been supplied by the 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 1.00m² square pits, which have been cleared of all vegetation. The base and sides (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 (see 4.1.1 to 4.1.5 for full details).
- f. All trees will be watered to capacity once planted.

Trees Within Soft Landscape Areas – Tree Pits

- a. Tree pits are to be excavated to a depth of 750mm (900mm in previously developed areas) and backfilled with:
 - 300mm of good quality certified subsoil (450mm if planting within a previously developed area cleared to 900mm).
 - 450mm depth of good quality certified topsoil.
- b. A general-purpose slow-release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during its final cultivation.

Trees Within Hard Landscape Areas – Tree Pits

- a. Tree pits are to be excavated to a depth of 900mm and backfilled with:
 - A permeable geotextile covering to base of the pit with a covering of 150mm of washed gravel to improve ground water percolation and drainage.
 - 300mm of good quality certified subsoil.
 - 450mm depth of good quality certified topsoil.
- b. Where sensible uncompacted soil volumes for the trees are unachievable within the hard landscape areas, structural landscape soil (Heicom Amsterdam tree sand or similar approved by the Project Structural Engineer) will be utilised to provide a stable growing medium. The Project Structural Engineer will advise as to whether further ground stabilisation (e.g. underground structural support systems) is required.
 - The total volume of soils required will be based on the GreenBlue Urban Tree Species Volume Guide V2 (see Illustrative Material for further details).
 - The total soil volume combines the volumes provided by the provided by the tree pit (0.9m³: 1m x 1m x 0.9m) and the structural soils (to a depth of 0.9m).
- c. A general-purpose slow-release fertiliser (at the rate of 75gm/m²) and Tree Planting and Mulching Compost (at the rate of 20litres/m²) are to be incorporated into the top 150mm of topsoil during its final cultivation.

Staking

- a. 'Selected Standard' trees will be single staked using (Ht) 1200mm (Dia) 1000mm tree stakes. Trees are to be secured with tree buckle and rubber block, attached to the stakes with flat headed wood nails.
- b. 'Multi-stem' trees will be single staked at each break using (Ht) 1200mm (Dia) 100mm tree stakes. Each break to be secured with tree buckle and rubber block, attached to the stakes with flat headed wood nails.
- c. All trees will be mesh guarded to prevent damage by vermin.

Planting Specifications

Urban Realm Tree Species							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
AI	<i>Amelanchier × lamarckii</i>	June Berry	Selected Standard	10-12	3.00/3.50	Min 2.00	1
Bj (MS)	<i>Betula jacquemontii</i> (Multi-stem)	Himalayan Birch (Multi-stem)	Multi-stem	N/A	2.50/3.00 with 3 breaks	N/A	1
Total:							2
Notes: - A 60mm diameter irrigation pipe (GreenBlue Urban RootRain Urban or similar approved) will be wrapped around the root systems of the <i>Amelanchier × lamarckii</i> . Irrigation pipe to be installed to manufacturers specification.							

Boundary Tree Species							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
Ac	<i>Acer campestre</i>	Field Maple	Selected Standard	10-12	3.00/3.50	Min 2.00	1
Total:							1

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 be checked at least once every two years and after severe inclement weather.
- b. For the first three years, trees will be watered at the frequency and the rates stated in the 'Irrigation Schedule'. 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. All hedging material is to be planted in minimum 1.00m wide trenches. The base and sides (unless root barriers are being used) of trenches are to be 'broken' to assist root penetration and improve drainage.
- b. Bare-rooted 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.
- c. 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.
- d. Planting beds are to be excavated to a depth of 600mm and backfilled with:
 - 300mm of good quality certified subsoil.

- 300mm depth of good quality certified topsoil.
- e. Deciduous broadleaf hedging material will be planted as bare-rooted whips in a single row 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

Single Species Broadleaf Hedging						
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	Total Length (m)	No.
1	<i>Carpinus betulus</i>	Hornbeam	Whip	80-100	13.50	55

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 at the frequency and the rates stated in the 'Irrigation Schedule'. 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.

