Landscape Management & Maintenance Plan

Old Forest

Bellway Homes [Thames Valley] Ltd

010-001-FTD-XX-XX-RP-L-45001

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Landscape Management Plan

Project:	Old Forest Road
For:	Bellway Homes [Thames Valley] Ltd
Status:	For Planning
Date:	July 2026
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1 INTRODUCTION

1.1 General

1.1.1 Four Tree Design Ltd [FTD]. has been commissioned by Bellway Homes [Thames Valley] ltd [BHTV] to prepare landscape management and maintenance plan [LMMP] to accompany the landscape design proposals for the proposed Old Forest development, located on land at Old Forest Road, Winnersh, Wokingham, RG41 1JA

1.1.2 The proposed housing development consists of circa 53 Homes with ancillary landscape and natural drainage and attenuation features.

1.1.3 The site is accessed from Old Forest Road Via a newly formed access route. Toutley Road borders the site to the north and provides secondary emergency access via a new pedestrian and cycle link in the ownership of local Highways Authority.

1.1.4 By nature of the brief, the design description [below] strives to fulfil the requirements of conditions 17 and 20 as set out by the Wokingham Borough Council, [Decision notice 251421]as well as meeting the design principles envisioned for the site.

1.2 Description of the Design

1.2.1 The site has a mature network of Hedgerows and trees along its western and southern boundaries, with an afforested drainage ditch bisecting the middle of the site and defining 2 pasture fields. Residential dwellings are present to the south and south of the site as well as the Berkshire Arboretum Woodland beyond the western boundary. Toutley Road is highly visible with open views across both fields and boundaries defined by post and rail, ditches and post and wire fencing.

1.2.2 The scheme seeks to place residential properties within the two field parcels whilst retaining and enhancing the western and southern boundaries. New hedgerows and tree planting are proposed for the eastern and northern boundaries providing a sense of enclosure, improving habitat and wildlife corridors, whilst also screening Toutley Road.

1.2.3 The existing wooded drainage feature is to be enhanced with a new culvert linking the 2 field parcels whilst maintaining water flows. Ground flora is to be enhanced through removal of invasive vegetation, thinning of some trees and new seeding and planting of woodland understorey perennials and bulbs.

1.2.4 A new seasonally wet habitat is to be created via a new surface water attenuation basin in the northeast corner of the site. This will manage peaks in rainfall and discharge to the local ditch controlling peak flows during storm events. A mix of wetland meadow and native meadow is proposed to provide ecological enhancement and new habitat.

1.2.5 For public areas the use of mixed ornamental species has been kept to a minimum with hedgerows and tree planting used to soften the impact of the built form, establish character areas and link with the more naturalistic areas of the development.

1.2.6 An overarching principle throughout though, has been to select species which where possible reflect the local flora but are also shown to be resilient to climate change stress [Drought, water logging, Heat] and to deliver multiple benefits[1]. This ranges from designing for year-round interest - through changes in foliage colours, flowers and fruits, as well as carbon sequestration plant species' durability, hardiness and ease of maintenance.

1.2.7 New native hedgerows are proposed to fully enclose the site. This will also create new wildlife corridors, habitats, screening and shading.

1.3 Aims and Objectives

1.3.1 The overall aim of this management plan is to ensure the successful establishment of soft landscaped areas and to provide a framework for future management of outdoor greenspaces. A key objective is well established Tree, hedge and meadow planting which allow the development to sit within the wider mature landscape.

1.4 Structure of the Plan

1.4.1 Section 2 of this report describes the general management proposals that apply to the site and together with recommendations, sets out the management operations that should be applied to the various areas and planting types on the site. These include:

- General Management;
- Retained Trees and Shrubs;
- Proposed Specimen Tree Planting;
- Proposed Native Woodland;
- Proposed Native Hedgerow;
- Proposed Formal Hedgerows;
- Ornamental Planting;
- Marginal Vegetation;
- Grass & Wildflower Planting;
- Amenity Grassland Areas;
- Paths and Hard Surfaces;
- Play Areas;

[1] "Tree Species Selection Guidance TDAG 2018" and "Future Climate Suitability of Londons Public Realm Trees- Nov 2025"

1.4.2 The recommended maintenance operations detailed in this plan are set out in a schedule indicating timings and frequency in Appendix A - Soft Landscape Maintenance Schedule. The descriptions in this plan should be read in conjunction with the schedules.

1.4.3 Section 3 notes the need for ongoing review. All site management should be reviewed, and amendments made if necessary. This should be done on a regular basis to ensure effective aftercare and appropriateness of management operations.

1.4.4 Appendix B includes plans at A3 for reference with this plan although full-sized versions should be used on site. Appendix C details of Manufacturer's Guidance for suggested products.

2 LANDSCAPE MANAGEMENT OPERATIONS

2.1 General Management

2.1.1 The following are general management operations that apply to the landscape proposals for the site:

General Principles
• All materials and workmanship to be of the highest standard and the contractor is to make good any planting defects; • Maintenance of hard standing areas including removal of litter and making good of damaged surfaces. Litter to be removed from site; • Unless otherwise stated, organic green waste arisings such as clippings and grass cuttings will be composted or placed on site at a designated location, [e.g., Hedge bases as small Hibernacula or mulch to planting areas] or removed to a local authority or other appropriate composting facility off- site; • Any plant defects or failures becoming apparent during the establishment period shall be made good as soon as possible to ensure the appearance of planting is always of that in healthy thriving condition; • All planting areas to be watered as required during the summer months of years 1-5, particularly during periods of drought; and hot weather. • Any approved and appropriate fertiliser to be applied to newly planted areas in Years 1, 2 and 3 in early spring – except for grass and wildflower areas. • Thinning or tree removal or trimming of shrubs should be undertaken outside nesting bird season, which is March to August inclusive, unless approved by a suitably experienced ecologist. • Replacement of all failed or damaged planting should be with like-for-like species/specification and determined within the appropriate timeframes and context mentioned. • Inspect quarterly for signs of invasive and pernicious weed species [Japanese knotweed, Giant Hogweed, Himalayan balsam etc.]. If discovered implement an appropriate programme for their treatment and removal according to national regulations and standards • Refer to Landscape Maintenance Schedule for management tasks and operations • Ongoing aftercare of individually mentioned plant species included within Landscape Maintenance Schedule should be carried out annually, as appropriate.

2.2 Retained Trees and Hedgerows

Existing Trees

2.2.1 The following are management operations that apply to the retained tree planting areas. Undertake to ensure that trees remain in a healthy, attractive and safe condition.

2.2.2 The services of a suitably qualified arboriculture consultant should be obtained in relation to any tree matters including inspections, reports, liaison with the local planning authority and any proposed tree works.

Years 1-5	Year 6 onwards
• Checks on safety [QTRA or similar] and condition of trees [at least annually and additionally after periods of strong winds]. • Undertake works as recommended by Aboriculturalist to ensure continued health and safety of trees • Safely and promptly remove any branches and/or entire trees that are deemed potentially hazardous by Arboriculturalist. All works to be in accordance with relevant industry standards and BS 3998:2010 Tree Works.	• Continued regular checks of the condition of trees at an appropriate frequency as advised by the Arboriculturalist. • Undertake any pruning works as/when recommended by Arboriculturalist and when identified through regular inspections. • Safely and promptly remove any branches and/or entire trees that are deemed potentially hazardous by the Arboriculturalist. All works to be in accordance with relevant industry standards and BS 3998:2010 Tree Works.

Existing Hedgerows & Shrubs

2.2.3 The following are management operations that apply to areas of existing shrubs on site. Existing shrub areas should be assessed and retain any vegetation worthy of retention, as advised by the appointed Ecologist and/or Landscape Architect. These works should be undertaken to ensure that areas of shrubs remain in a healthy condition.

Retained Hedgerows - General Principles
• Review areas of existing shrubs and vegetation every 4 years and undertake any management necessary for health and safety reasons. • Make inspection visits to the frequency required to ensure pest protection is maintained, and grass and weed growth is controlled. • Trim as appropriate every 4 years, or at an appropriate rate recommended by the Ecologist. • Trim in January or February [after berries eaten but prior to bird nesting] to ensure dense growth and good form. • Where appropriate carry out layering of sections over a cyclical programme to ensure a robust hedge and a variety of hedgerow types. Works to be by suitably qualified Arboriculturalist. • Remove any arising's to habitat piles in appropriate locations, or following principles for removal of organic green waste, as recommended in General Principles. NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist, all checks on quality of existing shrubs and vegetation to be carried out by a qualified Ecologist.

2.2.4 Should standard trees be identified within the areas of existing shrubs, these shall be retained and pruned if necessary. All routine cutting of the shrubs should be cautious not to damage the retained trees.

2.3 Proposed Trees, Shrubs and Hedgerows

Proposed Specimen Tree Planting

2.3.1 The following are management operations that apply to the specimen tree planting. Undertake to ensure that trees remain in a healthy, attractive and safe condition.

2.3.2 It is recommended that services of a suitably qualified landscape architect [during establishment] and or arboricultural consultant in the future should be obtained in relation to any tree matters including inspections, reports, liaison with the local planning authority and any proposed tree works.

Years 1-5	Year 6-25+
• Inspect trees on regular basis to ensure healthy growth. • Inspect and review on an annual basis to check guards, ties and stakes are intact and secure, replace if necessary. • Clear any weeds from around the trees, once at end of summer. • If Herbicide required [only for pernicious weeds or schedule 9 species] this should be non-residual and implemented by suitably qualified individuals in line with all current standards and regulations. Mulching should be the default option for Weed control • Aeration of compacted soils [if required]. • Failed and or diseased trees to be removed and replaced in next planting season. [Source plant stock of local provenance.] • Monitor growth of trees and carry out formative pruning as necessary to lift canopy to min 3m and ensure good form and vigour • Remove stakes and tree guards once establishment is deemed to be complete through site visits. • Keep a min diameter of 1000mm free of grass and weed species in the first 2years after planting. Mulch to a depth of 50mm. • During periods of prolonged dry weather water as necessary according to species, size and recommended guidelines.	• Continue to inspect on an annual basis to check condition of trees and any remaining guards, ties and stakes remove as necessary to ensure successful establishment up to 25 years. • Undertake works as recommended by Arboriculturalist to ensure continued health and safety of trees. • Carry out formative pruning as necessary to lift canopy to min 3m and ensure good form and vigour NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist.

Proposed Native Woodland & Shrub Mix

2.3.3 The following are management operations for areas of proposed native shrub/tree mix. All management operations should be undertaken to ensure that both individual specimens and the wider community of trees are healthy and in a safe condition.

Years 1-5	Year 6 onwards
• Inspect trees on regular basis to ensure healthy growth. • Inspect and review on an annual basis to check guards, ties and stakes are intact and secure, replace if necessary. • Failed and or diseased trees to be removed and replaced in next planting season. Source plant stock of local provenance. • Thinning applied at end of 5-year period to remove failing specimens and avoid over-stocking; • Remove stakes and tree guards once establishment is deemed to be complete through site visits. • Water as required during prolonged dry periods in the first 2-3 years after planting, to ensure healthy root establishment	• Continue to inspect on an annual basis to check condition of trees and any remaining guards, ties and stakes replace and or remove as necessary. • Undertake works as recommended by Arboriculturalist to ensure continued health and safety of trees. • Carry out any further necessary thinning and implement coppice management for appropriate species. • Timber to be used for fuel, craft or construction if suitable. NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist.

Proposed Native Hedgerow

2.3.4 The following are management operations that apply to new hedgerow planting. To be undertaken to ensure establishment and maintenance of healthy, dense and attractive hedge, with seasonal and ecological interest.

2.3.5 Following planting, establishment checks to be undertaken annually during August/September for a period of 5 years, and any plants found to be dead, dying or diseased shall be removed and replaced as per the details found within the Landscape Specification, during the following planting season.

2.3.6 All hedges shall be allowed to grow on to maturity and thereafter be maintained at a minimum height of 1.5 metres.

2.3.7 Management of the hedge shall be carried out through routine cutting of alternative sides of the hedge at a maximum triennial cut, unless annual cutting is necessary to maintain clearances and visibility splays from public highways or private access roads. This should be done in selective phases to maintain a variety of hedgerow habitats across the site.