- f. The ultimate height of the domestic hedging is at the discretion of the property owner; however, it is recommended that hornbeam (*Carpinus betulus*) hedging be maintained at 1.50-2.00m 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 100% 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. Bare-rooted shrubs 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. Note: Container-grown plants can be planted at any time of the year but are easier to care for if planted in autumn, as they need less watering than those planted in spring or summer.
- 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. Native boundary shrubs (including ferns) will be planted in holes just deep and wide enough to set the root-ball in, leaving the bases of the stems above ground. Good quality certified topsoil will be firmed back around the stems.
- d. Domestic shrubs beds are to be excavated to a depth of 600mm and backfilled with:
 - 300mm of good quality certified subsoil.
 - 300mm depth of good quality certified topsoil.
- e. Native boundary shrubs (including ferns) are to be planted amongst the existing and proposed trees, at a minimum distance of 1.00m from centres, grouping 2-3 specimens of the same species in swathes and avoiding a formal 'grid structure'. Native shrubs (including ferns) will be planted at the densities shown in the planting specifications below.
- f. Domestic shrubs will be planted at the densities shown in the planting specifications below, in the locations indicated on DWG-2013-01.
- g. Plants will be individually staked using (Ht) 600mm bamboo canes and guarded with spiral guards to prevent damage by vermin.

- h. All shrubs will be watered in once planted.

Planting Specifications

Native Boundary Shrub/Fern Species Mix – Total Area: 181.00m² (minus 9.00m² for trees)							
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	Density (m ²)	%	No.
2	<i>Asplenium scolopendrium</i>	Hart's tongue fern	Container (3L)	-	3	5	25
	<i>Cornus sanguinea</i>	Common dogwood	1 + 1 transplants	80-100	1	30	51
	<i>Corylus avellana</i>	Hazel	1 + 1 transplants	80-100	1	35	60
	<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	80-100	1	20	34
	<i>Viburnum opulus</i>	Guelder rose	1 + 1 transplants	80-100	1	10	18
Total Plants:							188

Domestic Shrub Species							
Plan Ref.	Scientific name	Common name	Specification	Pot Size (L)	Approx. height (cm)	Density (m ²)	No.
Bt	<i>Berberis thunbergii</i> 'Atropurpurea'	Purple Japanese Barberry	Container	3	30-50	4	10
Do	<i>Daphne odora</i> 'Marginata variegata'	Variegated winter daphne	Container	5	45-60	2	5
Ef	<i>Euonymus fortunei</i> 'Emerald Gaiety'	Evergreen bittersweet	Container	3	-	4	8
Hy	<i>Hydrangea Benelux</i>	Hortensia	Container	7.5	-	1	1
Lh	<i>Lavandula angustifolia</i> 'Hidcote'	English lavender 'Hidcote'	Container	3	20-30	5	32
Vt	<i>Viburnum tinus</i> 'Eve Price'	Viburnum 'Eve Price'	Container	4	45-60	3	5
Total Plants:							61

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: Shrubs will be checked quarterly and after inclement weather.
 - Years 3 – 5: Shrubs will be checked biannually and after inclement weather.
 - Years 5+: Shrubs will be checked annually and after severe inclement weather.
- b. For the first three years, shrubs will be watered at the frequency and the rates stated in the 'Irrigation Schedule'. 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 planted areas will be carried out monthly by hand until the plants are well established.
- d. Pruning will be required to ensure the growth of strong, dense shrubs and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.
- e. Shrub 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. Guards and stakes will be removed once the plants are well established.
- g. Any losses will be replaced during the following planting season to achieve a stocking rate of at least 95% for native boundary shrubs and 100% for domestic shrubs by the end of the 5-year period.
- h. Established shrubs will be inspected annually and after severe inclement weather, and any necessary remedial work performed.

4.5 HERBACEOUS PLANTING AND MANAGEMENT

Ground Preparation and Planting

As herbaceous species are to be planted alongside the domestic shrubs, they will use the same planting beds as detailed in 4.4

- a. Planting shall take place during frost free conditions ideally when the site is not waterlogged, although many species can tolerate permanently wet conditions. Planting is to be carried out either during the spring between March and May, or Autumn between October and

November. Note: Container-grown plants can be planted at any time of the year but are easier to care for if planted in autumn, and are likely to need less watering than those planted in spring or summer.

- 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.
- i. Plants will be planted at the densities shown in the planting specifications below, in the locations indicated on DWG-2013-01.
- c. All plants are to be thoroughly soaked immediately prior to planting.