Years 1-5	Year 6 onwards
• Any dead or dying plants should be removed and replaced during the next available planting season. • Mulch to bases using Pas 100 Compost or chippings in early spring to suppress weed growth • Plant areas to be weed free throughout summer. • During periods of dry weather water base of hedges a minimum of 2 times per week. For the first 2-3years • Inspect annually; remove litter and debris, and repair supports, spirals etc. as required. • Establishment pruning in the first year, in January or February [allows fruit as winter food for wildlife], to encourage bushy side growth, followed by light trimming until established. • Trim sides every 3 years with a rip-cutting blade on hedge cutter, or similar and approved. • Trim tops of hedges in January or February of closing year [Year 5] of contract, or similar and approved.	• Remove supports. • Trim sides every 3 years with a rip-cutting blade on hedge cutter, or similar and approved. • Trim tops every 6 years using a rip-cutting blade on hedge cutter, or similar and approved. • Trimming should be undertaken in January or February [after berries eaten but prior to bird nesting] to ensure dense growth and good form. • If suitable at 10-12 years Layer hedge [retaining tree species] in one continuous direction, with hazel weave and chestnut or hazel stakes. So as to promote strong basal growth and create an effective barrier and habitat area for wildlife. NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist.

Proposed Formal Hedgerow

2.3.8 The following are management operations that apply to areas of formal hedge planting to be undertaken to ensure establishment and longevity of a healthy dense and attractive hedge.

Years 1-5	Year 6 onwards
• Any dead or dying plants should be removed and replaced during the next available planting season. • Mulch to bases using Pas 100 Compost or chippings in early spring and summer to suppress weed growth • Plant areas to be weed free throughout summer. Hand weed as required • During periods of dry weather water base of hedges a minimum of 2 times per week. For the first 2-3years	• Remove supports. • Trim sides every 3 years with a rip-cutting blade on hedge cutter, or similar and approved. • Trim tops every 6 years using a rip-cutting blade on hedge cutter, or similar and approved. • Trimming should be undertaken in January or February [after berries eaten but prior to bird nesting] to ensure dense growth and good form. NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist.

• Inspect annually; remove litter and debris, and repair supports, spirals etc. as required. • Maintain height to a max of 1.2m cutting out tops to encourage lateral growth • Cut back sides to maintain a maximum of 900mm width hedge [450mm depth from the centre line] • All cutting to be in January or February [after berries but prior to spring growth and bird nesting] to ensure good form.	

Ornamental Planting

2.3.9 The following are management operations that apply to areas of Ornamental Planting. These are to ensure the long-term establishment and desired structure of the tufted planting areas.

The aim is to have tufted and clump forming grasses and sedges with emergent plants coming through providing seasonal colour and structure. Perennials have been used which require minimal maintenance and can be cut back on annual or Biannual basis.

Years 1-5	Year 6 onwards
• Any dead or dying plants should be removed and replaced during the next available planting season. • Mulch to bases using Pas 100 Compost or chippings in early spring and summer to suppress weed growth, until canopy closure achieved • Plant areas to be weed free, min of 2No. visits [late spring and early summer] to hand weed. Removing pernicious weeds [docs, nettles,] self-sown grasses and herbaceous species. • General plant maintenance [pruning, dead leaf removal] to be in spring or late summer, coinciding with weeding schedule. • All arisings from weeding and pruning to be removed to contractor's tip or an approved composting facility. • After year three thin as necessary if canopies have closed. Split plants to be used elsewhere for replacements or removed from site. • Water as necessary During periods of prolonged dry weather	• Review success of planting and replacement, replant as necessary • Thin as necessary if canopies have closed. Split plants to be used elsewhere for replacements or removed from site. NOTE: All checks and maintenance to be by suitably qualified horticultural professionals

2.4 Wetland Meadow

2.4.1 The following are management operations that apply to areas marked as 'Wetland Meadow Mix' within the planting plans, associated with the ponds or SUDS features and retained and enhanced habitat areas within the POS.

Wetland Meadow - General Principles
• Allow the grasses in Wetland Meadow Mix to grow tall, flower and seed from across the growing period; • Remove other species such as reedmace that may overpower and dominate. • Mow or cut back wet meadow planting in autumn and thereafter allow to form a long and rank sward; • In winter cut back to two or three inches [5-7.5cm] above the water /saturated ground level of the attenuation basin, or as appropriate; • In spring remove any dead, discoloured, or excess Marginal plant material; and • At edge of basin thin out Marginal plants in spring to ensure that they don't engulf any standing water. NOTE: Wet Meadow is best sown in the Spring or Autumn and may be slow to establish initially. There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing, if it becomes a persistent problem.

2.4.2 Effective sowing and aftercare should follow the manufacturer's guidance. Details of this have been included in Appendix C.

2.4.3 Marginal vegetation is part of the wider habitat and should follow recommendations of the appointed Ecologist and/or Landscape Architect.

2.5 Grassland Areas

Grass and Wildflower Planting

2.5.1 The following management operations are to be applied to areas marked as 'General, Woodland meadow and flowering lawn mixture'. Effective sowing and aftercare should follow the manufacturer's guidance.

Years 1-5	Year 6 onwards
• Ensure sowing into very clean weed free prepared seed bed. • Year 1 after sowing Wildflower Areas to be first cut in early spring and again in late summer. • All arisings to be removed from areas and used as mulch to base of hedges, placed in habitat refuge areas or removed to contractor's tip or green waste composting facility. site. • To be cut to a height of 75- 100mm [2-5 cuts in 1st year]	• Wildflower Areas to be cut once in late summer to a height of 100mm • All arisings to be removed from areas and used as mulch to base of hedges, placed in habitat refuge areas or removed to contractor's tip or green waste composting facility. site. • All litter and other unwanted debris to be removed from SUDS and surrounds • Spot treat and/or mechanically remove any noxious weeds or invasive species which colonise [such as Indian Balsam]

• Mechanically Remove any noxious weeds or invasive species. • If Herbicide required [only for pernicious weeds or schedule 9 species] this should be non-residual and implemented by suitably qualified individuals in line with all current standards and regulations. Mulching should be the default option for Weed control • Keep the areas well-watered particularly in times of dry weather. • After year 1 Cut back once in late summer/ early autumn [according to preference] • Removed arisings to either be stockpiled on site in a suitable location or removed to a licensed tip or composting facility • Pollinator lawn to have a sward height maintained at 100-300mm. this will require 3-4 cuts per year.	NOTE: Wildflower meadows rely on maintaining infertile soil conditions. All arisings must be removed from site immediately after cutting to ensure that desired soil conditions are reached. Should meadow planting areas become depauperate i.e. dominated by ruderal species such as Nettles, then ground preparation and re-sowing of meadow seed may be necessary. Use specified stock from suppliers detailed within Planting Proposals, or similar and approved.

2.6 Paths and Hard Surfaces

Hard Surfaces

2.6.1 The following are management operations that apply to the paths and hard surfaces. Undertake to ensure that surfaces are safe, accessible and fit for use.

Years 1-5	Year 6 onwards
• Keep path areas clear of debris, litter, snow and ice throughout the year. • Cut back vegetation which is overhanging surfaces or block sightlines for pedestrian and vehicle safety. • Make good, damaged surfaces to maintain safe and accessible routes throughout the year.	• Keep path areas clear of debris, litter, snow and ice throughout the year. • Make good, damaged surfaces to maintain safe and accessible routes throughout the year. • Monitor integrity of surfaces and perceived lifespan. Programme/ schedule necessary replacement works

3 Review and Implementation

3.1 Reviewing the LMMP

3.1.1 The appointed landscape contractor will be responsible for providing a detailed programme of works prior to starting on site. Landscape implementation and management contracts should run consecutively to avoid any gaps in regular maintenance at critical times during the establishment period.

3.1.2 The contract should stipulate that all landscape works will be completed within the first planting season (October to April) after the completion of the development and any ground modelling considering any requirements for timings set out in the planning permission.

3.1.3 The landscape maintenance contract should ideally include for a minimum of 12-months to ensure continuity through the establishment period for soft landscape works. A replacement guarantee should be included to achieve the aims set out in this plan.

3.1.4 The Landscape Management Plan should be reviewed every 5-years by those responsible for the landscape management and maintenance contract for the site. The review will identify if current practices are enough and working, any additional management procedures that are required and any changes to the procedures that have been set out in this report. This is to ensure that effective establishment and design vision is achieved but acknowledging the need for flexibility in that natural features such as planting and how the site is used or wished to be used may change.

3.1.5 Following 10 years, the entire plan should be reviewed by the management team including site owners, managers, Landscape Architect, Ecologist and Arboriculturalist as appropriate to identify management issues and requirements and develop.

4 MANAGEMENT RESPONSIBILITIES

4.1 Legal and Funding Mechanisms

4.1.1 The planning requirements associated with provision of a LMMP documents ties those responsible for the long-term management and maintenance of the site into the provision and implementation of the management plan.

4.1.2 In the short term until all properties and land are handed over the development will be managed by Bellway Homes

4.1.3 Nicollette Carter

4.1.4 Bellway Homes Limited [Thames Valley]

4.1.5 Imperium, Imperial Way, Reading, RG2 0TD

Tel: +44 0118 933 8020

Email: Nicolette.Carter@bellway.co.uk

4.1.6 In the long term the management responsibilities will be covered by ABRI via a management company The funding for the LMMP will be from Residents paying towards the Man Co. for implementation, and Operations of Maintenance Team to ensure the objectives of the management plan are achieved.

4.2 Persons Responsible

4.2.1 The developer, Abri Man Co will be responsible for a suitable management company who will be made responsible for implementing actions within this management plan. As required, the appointed management company will employ specialist contractors to undertake specific tasks. The contractor will be appointed by:

4.2.2 Gavin Board, Senior Land Manager

Abri

Collins House, Bishopstoke Road,

Eastleigh, Hampshire, SO50 6AD

Tel: +44 2380 628361

Appendix A - Soft Landscape Management Schedule

	Project Title: Old Forest **Project Number:** 010-001 **Document :** FTD-XX-XX-SH-L-45-002 Maintenance Schedule **REV:** P01				Four Tree design Ltd T: 07903 000 546 info@fourtreedesign.com www.fourtreedesign.com
Item	**Task**				
	Annual	**5 years**	**10 years**	**15 years**	**20 years**
GENERAL	• Carry out litter pick (Weekly) • Keep ornamental planting clear of weed growth by hand weeding or spot herbicide treatment as appropriate. • Top up bark mulch in Spring and autumn using FSC assured mulch to a depth of 50mm. Alternative can be PAS 100 compost. • Carry out leaf litter and organic matter removal on a fortnightly basis during the autumn months (Sept to Dec) and at the end of growing season. If possible place in designated locations on site as habitat or mulch to base of hedging. If not remove all collected material offsite to approved tip or for recycling as green waste / mulch. • Any plant defects or failures becoming apparent during the establishment period shall be made good as soon as possible to ensure the appearance of planting is always of that in healthy thriving condition; • All planting areas to be watered as required during the summer months of years 1-5, particularly during periods of drought; and abnormal temperatures • Any approved and appropriate fertiliser to be applied to newly planted areas in Years 1, 2 and 3 in early spring – with the exception of grass and wildflower areas and marginal planting. • Thinning or tree removal or trimming of shrubs should be undertaken outside bird nesting season which is March to August inclusive, unless approved by a suitably experienced ecologist. • Replace any dead or damaged plants in the next planting season. (Oct - March) Replace with like for like (species/specification) • Carry out quarterly inspections for any signs of invasive and schedule 9 species including but not limited to Japanese Knotweed, Himalayan balsam, Giant Hogweed, Bind weed, Ragwort and so on. • Where discovered ensure any necessary notifications are made under statutory obligations and implement treatment, removal and management in line with regulations	• Ensure continuity of the design approach and amenity value of planting. • Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. •Carry out wholescale review of management and maintenance practices to ensure desired landscape and habitats are establishing. Update tasks and practice to suit current best practice and deliver the desired outcomes.	•Review success of planting including establishment, any issues with regard to vandalism, litter trapping and antisocial behaviour. • Carry out replacement of planting as required and any necessary infill planting. •Carry out wholescale review of management and maintenance practices to ensure desired landscape and habitats are establishing. Update tasks and practice to suit current best practice and deliver the desired outcomes.	• Carry out wholesale review of planting and update to modern standards in terms of appropriate species, best practice and climate adaptation. •Carry out wholescale review of management and maintenance practices to ensure desired landscape and habitats are establishing. Update tasks and practice to suit current best practice and deliver the desired outcomes.	•Review success of planting including establishment, any issues with regard to vandalism, litter trapping and antisocial behaviour. • Carry out replacement of planting as required and any necessary infill planting. •Carry out wholescale review of management and maintenance practices to ensure desired landscape and habitats are establishing. Update tasks and practice to suit current best practice and deliver the desired outcomes.
SUDS Features	• Ensure no overgrown areas in order to ensure inlets and outlets are clear of obstruction • Check for invasive species and remove according to guidelines as soon as identified • Carry out quarterly inspections to check for litter or dumped rubbish and remove if present. • Clear any plant debris and leaf fall in autumn months to minimise silting up and sediments. Stockpile to base of hedges or similar as habitat feature • Maintain surrounding vegetation to ensure a variety of shading, aspect and interfaces to create a variety of pond habitats • Inspect basins to ensure smooth flows of water an no blocking of flows. • Cut back meadow and remove arisings to suitable location on site or approved greenwaste recyling facility	• If permenant water levl has formed Cut back marginal and wetland edge plants in winter months to ensure no more than 20% coverage of water. • Undertake ecological surveys to measure potential species loss or gain and act accordingly. • Cut back any establishe scrub within the basin area to ensure smooth floow of water and no obstructions to inlets and outlets	• Dredge basins area if silted up on 10-year cycles. Ensure a suitably qualified ecologist is employed to advise on timings and supervision of the work. • All arisings to be disposed of at licensed tip		• Second dredging of cycle.
PROPOSED SHRUBS	• Evergreen Shrubs need minimal pruning. Remove misplaced or frost damaged branches in late spring. Deciduous species to have dead wood diseased or damaged stems removed at the end of the growing season. • Pruning to be appropriate to the species form and shape so as to develop overall healthy growth and natural form. • Fruiting species to be cut back in late January so as to allow food for wildlife.	• Carry out formative pruning (appropriate to species including and necessary removal of deadwood, thinning and uplift of canopies. • Chip all woody material on site and use as in situ mulch for planting areas. • Where height and spread is obscuring views, visibility splays, obstructing walkways etc. cut back as necessary	• Carry out formative pruning (appropriate to species including and necessary removal of deadwood, thinning and uplift of canopies. • Chip all woody material on site and use as in situ mulch for planting areas. • Where height and spread is obscuring views, visibility splays, obstructing walkways etc. cut back as necessary	• Review success of planting, carry out any necessary clearance, replacement of planting as required and any necessary infill planting.	• Carry out formative pruning (appropriate to species including and necessary removal of deadwood, thinning and uplift of canopies. • Chip all woody material on site and use as in situ mulch for planting areas. • Where height and spread is obscuring views, visibility splays, obstructing walkways etc. cut back as necessary

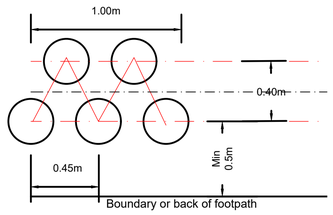
EXISTING TREES AND SHRUBS	•Carry out annual inspection (QTRA or similar) for any signs of Damage or disease. Action as necessary for any observed issues. •Based on arboricultural advice carry out any phased maintenance works (crown thin, canopy lift, pruning etc) for that identified area that year. So as to maintain a varied and resilient tree and hedge asset	Repeat annualised task.			
PROPOSED TREES	•Carry out quarterly inspections of trees removing damaged branches and checking for any signs of disease or die back. Re sett support posts and adjusting ties as necessary (for first 5years only). Check for fallen or dangerous trees especially after high winds and replace if necessary. All works to be in accordance with relevant industry standards and BS 3998:2010 Tree	• If tree is sufficiently rooted into ground remove of stakes and ties two-three years after planting.	• Carry out canopy lift and formative prune, crown thinning etc (if required) to remove dead or diseased branches, ensure good form and vigour.	• Carry out canopy lift and formative prune, crown thinning etc (if required) to remove dead or diseased branches, ensure good form and vigour.	• Carry out canopy lift and formative prune, crown thinning etc (if required) to remove dead or diseased branches, ensure good form and vigour.
	•Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Provisional allowance of min 10No. weekly watering visits in summer months	• Carry out first canopy lift and formative prune (if required) to ensure good form and vigour. Ensuring a minimum clear stem height of 3.5m from ground level.	• All clippings/ and log sections to go to habitat piles in nature areas or removed offsite to approved tip for recycling as green waste / mulch, firewood or habitat piles	• All clippings/ and log sections to go to habitat piles in nature areas or removed offsite to approved tip for recycling as green waste / mulch, firewood or habitat piles	• All clippings/ and log sections to go to habitat piles in nature areas or removed offsite to approved tip for recycling as green waste / mulch, firewood or habitat piles
	• Replace any dead or damaged plants in the next planting season. (Oct – March) Replace with like for like (species/specification)	• All clippings/ and log sections removed offsite to approved tip for recycling as green waste or used on site for mulch, firewood or habitat piles.	• Log sections should be removed from site to contractors tip.		
	•During spring apply PAS 100 compost (first 5years only) to each tree station to manufacturers recommended rates and top up bark mulch ring (soft landscape only) to tree station to maintain a max of 50mm depth.	• Check for leaning trees and re-straighten	• Assess establishment and growth of trees. Including predicted lifespan. If trees are likely to have 10 years or less remove and replace with a suitable climate change resilient species		
	• Maintain weed free 1m diameter area at base of tree for trees in soft landscaping.		Review tree growth and spread of trunk Diameter in hard surfaces. Adjusting the pavement to suit the growth of the tree and its roots		Review tree growth and spread of trunk Diameter in hard surfaces. Adjusting the pavement to suit the growth of the tree and its roots
FORMAL HEDGE	• Any dead or dying plants should be removed and replaced during the next available planting season. • base of hedge to be weed free throughout summer. • Inspect annually; remove litter and debris, and repair supports etc. as required. • Establishment pruning in the first year, in January or February, to encourage bushy side growth, followed by light trimming until established. maintain to 1200 – 1500mm in height. • Trim sides to form min 900mm Depth hedge (450mm from centre line) with a rip-cutting blade hedge cutter, or similar and approved. • Trimming should be undertaken in January or February (after berries eaten but prior to bird nesting) to ensure dense growth and good form.	• Review success of planting and where necessary remove and replant in line with current best practice and modern standards with species appropriate to climate and resource demands of the time. • Carry out replacement and infill planting to areas which have failed or show poor growth. • Define and new annualised maintenance regime inline with any replacement	• Continue with Annualised maintenance regime	• Continue with Annualised maintenance regime	• Review success of planting and where necessary remove and replant in line with current best practice and modern standards with species appropriate to climate and resource demands of the time. • Define and new annualised maintenance regime inline with any replacement planting.
RETAINED AND NATIVE HEDGEROW	• Any dead or dying plants should be removed and replaced during the next available planting season. • apply mulch to bases at in early spring, and late summer/ early autumn to suppress weeds. • Plant areas to be weed free throughout summer. • Inspect annually; remove litter and debris, and repair supports etc. as required. • Establishment pruning in the first year, in January or February, to encourage bushy side growth, followed by light trimming until established. • Trim sides every 3 years with a rip-cutting blade on hedge cutter, or similar and approved. • Trim tops of hedges in January or February of closing year [Year 5] of contract, or similar and approved. • Trimming should be undertaken in January or February (after berries eaten but prior to bird nesting) to ensure dense growth and good form. • Cut back from encroachment onto footways, access points and visibility splays.	• Remove supports. • Trim sides every 3 years with a rip-cutting blade on hedge cutter, or similar and approved. • Trim tops using a rip-cutting blade on hedge cutter, or similar and approved. • Trimming should be undertaken in January or February (after berries eaten but prior to bird nesting) to ensure dense growth and good form. • NOTE: All checks and reports on trees to be carried out by a qualified Arboriculturalist. • Carry out replacement and infill planting to areas which have failed or show poor	• Carry out assessment of hedgerow with trained arboriculturalist to asses its vigour and suitability for layering (usually after 10-15 years. • If suitable Layer hedge (retaining tree species) in one continuous direction, with hazel weave and chestnut or hazel stakes. So as to promote strong basal growth and create an effective barrier and habitat area for wildlife. • Continue with Annualised maintenance regime	• Carry out assessment of hedgerow with trained arboriculturalist to asses its vigour and suitability for layering (usually after 10-15 years. • If suitable Layer hedge (retaining tree species) in one continuous direction, with hazel weave and chestnut or hazel stakes. So as to promote strong basal growth and create an effective barrier and habitat area for wildlife. • Continue with Annualised maintenance regime	• Continue with Annualised maintenance regime

WOODLAND/ Scrub	• Inspect trees on regular basis to ensure healthy growth. Inspect and review on an annual basis to check guards, ties and stakes are intact and secure, replace if necessary. • Regular investigations of failed and or diseased trees and subsequent removal and replacement. Source plant stock of local provenance. • Clear an area a minimum of 500mm diameter around the base of each tree and mulch using site chippings where possible so as to ensure a weed free area and promote the healthy establishment of trees. • Remove stakes and tree guards once establishment is deemed to be complete through site visits. • Inspect for invasive species including but not limited to Japanese knotweed, Himalayan balsam and implement all necessary management and removal requirements if found. • remove all bracken and brambles from understorey areas.	• To maintain the appearance of the plants areas the management applied in Years 1-5 should be applied. • Full assessment of site should be conducted upon renewing of management contracts, at which point plants to be replaced will be decided. • Remove stakes and tree guards once establishment is deemed to be complete through site visits. • Thinning applied at end of 5-year period to remove failing specimens and avoid over-stocking; • Carry out canopy lift and crown thinning (10-20%) to older stock ensuring clear stem heights to a minimum of 3m so as to promote light penetration to woodland floor and promote smaller tree growth. • Remove dead or diseased plants and branches, Chipping on site as mulch to base of trees or used to create habitat	• Thin out woodland as necessary under the advice of trained arboriculturalist, removing any damaged or slow growing species which may be hindering growth of healthier specimens. • Remove dead or diseased trees and branches, • Logs to be removed from site for firewood with all other material chipped in situ and used as mulch to base of trees or used to create habitat piles. • Assess establishment and growth of trees. Including predicted lifespan. If trees are likely to have 10 years or less remove and replace with a suitable species.	• Thin out woodland as necessary under the advice of trained arboriculturalist, removing any damaged or slow growing species which may be hindering growth of healthier specimens. • Remove dead or diseased trees and branches, • Logs to be removed from site for firewood with all other material chipped in situ and used as mulch to base of trees or used to create habitat piles.	• Thin out woodland as necessary under the advice of trained arboriculturalist, removing any damaged or slow growing species which may be hindering growth of healthier specimens. • Remove dead or diseased trees and branches, • Logs to be removed from site for firewood with all other material chipped in situ and used as mulch to base of trees or used to create habitat piles.
ORNAMENTAL PLANTING	• Any dead or dying plants should be removed and replaced during the next available planting season. • Mulch to bases using Pas 100 Compost or chippings in early spring and summer to suppress weed growth, until canopy closure achieved • Plant areas to be weed free, min of 2No. visits (late spring and early summer) to hand weed. Removing pernicious weeds (docs, nettles,) self-sown grasses and herbaceous species. • General plant maintenance (pruning, dead leaf removal) to be in spring or late summer, coinciding with weeding schedule. • All arisings from weeding and pruning to be removed to contractor's tip or an approved composting facility. • Water as necessary during periods of prolonged dry weather • Carex pendula cut back after flowering Mid summer) to minimise seed proliferation. Do not cut in Autumn or winter • Carex Oshimensis, Remove dead leaves in summer. • Dryopteris felix mas, remove dead and damaged plants as necessary • Festuca Glauca, comb out in spring,	• Review success of planting and replace replant as necessary. •Carry out all necessary tinning and splitting of plants, Reusing them on site or elsewhere. • Thin as necessary if canopies have closed. Split plants to be used elsewhere for replacements or removed from site.	• Carry out wholesale review of planting and update to modern standards in terms of appropriate species, best practice and climate adaptation.	• Review success of planting and replace replant as necessary. •Carry out all necessary tinning and splitting of plants, Reusing them on site or elsewhere.	• Carry out wholesale review of planting and update to modern standards in terms of appropriate species, best practice and climate adaptation.
WILDFLOWER MEADOW	• Ensure a clean and fine weed free seed bed. • In first Year minimum number of cuts in early Spring and then mid summer Collecting arisings and removing from site. maintain a sward height of 75mm- 100mm (may need 4-5 cuts) to suppress grasses and weed competiion • After year 1 cut and collect in mid summer to early autumn (according to preference) • All arisings to be placed at base of hedges as mulch, removed to contractor's tip or an approved composting facility. • For all Pernicious weeds (docs, nettles, bind Weed, thistles, rank grass and brambles) Mechanically remove. if not feasibla use a selective non residual herbicide (in line with Current statutory regulations and COSSH) and spot spray to control growth during establishment. As meadow establishes these should be kept in check by the maintenance regime.	• Review success of planting and reseed as necessary	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.