Planting Specifications

Herbaceous Species						
Plan Ref.	Scientific name	Common name	Specification	Pot Size (L)	Density (m²)	No.
Bc	<i>Bergenia cordifolia</i>	Elephant's ears	Container	3	3	3
Gw	<i>Geranium 'Johnson's Blue'</i>	Cranesbill 'Johnson's Blue'	Container	2	5	10
Total Plants:						13

Maintenance Operations

- a. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.
- b. Until the plants are established, they will be watered to ground capacity during dry periods.
- c. Weeding around planted areas will be carried out by hand.
- d. Cut back herbaceous plants by hand in autumn after the bird breeding season and when seed has set. Do not cut all the area at once but cut patches on a rotational basis to improve diversity and habitat.
- e. All arising should be removed from the cut areas and disposed of away from the riparian area and at least 10m from watercourses, to maintain low nutrient levels.
- f. Every 3 – 4 years the clumps of plants can be divided into smaller plants and replanted. Early flowering plants are to be divided in the autumn and late flowering plants are to be divided in the spring.
- g. Any losses should be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.

4.6 AMENITY GRASS PLANTING AND MANAGEMENT

Ground Preparation (Plots 1, 2 and 3)

4.6.1 To prepare the seed beds of plots 1, 2 and 3, the ground must be excavated to a depth of 600mm (as per the findings of the Phase 2 Geo-Environmental Site Assessment Report & Proposed Remediation Strategy undertaken by Ground Investigation Limited²) and backfilled with:

- A geotextile membrane to separate imported materials from the underlying in-situ soils. (This membrane will also act as a 'no-dig barrier' and marker for post-construction verification purposes).
- 450mm of good quality certified subsoil.
- 150mm depth of good quality certified topsoil.

Ground Preparation (Plots 4 and 5)

4.6.2 Due to the presence of RPAs within the rear gardens of Plots 4 and 5, a different methodology will be required to create the 600mm seed beds (as recommended in the Remediation Strategy) for their associated garden areas (further details on this approach can be found in submitted AMS). The initial preparation of the seed beds will take place following demolition/clearance but prior to construction so that CEZ fencing can be erected around the trees, where indicated in the AMS.

4.6.3 Initially, the ground must be excavated to a depth of 200mm, with the RPAs being excavated using an Air Spade. Excavation will be undertaken in sections to prevent damage to the root systems of the nearby trees, with each section being promptly backfilled with:

- A geotextile membrane to separate imported materials from the underlying in-situ soils. (This membrane will also act as a 'no-dig barrier' and marker for post-construction verification purposes).
- 200mm of good quality certified subsoil of a sandy composition with high aeration to maintain gaseous exchange to tree roots below.

4.6.4 Following this initial excavation CEZ should be erected where required to protect the RPAs so that construction can commence. As part of the construction phase, a retaining structure (minimum 400mm above ground level) will be constructed within the garden areas of plots 4 and 5 (outside the

² While the report only recommends the excavation of the public seed beds to a depth of 450mm, excavation to 600mm is recommended due to the proposed planting of trees in these areas and the need for sensible uncompacted soil volumes.

RPAs), to allow for a 400mm raise in the final level in the garden area to the east of the two plots. Post construction (and following the removal of the CEZ fencing), the voids will be backfilled with:

- 250mm of good quality certified subsoil of a sandy composition with high aeration to maintain gaseous exchange to tree roots below.
- 150mm depth of good quality certified topsoil.

Further Ground Preparation (All Plots 4 and 5)

4.6.5 The soil will be raked and rolled to produce a medium tilth and a level bed. After the soil has been spread and levelled the ground will be left to settle for several days/weeks; this gives another opportunity to control any residual weeds which emerge during this time, such as docks, thistles, mare's tail or brambles.

4.6.6 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

Amenity Grass Seed Mix) – Total Area: 381.67m²			
Seed Mix	Sowing Rate (g/m²)	% (by weight)	Quantity (g)
Emorsgate EG22 (or equivalent)	25	100% all-purpose lawn mixture	≈9542

Sowing

- a. 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.
- b. 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.
- c. 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

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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. (For the maintenance of amenity grass in which bulbs have been planted see 4.7).