FLOWERING LAWN	• Ensure a clean and fine weed free seed bed. • Cutting regime to maintain a sward height of between 100-300mm, roughly 3-4 cuts per year. • All arisings to be placed at base of hedges as mulch, removed to contractor's tip or an approved composting facility. • For all Pernicious weeds (docs, nettles, bind Weed, thistles, rank grass and brambles) Mechanically remove. if not feasibla use a selective non residual herbicide (in line with Current statutory regulations and COSSH) and spot spray to control growth during establishment. As meadow establishes these should be kept in check by the	• Review success of planting and reseed as necessary	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.	• Carry out audit of established meadows and review management and maintenance operations to suit developed habitats.
BATS	• Habitat measures as above to maintain valuable foraging and commuting opportunities for bats. • Where not associated with private properties, boxes are to be checked annually, replaced where necessary. No clearance of boxes required (droppings fall out of the box of their own accord)	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.
BIRDS	• Habitat measures as above to maintain valuable foraging and nesting opportunities for birds. • Where not associated with private properties, boxes are to be checked annually, replaced where necessary, and nesting material removed in the autumn (avoiding March to August nesting season)	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.
OTHER WILDLIFE	• Habitat management measures as above to maintain favourable foraging, shetler and hibernation opportunities for wildlife	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.	•As per Annual requirements.

Lanscape Management Programme	Year 1 & 2												Following Establishment Period											
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
Shrub & Ornamental Planning																								
Planting			■	■					■	■					■	■					■	■		
Replacement Planting			■	■						■	■	■			■	■						■	■	■
Apply fertiliser				■	■											■	■							
Weeding				■	■	■	■	■	■							■	■	■	■	■	■	■		
Top Mulch Layer	■	■							■	■			■	■							■	■		
Remove Litter				■		■		■		■						■		■		■		■		
Pruning / Coppicing			■			■			■			■						■						■
Hedges																								
Planting	■	■	■							■	■	■	■	■	■							■	■	■
Replacement Planting	■	■	■							■	■	■	■	■	■							■	■	■
Apply fertiliser				■	■											■	■							
Weeding				■	■	■	■	■	■							■	■	■	■	■	■	■		
Top Mulch Layer	■	■							■	■			■	■							■	■		
Remove Litter				■		■		■		■						■		■		■		■		
Trimming			■	■											■	■								
Tree Planting																								
Planting	■	■	■							■	■	■	■	■	■							■	■	■
Replacement Planting	■	■	■							■	■	■	■	■	■							■	■	■
Apply fertiliser				■	■											■	■							
Weeding				■	■	■	■	■	■							■	■	■	■	■	■	■		
Top Mulch Layer	■	■							■	■			■	■							■	■		
Remove Litter				■		■		■		■						■		■		■		■		
Pruning / Deadwood removal											■	■											■	■
Monitor Soil Nutrients Values				■			■			■						■			■			■		
Check and adjust Guys	■		■		■		■		■		■													
Lawns																								
Sow								■	■											■	■			
Cut grass remove arisings or fine spread			■	■	■	■	■	■	■						■	■	■	■	■	■	■			
Spot treat weed				■			■			■						■			■			■		
Meadow /Grassland																								
Sow			■	■					■						■						■			
Cut grass and remove arisings			■	■		■		■	■											■	■			
Spot treat weed				■	■	■	■	■	■							■	■	■	■	■	■			
Irrigation																								
Winter shut down	■	■									■	■	■	■									■	■
Inspect Irrigation System			■							■					■							■		
Monitored water pressure	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
General watering of the Plants				■	■	■	■	■	■							■	■	■	■	■	■			

Appendix B - Plans and Planting Schedule



TYPICAL NATIVE HEDGE LAYOUT: @ 1:20

SHEET 1

SHEET 2

SHEET 3

SHEET 4

0 10 20 30 40 50m

Scale 1:500

KEY:

- Application Boundary
- Existing Retained Trees See Tree Protection Plan
- Proposed Tree Species as indicated on the plan
- Proposed Multistem Tree/specimen shrub Species as indicated on the plan
- Proposed native and ornamental Hedge Species as indicated on the plan
- Proposed shrub planting Species as indicated on the plan
- Proposed Ornamental Planting Species as indicated on the plan
- Proposed Single Species planting as indicated on plan
- Proposed Amenity Lawn Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix or long grass Emorsgate EM4 Clay Wildflower mix retained and manged grass
- Proposed Emmorsgate EM8 Wetland Meadow Mix
- Proposed Bulb Planting See plan and schedule for species
- Proposed Gravel Over Geotextile See planting schedule for species
- Proposed Root barrier (Green Blue Re root600 or similar approved)

NOTES*

1. See planting schedule (010-001-FTD-XX-XX-SH-L-45001) for species and spacings.
2. Planting plan to be read in conjunction with 010-001-FTD-XX-XX-SP-L-45001- Implementation notes Typical Soft landscape Details and Soils plan 010-001-FTD-XX-XX-DR-L-15001
3. All native hedgerow planting to be planted a minimum 0.5m offset from boundaries or back of kerb to allow for bushy form.
4. All hedge planting to be along centre line of indicative block
5. All root barrier (min 600mm depth) to be installed as indicated on plan
6. Tree species selection has been informed by "*Tree Species Selection Guidance TDAG 2018*" and "*Future Climate Suitability of Londons Public Realm Trees- Nov 2025*" to provide future resilience to climate change and maximise carbon sequestration

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Project Ref: TDS4 Old Forest Road
Project No.: 045-003
Document: FTD-XX-XX-SHL-45-XXX
REV: P01

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT	SPECIFICATION
Trees							
7	No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm	3x Heavy Standard; clear stem minimum 200cm; 5 breaks
1	No.	ACE CAM ST8 ss	Acer campestre 'Streetwise'	B	STD	10-12cm	2x Selected standard; clear stem minimum 2.4m; 4 breaks
4	No.	ALN COR st4/6	Alnus cordata	RB	STD	14-16cm	3x Standard; clear stem minimum 250cm; 5 breaks
3	No.	BET JAC ss	Betula utilis 'Jacquemontii'	RB	STD	10-12cm	2x Selected Standard; clear stem min. 200cm; 5 breaks
3	No.	CAR BET ss	Carpinus betulus	RB	STD	10-12cm	2x Select Standard; clear stem minimum 200; 7 breaks
1	No.	GIN BIL ss	Ginkgo biloba	B	STD	10-12cm	2x select standard;clear stem minimum 175-200;250-300cm height; 4 breaks
1	No.	Pin syl rb250	Pinus sylvestris	RB	CON	8-10cm	3x Heavy Standard; feathered to base
2	No.	PRU PLE hs	Prunus avium 'Plena'	RB	STD	12-14cm	3x; Heavy Standard; clear stem 175-200cm; 5 breaks
1	No.	QUE FRA ss	Quercus frainetto	RB	STD	12-14cm	3x; Heavy Standard; 5 breaks
1	No.	QUE rob s	Quercus robur	RB	STD	12-14cm	2x; Feathered; 7 breaks, 300-350cm ht
1	No.	Sal bab hs	Salix babylonica	RB	STD	12-14cm	
3	No.	Seq gig rb250	Sequoiadendron gigenteum	RB	CON	10-12cm	4x;Leader with laterals; feathered to base
2	No.	ULM NEW hs	Ulmus 'New Horizon'	RB	STD	12-14cm	

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	SPECIFICATION
Hedge Mixes						
15m NATIVE HEDGE MIX 8 planted @ 6/m in a Double Staggered Row						
40%	934	No.	Crataegus monogyna	B Trans	60-80cm	
10%	17	No.	Corylus avellana	B Trans	60-80cm	
5%	9	No.	Ilex aquifolium	C 3L	40-60cm	
10%	17	No.	Prunus spinosa	B Trans	60-80cm	
5%	9	No.	Rosa canina	B Trans	60-80cm	
10%	17	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per mum) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and spiral guards						
210m NATIVE HEDGE MIX 35 planted @ 6/m in a Double Staggered Row						
20%	834	No.	Acer campestre	B Trans	60-80cm	
40%	848	No.	Crataegus monogyna	B Trans	60-80cm	
20%	353	No.	Corylus avellana	B Trans	60-80cm	
5%	212	No.	Ilex aquifolium	C 3L	40-60cm	
5%	97	No.	Sambucus nigra	B Trans	60-80cm	
5%	81	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per mum) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and spiral guards						
65m NATIVE HEDGE MIX 36 planted @ 6/m in a Double Staggered Row						
40%	156	No.	Acer campestre	BR Trans	40-60cm	
40%	214	No.	Crataegus monogyna	BR Trans	40-60cm	
5%	19	No.	Ilex aquifolium	C 3L	40-60cm	Leader with laterals
5%	19	No.	Ligustrum vulgare	B Trans	40-60cm	0/2; Cutting; branched; 3 breaks
5%	19	No.	Prunus spinosa	B Trans	60-80cm	1+1; Transplant – seed raised; branched; 3 breaks
5%	19	No.	Rhamnus cathartica	B Trans	60-80cm	1+1; Transplant – seed raised; leader with laterals; 3 breaks
5%	19	No.	Rosa canina	B Trans	60-80cm	1+1; Transplant – seed raised; branched; 3 breaks
5%	19	No.	Sambucus nigra	B Trans	60-80cm	
10%	178	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per mum) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and spiral guards						

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPECIFICATION
Hedges						
86	m	Hornbeam Hedge	Carpinus betulus	1 + 1	60-80cm	
430	No.	Plants spaced @ 5/m in a Double Staggered Row				
18	m	Ela e66 Hedge 60cm	Elaeagnus x ebbingei	C 5L	60-80cm	
54	No.	Plants spaced @ 3/m in a Single Row				
14	m	Eun jap 5L Hedge	Euonymus japonicus	C 5L	30-40cm	
42	No.	Plants spaced @ 3/m in a Single Row				
54	m	Holly Hedge 6/m	Ilex aquifolium	C 3L	40-60cm	
324	No.	Plants spaced @ 6/m in a Double Staggered Row				
4	m	Osm bur Hedge	Osmanthus burkwoodii	C 3L	40-60cm	
12	No.	Plants spaced @ 3/m in a Single Row				
14	m	Pho Red Hedge	Photinia x fraseri 'Red Robin'	C 3L	40-60cm	
28	No.	Plants spaced @ 2/m in a Single Row				