4.7 BULB PLANTING AND MANAGEMENT

Ground Preparation

4.7.1 Ground preparation is limited to the removal of any unwanted ground cover; however, this should be limited as all bulb planting is to be within beds that have been previously prepared for

amenity grass. Bulbs will be planted in autumn, approximately 1 year after the sowing of the grass seed, to allow sufficient time for the amenity grass to establish.

Planting specifications

Bulbs – <u>Total Area: 20.85m²</u>				
Scientific name	Common name	Density	%	No.
<i>Crocus sativus</i>	Crocus	Bulbs are to be planted randomly at an average of 45.00cm centres to allow for natural infilling	25	26
<i>Galanthus nivalis</i>	Common snowdrop		20	21
<i>Hyacinthoides non-scripta</i>	Bluebell		25	26
<i>Narcissus pseudonarcissus</i>	Wild daffodil		30	31
Total:				104

Sowing

- Bulbs are to be planted in autumn, approximately 1 year after the beds were sown with grass seed.
- Bulb mixes are to be combined at the percentages shown above prior to sowing.
- Bulbs are to be planted randomly, either broadcast by hand or on a grid at an average of 45.00cm centres (avg. 5 bulbs per m²) to allow for natural infilling.
- The bulbs should be planted at a depth of 2½ to 3 times the diameter of the bulb. Care will be taken to make sure the bulbs are not planted too shallow as this can encourage frost heaving.
- Once planted bulbs will be covered with soil and lightly firmed in with a roller, or by treading, to give good soil contact.

Maintenance Operations

- Protect the newly planted bulbs from birds and vermin, and prevent public access onto the soil. Keep grass watered in dry conditions and weed the area by hand, removing any weeds before they flower.
- Normal rainfall should provide enough moisture for bulbs, however bulbs should be kept watered in dry conditions.
- Weeding around the bulbs will be carried out by hand, until the plants are well established.
- Where bulbs are planted within areas with a mowing regime (in particularly amenity grass which is regularly cut back), mowing around bulbs should be left until the bulb foliage has begun to die back.

ILLUSTRATIVE MATERIAL

Urban Realm Tree Species							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
Al	<i>Amelanchier x lamarckii</i>	June Berry	Selected Standard	10-12	3.00/3.50	Min 2.00	1
Bj (MS)	<i>Betula jacquemontii (Multi-steam)</i>	Himalayan Birch (Multi-steam)	Multi-stem	N/A	2.50/3.00 with 3 breaks	N/A	1
Total:							2
Notes: - A 60mm diameter irrigation pipe (GreenBlue Urban RootRain Urban or similar approved) will be wrapped around the root systems of the Amelanchier x lamarckii. Irrigation pipe to be installed to manufacturers specification.							

Boundary Tree Species							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
Ac	<i>Acer campestre</i>	Field Maple	Selected Standard	10-12	3.00/3.50	Min 2.00	1
Total:							1

Single Species Broadleaf Hedging						
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	Total Length (m)	No.
1	<i>Carpinus betulus</i>	Hornbeam	Whip	80-100	13.50	55

Native Boundary Shrub/Fern Species Mix – Total Area: 181.00m² (minus 9.00m² for trees)							
Plan Ref.	Scientific name	Common name	Specification	Approx. height (cm)	Density (m²)	%	No.
2	<i>Asplenium scolopendrium</i>	Hart's tongue fern	Container (3L)	-	3	5	25
	<i>Cornus sanguinea</i>	Common dogwood	1 + 1 transplants	80-100	1	30	51
	<i>Corylus avellana</i>	Hazel	1 + 1 transplants	80-100	1	35	60
	<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	80-100	1	20	34
	<i>Viburnum opulus</i>	Guelder rose	1 + 1 transplants	80-100	1	10	18
Total Plants:							188

NOTES:
This plan must be read in conjunction with the Landscape Implementation and Management Plan prepared by WHLandscape. REF: 25.2013 (REV A), as well as other relevant work prepared by other consultants.

Drawing not for construction.

Responsibility is not accepted for errors made in scaling from this drawing. All construction information should be taken from construction drawings with figured dimensions only.

All dimensions must be checked on site before commencing works or prior to preparation of drawings by other consultants.

No trees are to be planted within 3.00m of existing or proposed foul/surface water drains or soakaways, unless any conflicts can be overcome through the design of these features.

Precise route of drainage, and any service points to be determined before planting commences to prevent conflicts.

Where necessary, to protect services, structures and surfaces Root barriers (GreenBlue Urban or similar approved) will be used. Root barriers are to be installed as directed by the Project Structural Engineer where trees are proposed 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'. However, in the first instance the location of trees and services should be designed to minimise conflicts.

All planting beds and tree pits must be backfilled with certified topsoil and subsoil as required. If soil has not been supplied by the site then approved soil must be imported to site, all certificates must be handed to the Site Manager on delivery.

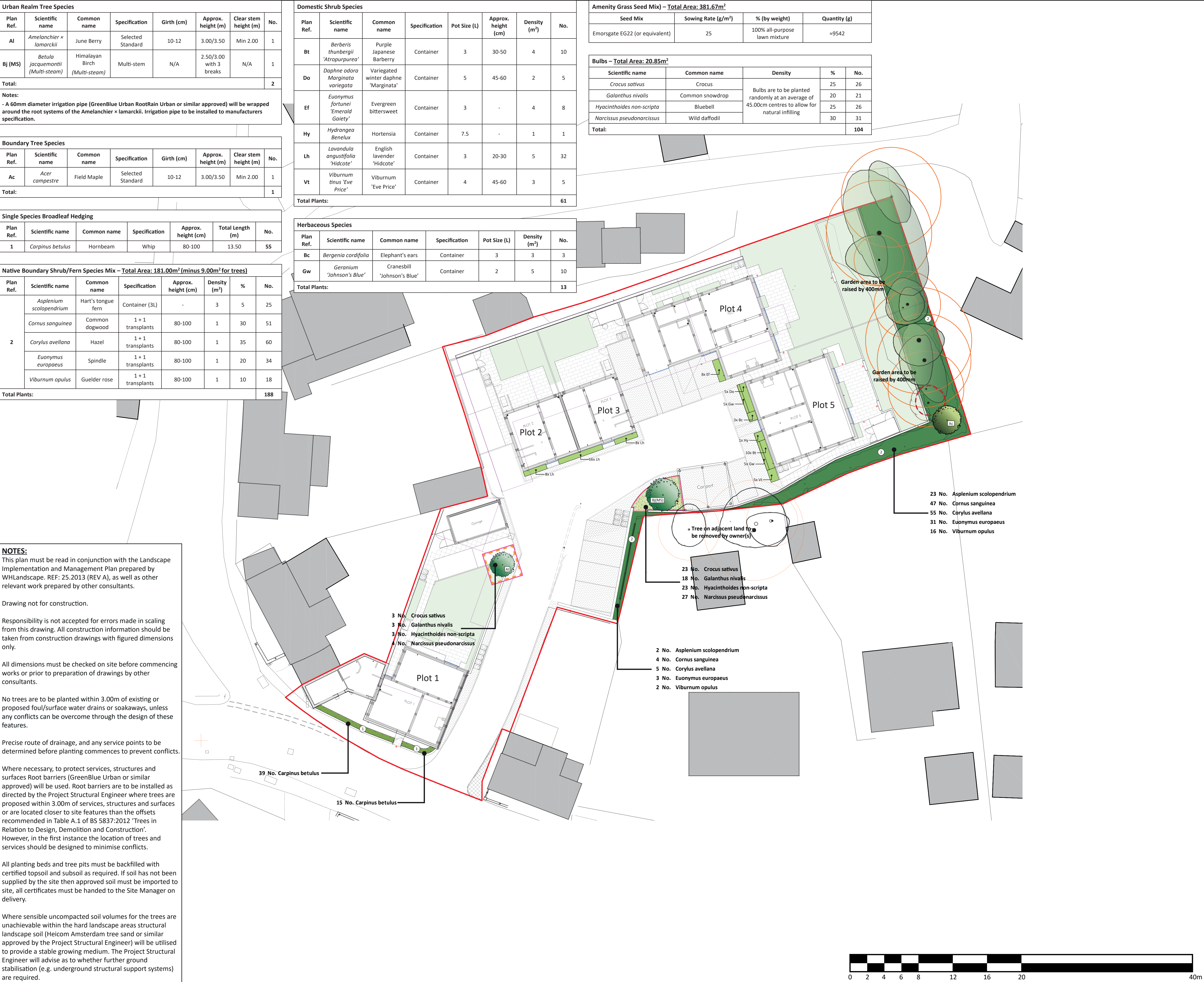
Where sensible uncompacted soil volumes for the trees are unachievable within the hard landscape areas structural landscape soil (Heicom Amsterdam tree sand or similar approved by the Project Structural Engineer) will be utilised to provide a stable growing medium. The Project Structural Engineer will advise as to whether further ground stabilisation (e.g. underground structural support systems) are required.