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	SPECIFICATION
Plant Mixes						
5m2 NATIVE SHRUB MIX 7 planted @ 1m centres						
10%	2	No.	Viburnum opulus	B Trans	60-80cm	
10%	2	No.	Cornus sanguinea	B Trans	60-80cm	
10%	2	No.	Corylus avellana	B Trans	60-80cm	
10%	2	No.	Crataegus monogyna	B Trans	80-100cm	
5%	1	No.	Ligustrum vulgare	B Trans	60-80cm	
5%	1	No.	Ilex aquifolium	C 3L	40-60cm	
Individual varieties to be planted in groups of approximately 10.Notch planted with rabbit protection (minimum 600mm height) and staked. Ties to have mesh rabbit protection.						
17m2 NATIVE SHRUB MIX 9 planted @ 1m centres						
0%	3	No.	Acer campestre	B	200-300cm	2x Feathered; 5 breaks
5%	3	No.	Sorbus aucuparia	B	200-300cm	2x Feathered; 5 breaks
5%	3	No.	Crataegus monogyna	B	200-300cm	2x Feathered; 5 breaks
5%	3	No.	Prunus avium	B	200-300cm	2x Feathered; 5 breaks
20%	7	No.	Corylus avellana	B Trans	60-80cm	1+2; Branched; 5 breaks
5%	3	No.	Euonymus europeaus	B Trans	60-80cm	1+2; Branched; 5 breaks
30%	17	No.	Ilex aquifolium	C 3L	30-40cm	Leader with laterals
5%	3	No.	Rosa arvensis	B Trans	60-80cm	1+1; Branched; 2 breaks
20%	7	No.	Viburnum opulus	B Trans	60-80cm	1+2; Branched; 3 breaks
Individual varieties to be planted in groups of approximately 10.Notch planted with rabbit protection (minimum 600mm height) and staked. Ties to have mesh rabbit protection.						
28m2 SHADE MIX 6 planted @ 5/m2						
20%	28	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
30%	42	No.	Hakonechloa macra 'Aureola'	C 3L		Full Pot
20%	28	No.	Dryopteris filix-mas	C 3L	15-20cm	Bushy; 7 breaks
20%	28	No.	Deschampsia cespitosa	C 3L	40-60cm	Bushy; 5 breaks
10%	14	No.	Viburnum opulus 'Compacta'	C 2L	40-60cm	Full Pot
All plant varieties to be planted as part of an overall mix, to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 2-3, apart. Viburnum spp are to be planted individualyat 1.5m centres.						
6m2 SHADE MIX 8 planted @ 5/m2						
20%	8	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
30%	9	No.	Hakonechloa macra 'Aureola'	C 3L		Full Pot
30%	9	No.	Dryopteris filix-mas	C 3L	15-20cm	Bushy; 7 breaks
20%	6	No.	Deschampsia cespitosa	C 3L	40-60cm	Bushy; 5 breaks
All plant varieties to be planted as part of an overall mix, to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 2-3,200mm apart. Ensure an even distribution of species groups throughout planting bed.						

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPACING	SPECIFICATION
Shrubs							
1	No.	Ame sin 10L	Amelanchier sinifolia	C 10L	100-125cm	1/m2	Branched, 6 breaks
1	No.	Cor ave 10L	Corylus avellana	C 10L	100-125cm	1/m2	Branched, 5 breaks
86	No.	Lav mol 3L	Lavandula angustifolia "Hidcote"	C 3L	20-30cm	5/m2	Bushy, 5 breaks
92	No.	Sal Nov	Salvia Nemorosa "WCVenelli Blue"	C 3L	30-40cm	4/m2	
102	No.	Sar con	Sarcococca confusa	C 3L	20-30cm	4/m2	Bushy, 6 breaks

QTY	UNIT	CODE	PLANT NAME	STOCK	SPACING	SPECIFICATION
Herbaceous plants						
12	No.	Dry Cri	Dryopteris filix-mas 'Crispa'	C 2L	1/m2	Full pot
21	No.	Dry fal	Dryopteris felix-mas	C 2L	1/m2	Full pot

QTY	UNIT	CODE	Name	Size	Grade	SPECIFICATION
Bulbs and bulb mixes.						
15m2 BULB PLANTING 1 planted @ 15/m2						
40%	276	No.	Galanthus nivalis		Grade 1/6	
30%	207	No.	Narcissus pseudonarcissus	10-12cm		
30%	207	No.	Allium sphaerocephalon	7+cm		
17m2 WOOD BULB UNDERSTORY 1 planted @ 15/m2						
60%	510	No.	Hyacinthoides non-scripta	6-7cm		
30%	266	No.	Anemone nemorosa	3-5cm		
10%	89	No.	Allium ursinum	3-5cm		

QTY	UNIT	CODE	SEED MIX	RATE g/sqm m2	SPECIFICATION
Seeding and Turfing					
774	m2	EL1	Emorsgate Flowering Lawn Mixture	4	2-5 establishment cuts maintaining a sward height of 75mm in first year to suppress grasses and weeds.
133		EM8	Emorsgate Wetland Meadow	4	
1039		EM3F	Emorsgate Wild Woodland Mixture	4	
740		EM2	Emorsgate General Meadow Mixture	4	

Rev	Date	Description	DRA	CHK	APP
P01	10/07/25	For Construction	GB	RA	GB

Project
Old Forest

Client
Bellway Homes (Thames Valley) Ltd

Drawing Title
Planting Plan
Site GA

Scale	Date	Status
1:500 @ A1	02/07/2026	Construction

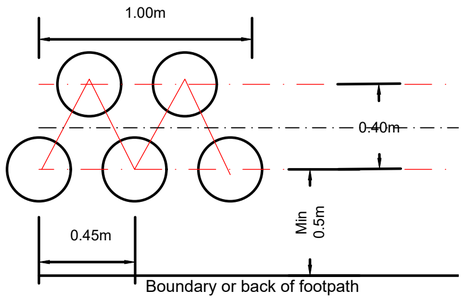
DWG No. 010-001-FTD-XX-XX-DR-L-45001 **Revision** P01

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Four Tree Design



TYPICAL NATIVE HEDGE LAYOUT: @ 1:20

2m2 SHADE MIX 8
10No. plants @ 5/m2

2No. Carex oshimensis 'Evergold'
3No. Hakonechloa macra 'Aureola'
3No. Dryopteris filix mas
2No. Deschampsia cespitosa

7m2 Emmorsgate EM2 General Meadow Mix @ 4g/m2

2m2 SHADE MIX 8
10No. plants @ 5/m2

2No. Carex oshimensis 'Evergold'
3No. Hakonechloa macra 'Aureola'
3No. Dryopteris filix mas
2No. Deschampsia cespitosa

143m NATIVE HEDGE MIX 35
858No. plants @ 6/m

172No. Acer campestre
343No. Crataegus monogyna
172No. Corylus avellana
86No. Ilex aquifolium
43No. Sambucus nigra
42No. Viburnum opulus

1No. ACE CAM hs

11m2 Emmorsgate EM2 General Meadow Mix @ 4g/m2

1No. CAR BET ss

19m2 Groundcover SUN 2
95No. plants @ 5/m2

19No. Salvia nemorosa 'Caradonna'
29No. Vinca minor
24No. Geranium macrorrhizum 'Spessart'
23No. Cornus canadensis

24m Hornbeam Hedge
120No. plants @ 5/m

8m Holly Hedge 6/m
48No. plants @ 6/m

243m2 Emmorsgate EM2 General Meadow Mix @ 4g/m2

12m2 Groundcover SUN 2
60No. plants @ 5/m2

12No. Salvia nemorosa 'Caradonna'
18No. Vinca minor
15No. Geranium macrorrhizum 'Spessart'
15No. Cornus canadensis

10m Holly Hedge 6/m
60No. plants @ 6/m

9m2 Ornamental SUN 7
36No. plants @ 4/m2

4No. Carex oshimensis
4No. Perovskia atriplicifolia 'Blue Spire'
4No. Rudbekia fulgida 'Goldsturm'
4No. Santolina virens
5No. Bergenia 'Schneekissen'
7No. Heuchera 'Blackbird
4No. Allium 'Globemaster'
4No. Crocosmia x crocosmiiflora

10m Holly Hedge 6/m
60No. plants @ 6/m

9m2 Ornamental SUN 7
36No. plants @ 4/m2

4No. Carex oshimensis
4No. Perovskia atriplicifolia 'Blue Spire'
4No. Rudbekia fulgida 'Goldsturm'
4No. Santolina virens
5No. Bergenia 'Schneekissen'
7No. Heuchera 'Blackbird
4No. Allium 'Globemaster'
4No. Crocosmia x crocosmiiflora

10m Holly Hedge 6/m
60No. plants @ 6/m

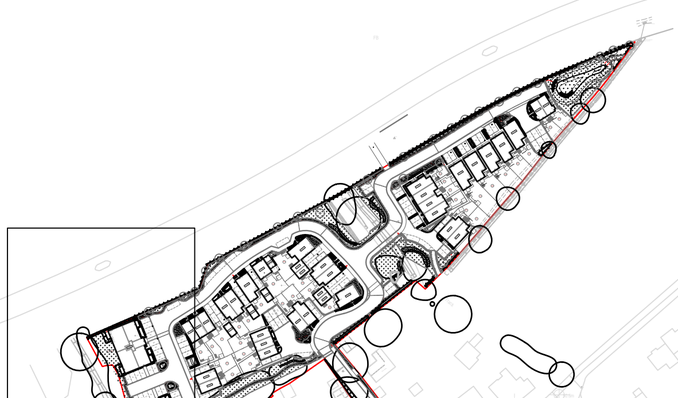
18m2 SHADE MIX 6
90No. plants @ 5/m2

18No. Carex oshimensis 'Evergold'
27No. Hakonechloa macra 'Aureola'
18No. Dryopteris filix mas
18No. Deschampsia cespitosa
9No. Viburnum opulus 'Compacta'

8No. Sar con
4No. Sar con
2No. ACE CAM hs
2No. Sar con
3No. Sar con

FLAT BLOCK 2 MM(2)

ire Arboretum Woodland



0 2 4 6 8 10 15 20m
Scale 1:200

KEY:

- Application Boundary
- Existing Retained Trees See Tree Protection Plan
- Proposed Tree Species as indicated on the plan
- Proposed Multistem Tree/specimen shrub Species as indicated on the plan
- Proposed native and ornamental Hedge Species as indicated on the plan
- Proposed shrub planting Species as indicated on the plan
- Proposed Ornamental Planting Species as indicated on the plan
- Proposed Single Species planting as indicated on plan
- Proposed Amenity Lawn Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix or long grass Emorsgate EM4 Clay Wildflower mix retained and manged grass
- Proposed Emmorsgate EM8 Wetland Meadow Mix
- Proposed Bulb Planting See plan and schedule for species
- Proposed Gravel Over Geotextile See planting schedule for species
- Proposed Root barrier (Green Blue Re root600 or similar approved)

NOTES*

1. See planting schedule (010-001-FTD-XX-XX-SH-L-45001) for species and spacings.
2. Planting plan to be read in conjunction with 010-001-FTD-XX-XX-SP-L-45001-Implementation notes Typical Soft landscape Details and Soils plan 010-001-FTD-XX-XX-DR-L-15001
3. All native hedgerow planting to be planted a minimum 0.5m offset from boundaries or back of kerb to allow for bushy form.
4. All hedge planting to be along centre line of indicative block
5. All root barrier (min 600mm depth) to be installed as indicated on plan
6. Tree species selection has been informed by "*Tree Species Selection Guidance TDAG 2018*" and "*Future Climate Suitability of Londons Public Realm Trees- Nov 2025"* to provide future resilience to climate change and maximise carbon sequestration

Rev	Date	Description	DRA	CHK	APP
P01	10/07/26	For Construction	GB	RA	GB

Project
Old Forest

Client
Bellway Homes (Thames Valley) Ltd

Drawing Title
Planting Plan
(Sheet 1 of 4)

Scale	Date	Status
1:200 @ A1	02/07/2026	Construction

DWG No. 010-001-FTD-XX-XX-DR-L-45002 **Revision** P01

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1No. ALN COR xhs14

24No. Lav Hid 3L

10No. Lav Hid 3L

17No. Lav Hid 3L

8m Holly Hedge 6/m
48No. plants @ 6/m

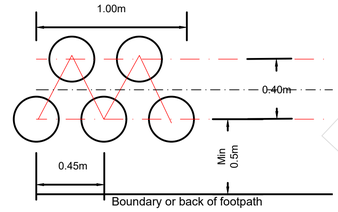
14m Pho Red Hedge
28No. plants @ 2/m

21m2 Emmorsgate EM2
General Meadow Mix @ 4g/m2

6m2 ORNAMENTAL MIX 7
30No. plants @ 5/m

9No. Achillea millefolium
6No. Carex oshimensis 'Evergold'
2No. Dryopteris felix-mas
3No. Eringium maritimum
3No. Hackonechla macra aureola
5No. Luzula nivea
2No. Rudbekia fulgida var sullivanti

78No. Crataegus monogyna



TYPICAL NATIVE HEDGE LAYOUT: @ 1:20

180m2 Emmorsgate EW1F Wild
Woodland Mix @ 4g/m2

9m NATIVE HEDGE MIX 36
64No. plants @ 6/m

22No. Acer campestre
32No. Crataegus monogyna

209m2 Emmorsgate EW1F Wild
Woodland Mix @ 4g/m2

12m2 NATIVE SHRUB MIX 9
12No. plants @ 1m centres

1No. Acer campestre
1No. Sorbus aucuparia
1No. Crataegus monogyna
1No. Prunus avium
2No. Corylus avellana
1No. Euonymus europaeus
4No. Ilex aquifolium
1No. Rosa arvenisis

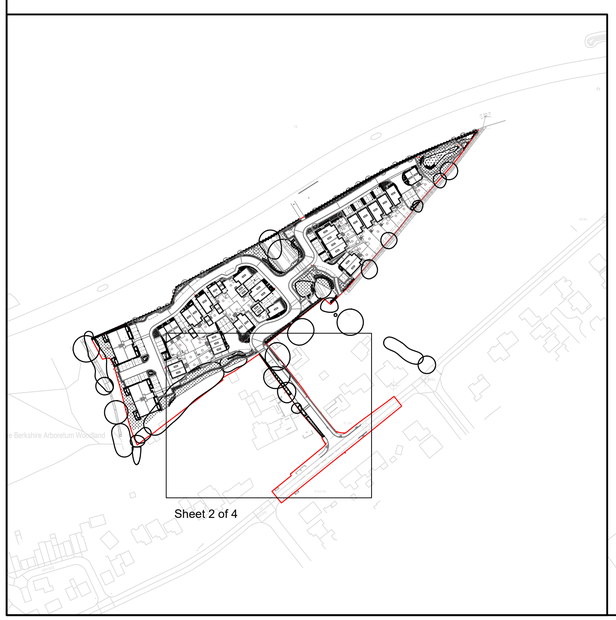
9m2 WOOD BULB UNDERSTORY 1
135No. plants @ 15/m2

81No. Hyacinthoides non-scripta
41No. Anemone nemorosa
13No. Allium ursinium

35m Hornbeam Hedge
175No. plants @ 5/m

9m Hornbeam Hedge
45No. plants @ 5/m

18m Hornbeam Hedge
90No. plants @ 5/m



0 2 4 6 8 10 15 20m
Scale 1:200

KEY:

- Application Boundary
- Existing Retained Trees See Tree Protection Plan
- Proposed Tree Species as indicated on the plan
- Proposed Multistem Tree/specimen shrub Species as indicated on the plan
- Proposed native and ornamental Hedge Species as indicated on the plan
- Proposed shrub planting Species as indicated on the plan
- Proposed Ornamental Planting Species as indicated on the plan
- Proposed Single Species planting as indicated on plan
- Proposed Amenity Lawn Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix or long grass Emorsgate EM4 Clay Wildflower mix retained and manged grass
- Proposed Emmorsgate EM8 Wetland Meadow Mix
- Proposed Bulb Planting See plan and schedule for species
- Proposed Gravel Over Geotextile See planting schedule for species
- Proposed Root barrier (Green Blue Re root600 or similar approved)

NOTES*

1. See planting schedule (010-001-FTD-XX-XX-SH-L-45001) for species and spacings.
2. Planting plan to be read in conjunction with 010-001-FTD-XX-XX-SP-L-45001- Implementation notes Typical Soft landscape Details and Soils plan 010-001-FTD-XX-XX-DR-L-15001
3. All native hedgerow planting to be planted a minimum 0.5m offset from boundaries or back of kerb to allow for bushy form.
4. All hedge planting to be along centre line of indicative block
5. All root barrier (min 600mm depth) to be installed as indicated on plan
6. Tree species selection has been informed by "*Tree Species Selection Guidance TDAG 2018*" and "*Future Climate Suitability of Londons Public Realm Trees- Nov 2025*" to provide future resilience to climate change and maximise carbon sequestration

Rev	Date	Description	DRA	CHK	APP
P01	10/07/26	For Construction	GB	RA	GB

Project
Old Forest

Client
Bellway Homes (Thames Valley) Ltd

Drawing Title
Planting Plan
(Sheet 2 of 4)

Scale	Date	Status
1:200 @ A1	02/07/2026	Construction

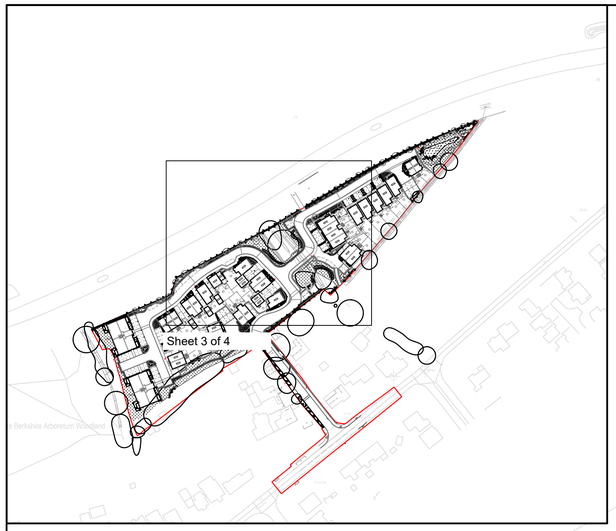
DWG No. 010-001-FTD-XX-XX-DR-L-45003 **Revision** P01

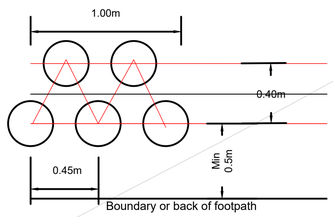
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Four Tree Design





TYPICAL NATIVE HEDGE LAYOUT: @ 1:20

6m2 ORNAMENTAL MIX 1 LOW SHRUB WITH EMMERGENTS
24No. plants @ 4/m2

5No. Carex oshimensis 'Evergold'
2No. Crocosmia 'Spitfire'
1No. Cytisus 'Lena'
4No. Hebe 'Emerald Gem'
2No. Potinella fructicosa 'Abbotswood'
1No. Rosmarinus officinalis
9No. Pachysandra terminalis

6m2 ORNAMENTAL MIX 1 LOW SHRUB WITH EMMERGENTS
24No. plants @ 4/m2

5No. Carex oshimensis 'Evergold'
2No. Crocosmia 'Spitfire'
1No. Cytisus 'Lena'
4No. Hebe 'Emerald Gem'
2No. Potinella fructicosa 'Abbotswood'
1No. Rosmarinus officinalis
9No. Pachysandra terminalis

8m NATIVE HEDGE MIX 36
48No. plants @ 6/m

19No. Acer campestre
29No. Crataegus monogyna

8m Holly Hedge 6/m
48No. plants @ 6/m

102m NATIVE HEDGE MIX 35
612No. plants @ 6/m

122No. Acer campestre
245No. Crataegus monogyna
122No. Corylus avellana
61No. Ilex aquifolium
31No. Sambucus nigra
31No. Viburnum opulus

21m2 BULB PLANTING 7
315No. plants @ 15/m2

126No. Galanthus nivalis
95No. Narcissus pseudonarcissus
94No. Allium sphaerocephalon

25m2 BULB PLANTING 7
375No. plants @ 15/m2

150No. Galanthus nivalis
113No. Narcissus pseudonarcissus
112No. Allium sphaerocephalon

293m2 Emmorsgate EW1F Wild
Woodland Mix @ 4g/m2

4m2 Groundcover SHADE 4
20No. plants @ 5/m2

6No. Vinca minor
6No. Ajuga reptens
2No. Asplenium scolopendrium
6No. Geranium macrorrhizum 'Spessart'

4m2 Groundcover SHADE 4
20No. plants @ 5/m2

6No. Vinca minor
6No. Ajuga reptens
2No. Asplenium scolopendrium
6No. Geranium macrorrhizum 'Spessart'

2m NATIVE HEDGE MIX 36
12No. plants @ 6/m

5No. Acer campestre
7No. Crataegus monogyna

15m2 Emmorsgate EM2
General Meadow Mix @ 4g/m2

11No. Sar con
6No. Sar con
1No. BET JAC ss
19No. Sar con
1No. Sar con
8No. Sar con
5No. Sar con
23No. Sar con
12No. Sar con

7m2 SHADE MIX 6
35No. plants @ 5/m2

7No. Carex oshimensis 'Evergold'
11No. Hakonechloa macra 'Aureola'
7No. Dryopteris filix mas
7No. Deschampsia cespitosa
3No. Viburnum opulus 'Compacta'

3m2 SHADE MIX 6
15No. plants @ 5/m2

3No. Carex oshimensis 'Evergold'
5No. Hakonechloa macra 'Aureola'
3No. Dryopteris filix mas
3No. Deschampsia cespitosa
1No. Viburnum opulus 'Compacta'

2m2 SHADE MIX 8
10No. plants @ 5/m2

2No. Carex oshimensis 'Evergold'
3No. Hakonechloa macra 'Aureola'
3No. Dryopteris filix mas
2No. Deschampsia cespitosa

1m2 GRAVEL GARDEN MIX 3
8No. plants @ 8/m2

3No. Primula veris
3No. Agapanthus blue peter
2No. Luzula nivea

2m2 GRAVEL GARDEN MIX 3
16No. plants @ 8/m2

6No. Primula veris
5No. Agapanthus blue peter
5No. Luzula nivea

3m2 GRAVEL GARDEN MIX 3
24No. plants @ 8/m2

9No. Primula veris
8No. Agapanthus blue peter
7No. Luzula nivea

5m2 GRAVEL GARDEN MIX 3
40No. plants @ 8/m2

14No. Primula veris
13No. Agapanthus blue peter
13No. Luzula nivea

3m2 ORNAMENTAL MIX 7
15No. plants @ 5/m2

5No. Achillea millefolium
3No. Carex oshimensis 'Evergold'
1No. Dryopteris felix-mas
2No. Eringium maritimum
2No. Hackonechla macra aureola
2No. Luzula nivea

4m2 ORNAMENTAL MIX 7
20No. plants @ 5/m2

6No. Achillea millefolium
4No. Carex oshimensis 'Evergold'
1No. Dryopteris felix-mas
2No. Eringium maritimum
2No. Hackonechla macra aureola
3No. Luzula nivea
2No. Rudbekia fulgida var sullivanti

21m2 Emmorsgate EM8
Wetland Meadow Mix @ 4g/m2

14m2 WOOD BULB UNDERSTORY 1
210No. plants @ 15/m2

126No. Hyacinthoides non-scripta
63No. Anemone nemorosa
21No. Allium ursinium

36m2 WOOD BULB UNDERSTORY 1
540No. plants @ 15/m2

324No. Hyacinthoides non-scripta
162No. Anemone nemorosa
54No. Allium ursinium

21m NATIVE HEDGE MIX 36
126No. plants @ 6/m

50No. Acer campestre
76No. Crataegus monogyna

25m NATIVE HEDGE MIX 36
150No. plants @ 6/m

60No. Acer campestre
90No. Crataegus monogyna

6m NATIVE HEDGE MIX 35
36No. plants @ 6/m

7No. Acer campestre
14No. Crataegus monogyna
7No. Corylus avellana
4No. Ilex aquifolium
2No. Sambucus nigra
2No. Viburnum opulus

11m NATIVE HEDGE MIX 35
66No. plants @ 6/m

13No. Acer campestre
26No. Crataegus monogyna
13No. Corylus avellana
7No. Ilex aquifolium
3No. Sambucus nigra
4No. Viburnum opulus

5m2 Ornamental SUN 7
20No. plants @ 4/m2

2No. Carex oshimensis
2No. Perovskia atriplicifolia 'Blue Spire'
2No. Rudbekia fulgida 'Goldsturm'
2No. Santolina virens
3No. Bergenia 'Schneekissen'
4No. Heuchera 'Blackbird
2No. Allium 'Globemaster'
3No. Crocosmia x crocosmiiflora