Domestic Shrub Species								
Plan Ref.	Scientific name	Common name	Specification	Pot Size (L)	Approx. height (cm)	Density (m²)	No.	
Bt	<i>Berberis thunbergii 'Atropurpurea'</i>	Purple Japanese Barberry	Container	3	30-50	4	10	
Do	<i>Daphne odora Marginata variegata</i>	Variegated winter daphne 'Marginata'	Container	5	45-60	2	5	
Ef	<i>Euonymus fortunei 'Emerald Gaiety'</i>	Evergreen bittersweet	Container	3	-	4	8	
Hy	<i>Hydrangea Benelux</i>	Hortensia	Container	7.5	-	1	1	
Lh	<i>Lavandula angustifolia 'Hidcote'</i>	English lavender 'Hidcote'	Container	3	20-30	5	32	
Vt	<i>Viburnum tinus 'Eve Price'</i>	Viburnum 'Eve Price'	Container	4	45-60	3	5	
Total Plants:							61	

Herbaceous Species						
Plan Ref.	Scientific name	Common name	Specification	Pot Size (L)	Density (m²)	No.
Bc	<i>Bergenia cordifolia</i>	Elephant's ears	Container	3	3	3
Gw	<i>Geranium 'Johnson's Blue'</i>	Cranesbill 'Johnson's Blue'	Container	2	5	10
Total Plants:						13

Amenity Grass Seed Mix) – Total Area: 381.67m ²			
Seed Mix	Sowing Rate (g/m ²)	% (by weight)	Quantity (g)
Emorsgate EG22 (or equivalent)	25	100% all-purpose lawn mixture	≈9542

Bulbs – Total Area: 20.85m ²				
Scientific name	Common name	Density	%	No.
<i>Crocus sativus</i>	Crocus	Bulbs are to be planted randomly at an average of 45.00cm centres to allow for natural infilling	25	26
<i>Galanthus nivalis</i>	Common snowdrop		20	21
<i>Hyacinthoides non-scripta</i>	Bluebell		25	26
<i>Narcissus pseudonarcissus</i>	Wild daffodil		30	31
Total:				104



KEY:

- Site
- EXISTING**
- Surveyed trees
- Calculated root protection areas
- Tree to be removed
- PROPOSED**
- Open space tree
- Boundary tree
- Boundary shrubs
- Domestic hedging to front of site
- Domestic shrubs and herbaceous to the front of plots
- Bulbs planted in amenity grass
- Amenity grass to rear gardens

OTHER INFRASTRUCTURE

- Recommended root barrier locations
(To be confirmed with the Project Structural Engineer)
- Tree planting within the hard landscape
Where sensible uncompacted soil volumes for the trees are unachievable within the hard landscape areas, structural landscape soil (Heicom Amsterdam tree sand or similar approved by the Project Structural Engineer) will be utilised to provide a stable growing medium.

Trees species identified within hard landscape areas are:

Plan Ref.	Scientific name	Total volume**
Al	<i>Amelanchier lamarckii</i>	10m³

* Soil volume sources: GreenBlue Urban - Soil Volume Guide Version 2.0
** Total volume: combines volumes provided by the tree pit (0.9m³: 1m x 1m x 0.9m) and structural soils

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Original base plan prepared by PKA Architects
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Residential Development - Urchfont Garage

On behalf of:
Gaiger Brothers Ltd

Drawing title:
Landscape Proposals

Drawing number:
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Rev: A

Date: Apr 26

Scale: 1:200 @ A0

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CB: WH