1No. CAR BET ss
1No. ACE CAM hs
1No. ALN COR xhs14
1No. ACE CAM hs
1No. GIN BIL ss
1No. Ame aln 10L
1No. Seq gig rb250
1No. QUE FRA ss
1No. BET JAC ss
1No. CAR BET ss
2No. ACE CAM hs
6No. Sal Ros
6m Ela ebb Hedge 60cm
18No. plants @ 3/m
8No. Dry fel
4No. Dry fel
9No. Dry fel
7m Ela ebb Hedge 60cm
21No. plants @ 3/m
5m Ela ebb Hedge 60cm
15No. plants @ 3/m
1No. Lav Hid 3L
5No. Lav Hid 3L
14No. Sal Ros
7No. Sal Ros
9No. Sal Ros
12No. Lav Hid 3L
9No. Dry Cri
9No. Dry Cri
1No. ACE CAM STR ss
18No. Sal Ros
19No. Sal Ros
1No. Lav Hid 3L
10No. Sal Ros
9No. Sal Ros
1No. Cor ave 15L
7No. Lav Hid 3L
14m Euo jap 5L Hedge
42No. plants @ 3/m
8m2 Emmorsgate EM2 General
Meadow Mix @ 4g/m2
41m2 Emmorsgate EM2
General Meadow Mix @ 4g/m2
1No. BET JAC ss
32m2 Emmorsgate EM2
General Meadow Mix @ 4g/m2
1No. ULM NEW hs
338m2 Emmorsgate EW1F Wild
Woodland Mix @ 4g/m2

KEY:

- Application Boundary
- Existing Retained Trees
  See Tree Protection Plan
- Proposed Tree
  Species as indicated on the plan
- Proposed Multistem Tree/specimen shrub
  Species as indicated on the plan
- Proposed native and ornamental Hedge
  Species as indicated on the plan
- Proposed shrub planting
  Species as indicated on the plan
- Proposed Ornamental Planting
  Species as indicated on the plan
- Proposed Single Species planting
  as indicated on plan
- Proposed Amenity Lawn
  Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix or long grass
  Emorsgate EM4 Clay Wildflower mix
  retained and manged grass
- Proposed Emmorsgate EM8 Wetland
  Meadow Mix
- Proposed Bulb Planting
  See plan and schedule for species
- Proposed Gravel Over Geotextile
  See planting schedule for species
- Proposed Root barrier (Green Blue Re
  root600 or similar approved)

NOTES*

1. See planting schedule (010-001-FTD-XX-XX-SH-L-45001) for species and spacings.
2. Planting plan to be read in conjunction with 010-001-FTD-XX-XX-SP-L-45001-Implementation notes Typical Soft landscape Details and Soils plan 010-001-FTD-XX-XX-DR-L-15001
3. All native hedgerow planting to be planted a minimum 0.5m offset from boundaries or back of kerb to allow for bushy form.
4. All hedge planting to be along centre line of indicative block
5. All root barrier (min 600mm depth) to be installed as indicated on plan
6. Tree species selection has been informed by "*Tree Species Selection Guidance TDAG 2018*" and "*Future Climate Suitability of Londons Public Realm Trees- Nov 2025*" to provide future resilience to climate change and maximise carbon sequestration

Rev	Date	Description			
P01	10/07/26	For Construction	GB	RA	GB

Project
Old Forest

Client
Bellway Homes (Thames Valley) Ltd

Drawing Title
Planting Plan
(Sheet 3 of 4)

Scale	Date	Status
1:200 @ A1	02/07/2026	Construction

DWG No. 010-001-FTD-XX-XX-DR-L-45004 **Revision** P01

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Four Tree Design

0 2 4 6 8 10 15 20m
Scale 1:200

29m NATIVE HEDGE MIX 8
174No. plants @ 6/m

104No. Crataegus monogyna
17No. Corylus avellana
9No. Ilex aquifolium
17No. Prunus spinosa
9No. Rosa canina
18No. Viburnum opulus

1No. PRU PLE hs

1No. Pin syl rb250

1No. QUE rob s

110m2 Emmorsgate EM8
Wetland Meadow Mix @ 4g/m2

1No. Sal bab hs

6m2 NATIVE SHRUB MIX 7
6No. plants @ 1m centres

1No. Viburnum opulus
3No. Cornus sanguinea
1No. Corylus avellana
1No. Crataegus monogyna

33m2 NATIVE SHRUB MIX 9
33No. plants @ 1m centres

2No. Acer campestre
2No. Sorbus aucuparia
2No. Crataegus monogyna
2No. Prunus avium
7No. Corylus avellana
2No. Euonymus europaeus
10No. Ilex aquifolium
2No. Rosa arvenisis
4No. Viburnum opulus

1No. PRU PLE hs

12m2 NATIVE SHRUB MIX 9
12No. plants @ 1m centres

1No. Acer campestre
1No. Sorbus aucuparia
1No. Crataegus monogyna
1No. Prunus avium
2No. Corylus avellana
1No. Euonymus europaeus
4No. Ilex aquifolium
1No. Rosa arvenisis

1No. ULM NEW hs

369m2 Emmorsgate EM2
General Meadow Mix @ 4g/m2

1No. Seq gig rb250

1No. ALN COR xhs14

1No. ALN COR xhs14

9m2 NATIVE SHRUB MIX 7
9No. plants @ 1m centres

1No. Viburnum opulus
5No. Cornus sanguinea
2No. Corylus avellana
1No. Crataegus monogyna

3m2 Groundcover SHADE 4
15No. plants @ 5/m2

5No. Vinca minor
5No. Ajuga reptens
2No. Asplenium scolopendrium
3No. Geranium macrorrhizum 'Spessart'

2m2 Groundcover SHADE 4
10No. plants @ 5/m2

3No. Vinca minor
3No. Ajuga reptens
1No. Asplenium scolopendrium
3No. Geranium macrorrhizum 'Spessart'

5m2 Groundcover SUN 2
25No. plants @ 5/m2

5No. Salvia nemorosa 'Caradonna'
8No. Vinca minor
6No. Geranium macrorrhizum 'Spessart'
6No. Cornus canadensis

7m2 Groundcover SUN 2
35No. plants @ 5/m2

7No. Salvia nemorosa 'Caradonna'
11No. Vinca minor
9No. Geranium macrorrhizum 'Spessart'
8No. Cornus canadensis

7m2 Groundcover SUN 2
35No. plants @ 5/m2

7No. Salvia nemorosa 'Caradonna'
11No. Vinca minor
9No. Geranium macrorrhizum 'Spessart'
8No. Cornus canadensis

8m NATIVE HEDGE MIX 35
48No. plants @ 6/m

10No. Acer campestre
19No. Crataegus monogyna
10No. Corylus avellana
5No. Ilex aquifolium
2No. Sambucus nigra
2No. Viburnum opulus

5m2 Groundcover SHADE 4
25No. plants @ 5/m2

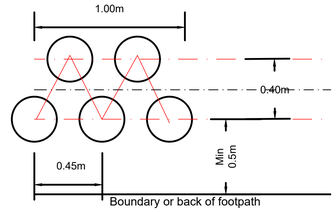
8No. Vinca minor
8No. Ajuga reptens
3No. Asplenium scolopendrium
6No. Geranium macrorrhizum 'Spessart'

4m Osm bur Hedge
12No. plants @ 3/m

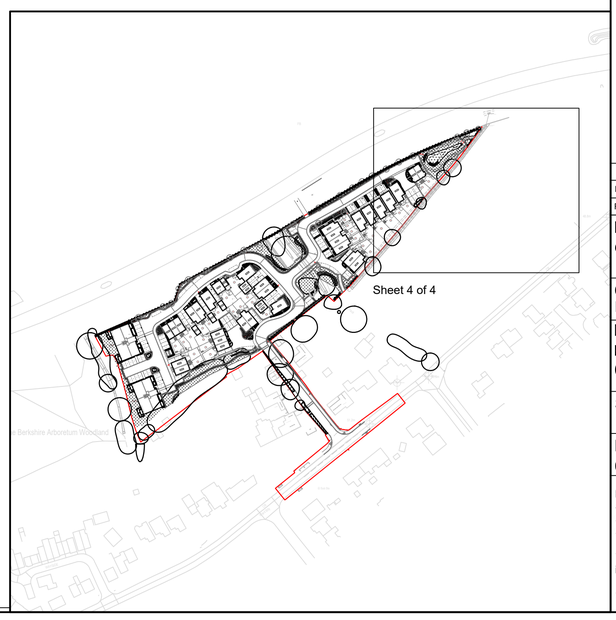
4m2 Groundcover SHADE 4
20No. plants @ 5/m2

6No. Vinca minor
6No. Ajuga reptens
2No. Asplenium scolopendrium
6No. Geranium macrorrhizum 'Spessart'

0 2 4 6 8 10 15 20m
Scale 1:200



TYPICAL NATIVE HEDGE LAYOUT: @ 1:20



KEY:

- Application Boundary
- Existing Retained Trees See Tree Protection Plan
- Proposed Tree Species as indicated on the plan
- Proposed Multistem Tree/specimen shrub Species as indicated on the plan
- Proposed native and ornamental Hedge Species as indicated on the plan
- Proposed shrub planting Species as indicated on the plan
- Proposed Ornamental Planting Species as indicated on the plan
- Proposed Single Species planting as indicated on plan
- Proposed Amenity Lawn Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix or long grass Emorsgate EM4 Clay Wildflower mix retained and manged grass
- Proposed Emmorsgate EM8 Wetland Meadow Mix
- Proposed Bulb Planting See plan and schedule for species
- Proposed Gravel Over Geotextile See planting schedule for species
- Proposed Root barrier (Green Blue Re root600 or similar approved)

NOTES*

1. See planting schedule (010-001-FTD-XX-XX-SH-L-45001) for species and spacings.
2. Planting plan to be read in conjunction with 010-001-FTD-XX-XX-SP-L-45001- Implementation notes Typical Soft landscape Details and Soils plan 010-001-FTD-XX-XX-DR-L-15001
3. All native hedgerow planting to be planted a minimum 0.5m offset from boundaries or back of kerb to allow for bushy form.
4. All hedge planting to be along centre line of indicative block
5. All root barrier (min 600mm depth) to be installed as indicated on plan
6. Tree species selection has been informed by "*Tree Species Selection Guidance TDAG 2018*" and "*Future Climate Suitability of Londons Public Realm Trees- Nov 2025*" to provide future resilience to climate change and maximise carbon sequestration

Rev	Date	Description	DRA	CHK	APP
P01	10/07/26	For Construction	GB	RA	GB

Project
Old Forest

Client
Bellway Homes (Thames Valley) Ltd

Drawing Title
Planting Plan
(Sheet 4 of 4)

Scale	Date	Status
1:200 @ A1	02/07/2026	Construction

DWG No. 010-001-FTD-XX-XX-DR-L-45005
Revision P01

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Project Title: Old Forest Road
Project No.: 010-001
Document: FTD.XX.XX.SH.L.45.XXX
REV: P01

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT	SPECIFICATION
Trees							
7	No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm	3x; Heavy Standard; clear stem minimum 200cm; 5 breaks
1	No.	ACE CAM STR ss	Acer campestre 'Streetwise'	B	STD	10-12cm	2x; Selected standard; clear stem minimum 2.4m; 4 breaks
4	No.	ALN COR xhs14	Alnus cordata	RB	STD	14-16cm	
3	No.	BET JAC ss	Betula utilis 'Jaquemontii'	RB	STD	10-12cm	2x; Selected Standard; clear stem min. 200cm; 5 breaks
3	No.	CAR BET ss	Carpinus betulus	RB	STD	10-12cm	2x; Select Standard; clear stem minimum 200; 7 breaks
1	No.	GIN BIL ss	Ginkgo biloba	B	STD	10-12cm	2x; select standard;clear stem minimum 175-200;250-300cm height; 4 breaks
1	No.	Pin syl rb250	Pinus sylvestris	RB	CON	8-10cm	5x;Leader with laterals; feathered to base
2	No.	PRU PLE hs	Prunus avium "Plena"	RB	STD	12-14cm	3x; Heavy Standard; clear stem 175-200cm; 5 breaks
1	No.	QUE FRA ss	Quercus frainetto	RB	STD	12-14cm	3x; Heavy Standard; 5 breaks
1	No.	QUE rob s	Quercus robur	RB	STD	10-12cm	2x; Feathered; 7 breaks, 300-350cm ht
1	No.	Sal bab hs	Salix babylonica	RB	STD	12-14cm	
3	No.	Seq gig rb250	Sequoiadendron giganteum	RB	CON	10-12cm	4x;Leader with laterals; feathered to base
2	No.	ULM NEW hs	Ulmus "New Horizon"	RB	STD	12-14cm	

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	SPECIFICATION
Hedge Mixes						
29m NATIVE HEDGE MIX 8 planted @ 6/m in a Double Staggered Row						
60%	104	No.	Crataegus monogyna	B Trans	60-80cm	
10%	17	No.	Corylus avellana	B Trans	60-80cm	
5%	9	No.	Ilex aquifolium	C 3L	40-60cm	
10%	17	No.	Prunus spinosa	B Trans	60-80cm	
5%	9	No.	Rosa canina	B Trans	60-80cm	
10%	17	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per lin.m) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and sprial gurads						
270m NATIVE HEDGE MIX 35 planted @ 6/m in a Double Staggered Row						
20%	324	No.	Acer campestre	B Trans	60-80cm	
40%	648	No.	Crataegus monogyna	B Trans	60-80cm	
20%	324	No.	Corylus avellana	B Trans	60-80cm	
10%	162	No.	Ilex aquifolium	C 3L	60-80cm	
5%	81	No.	Sambucus nigra	B Trans	60-80cm	
5%	81	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per lin.m) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and sprial gurads						
65m NATIVE HEDGE MIX 36 planted @ 6/m in a Double Staggered Row						
40%	156	No.	Acer campestre	BR Trans	40-60cm	
60%	234	No.	Crataegus monogyna	BR Trans	40-60cm	
5%	88	No.	Ilex aquifolium	C 3L	40-60cm	Leader with laterals
5%	88	No.	Ligustrum vulgare	B Trans	60-80cm	O/2; Cutting; branched; 3 breaks
5%	88	No.	Prunus spinosa	B Trans	60-80cm	1+1; Transplant - seed raised; branched; 2 breaks
5%	88	No.	Rhamnus cathartica	B Trans	60-80cm	1+1; Transplant - seed raised; leader with laterals; 3 breaks
5%	88	No.	Rosa canina	B Trans	60-80cm	1+1; Transplant - seed raised; branched; 3 breaks
5%	88	No.	Sambucus nigra	B Trans	60-80cm	1+1; Transplant - seed raised; branched; 3 breaks
10%	176	No.	Viburnum opulus	B Trans	60-80cm	
To be planted in species groups of approximately 5. Screed existing vegetation and notch plant in a double staggered row, 400mm between rows, 450mm centres (5no. Per lin.m) Min 0.5m off boundaries or back of footpath and centre line of hedge symbol. Whips to have canes and sprial gurads						

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPECIFICATION
Hedges						
86	m	Hornbeam Hedge	Carpinus betulus	1 + 1	60-90cm	
430	No.	Plants spaced @ 5/m in a Double Staggered Row				
18	m	Ela ebb Hedge 60cm	Elaeagnus x ebbingei	C 5L	60-80cm	
54	No.	Plants spaced @ 3/m in a Single Row				
14	m	Euo jap 5L Hedge	Euonymus japonicus	C 5L	30-40cm	
42	No.	Plants spaced @ 3/m in a Single Row				
54	m	Holly Hedge 6/m	Ilex aquifolium	C 3L	40-60cm	
324	No.	Plants spaced @ 6/m in a Double Staggered Row				
4	m	Osm bur Hedge	Osmanthus burkwoodii	C 3L	40-60cm	
12	No.	Plants spaced @ 3/m in a Single Row				
14	m	Pho Red Hedge	Photinia x fraserii "Red Robin"	C 3L	40-60cm	
28	No.	Plants spaced @ 2/m in a Single Row				

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	SPECIFICATION
Plant Mixes						
15m2 NATIVE SHRUB MIX 7 planted @ 1m centres						
10%	2	No.	Viburnum opulus	B Trans	60-80cm	
50%	8	No.	Cornus sanguinea	B Trans	60-80cm	
20%	3	No.	Corylus avellana	B Trans	60-80cm	
10%	2	No.	Crataegus monogyna	B Trans	80-100cm	
5%	1	No.	Ligustrum vulgare	B Trans	40-60cm	
5%	1	No.	Ilex aquifolium	C 3L	40-60cm	
Individual varieties to be planted in groups of approximately 10.Notch planted with rabbit protection (minimum 600mm height) and staked. Ilex to have mesh rabbit protection.						
57m2 NATIVE SHRUB MIX 9 planted @ 1m centres						
5%	3	No.	Acer campestre	B	200-300cm	2x; Feathered; 5 breaks
5%	3	No.	Sorbus aucuparia	B	200-300cm	2x; Feathered; 5 breaks
5%	3	No.	Crataegus monogyna	B	200-300cm	2x; Feathered; 5 breaks
5%	3	No.	Prunus avium	B	200-300cm	2x; Feathered; 5 breaks
20%	11	No.	Corylus avellana	B Trans	60-80cm	1+2; Branched; 3 breaks
5%	3	No.	Euonymus europaeus	B Trans	60-80cm	1+2; Branched; 5 breaks
30%	17	No.	Ilex aquifolium	C 3L	30-40cm	Leader with laterals
5%	3	No.	Rosa arvenisis	B Trans	60-80cm	1+1; Branched; 2 breaks
20%	11	No.	Viburnum opulus	B Trans	60-80cm	1+2; Branched; 3 breaks
Individual varieties to be planted in groups of approximately 10.Notch planted with rabbit protection (minimum 600mm height) and staked. Ilex to have mesh rabbit protection.						
28m2 SHADE MIX 6 planted @ 5/m2						
20%	28	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
30%	42	No.	Hakonechloa macra 'Aureola'	C 3L		Full Pot
20%	28	No.	Dryopteris filix mas	C 3L	15-20cm	Bushy; 7 breaks
20%	28	No.	Deschampsia cespitosa	C 3L	40-60cm	Bushy; 5 breaks
10%	14	No.	Viburnum opulus 'Compacta'	C 2L	40-60cm	Full Pot
All plant varieties to be planted as part of an overall mix, to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 2-3, apart. Viburnum spp are to be planted individuallyat 1.5m centres.						
6m2 SHADE MIX 8 planted @ 5/m2						
20%	6	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
30%	9	No.	Hakonechloa macra 'Aureola'	C 3L		Full Pot
30%	9	No.	Dryopteris filix mas	C 3L	15-20cm	Bushy; 7 breaks
20%	6	No.	Deschampsia cespitosa	C 3L	40-60cm	Bushy; 5 breaks
All plant varieties to be planted as part of an overall mix, to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 2-3,200mm apart. Ensure an even distribution of species groups throughout planting bed.						

12m2 ORNAMENTAL MIX 1 LOW SHRUB WITH EMMERGENTS planted @ 4/m2

20%	10	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
10%	5	No.	Crocosmia 'Spitfire'	C 0.5L		Full Pot
2.50%	1	No.	Cytisus 'Lena'	C 3L	40-60cm	Bushy; 7 breaks
15%	7	No.	Hebe 'Emerald Gem'	C 5L	15-20cm	Bushy; 7 breaks
10%	5	No.	Potinella fructicosa 'Abbotswood'	C 3L		Bushy; 4 breaks
2.50%	1	No.	Rosmarinus officinalis	C 3L	30-40cm	Bushy; 4 breaks
40%	19	No.	Pachysandra terminalis	C 2L		Several shoots; 7 breaks

All plant varieties to be planted as part of an overall mix, individual specimens to be planted in groups to create bold swathes at a density of 3 per m2. Individual species to be planted in groups of approximately 8-12, apart from Rosmarinus and Cytisus spp which are to be planted in groups of 1-3. Ensure an even distribution of species groups throughout planting bed, with Pachsandra Terminalis to be planted to outer edge of bed.

13m2 ORNAMENTAL MIX 7 planted @ 5/m2

30%	20	No.	Achillea millefolium	C 1L		Full Pot
20%	13	No.	Carex oshimensis 'Evergold'	C 3L		Full Pot
5%	3	No.	Dryopteris felix-mas	C 1L		Full Pot
10%	7	No.	Eringium maritimum	C 3L		Full Pot
10%	7	No.	Hackonechla macra aureola	C 2L		Full Pot
15%	10	No.	Luzula nivea	C 1L		Full Pot
10%	7	No.	Rudbekia fulgida var sullivanti	C 2L		Full Pot

All plant varieties to be planted as part of an overall mix, individual specimens to be planted in groups to create bold swathes at a density of 4 per m2. Individual species to be planted in groups of approximately 10-30, apart from Ammophila, Helictotrichon and Miscanthus spp which are to be planted in groups of 1-3. Ensure an even distribution of species groups throughout planting bed, with Ammophila, Helictotrichon and Miscanthus spp to centre of bed.

50m2 Groundcover SUN 2 planted @ 5/m2

20%	50	No.	Salvia nemorosa 'Caradonna'	C 2L		Full pot;
30%	75	No.	Vinca minor	C 2L	20-30cmD	Several shoots; 7 breaks
25%	63	No.	Geranium macrorrhizum 'Spessart'	C 2L		Full pot;
25%	63	No.	Cornus canadensis	C 2L	15-20cm	Several shoots; 11 breaks

All plant varieties to be planted as part of an overall mix, individual specimens to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 10-30, apart from Salvia nemorosa which is to be planted in groups of 5-7. Ensure an even distribution of species groups throughout planting

22m2 Groundcover SHADE 4 planted @ 5/m2

30%	33	No.	Vinca minor	C 2L	20-30cmD	Several shoots; 7 breaks
30%	33	No.	Ajuga reptens	C 2L	20-30cm	Full pot;
10%	11	No.	Asplenium scolopendrium	C 3L		Full pot;
30%	33	No.	Geranium macrorrhizum 'Spessart'	C 2L		Full pot;

All plant varieties to be planted as part of an overall mix, individual specimens to be planted in groups to create bold swathes at a density of 5 per m2. Individual species to be planted in groups of approximately 10-30. Ensure an even distribution of species groups throughout planting bed.

23m2 Ornamental SUN 7 planted @ 4/m2

10%	9	No.	Carex oshimensis	C 2L		Full pot;
10%	9	No.	Perovskia atriplicifolia 'Blue Spire'	C 5L	40-60cm	Bushy; 5 breaks
10%	9	No.	Rudbekia fulgida 'Goldsturm'	C 2L		Full pot;
10%	9	No.	Santolina virens	C 3L	20-30cm	Bushy; 7 breaks
15%	14	No.	Bergenia 'Schneekissen'	C 2L		Full pot;
20%	18	No.	Heuchera 'Blackbird	C 2L		Full pot;
10%	9	No.	Allium 'Globemaster'	C 2L		Full pot;
15%	14	No.	Crocosmia x crocosmiiflora	C 3L		Full pot;

All plant varieties to be planted as part of an overall mix, individual specimens to be planted in groups to create bold swathes at a density of 4 per m2. Individual species to be planted in groups of approximately 9-11, apart from Carex and Perovskia spp. which is to be planted in groups of 1-3. Ensure an even distribution of species groups throughout planting bed, with Bergenia and Heuchera spp. to be planted to outer edges.

11m2 GRAVEL GARDEN MIX 3 planted @ 8/m2

36%	32	No.	Primula veris	C 0.5L		Full pot;
32%	28	No.	Agapanthus blue peter	C 0.5L		Full pot;
32%	28	No.	Luzula nivea	C 0.5L		Full pot;

Individual varieties to be planted in groups of approximately 1-3 at 200mm spacings and 400mm Centers between groups.

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPACING	SPECIFICATION
Shrubs							
1	No.	Ame aln 10L	Amelanchier alnifolia	C 10L	100-125cm	1/m2	Branched; 6 breaks
1	No.	Cor ave 15L	Corylus avellana	C 15L	100-125cm	1/m2	Branched; 5 breaks
88	No.	Lav Hid 3L	Lavandula angustifolia "Hidcote"	C 3L	20-30cm	5/m2	Bushy; 5 breaks
92	No.	Sal Ros	Salvia Rosmarinus "McConnells Blue"	C 3L	40-60cm	4/m2	
102	No.	Sar con	Sarcoccoca confusa	C 3L	20-30cm	4/m2	Bushy; 6 breaks

QTY	UNIT	CODE	PLANT NAME	STOCK		SPACING	SPECIFICATION
Herbaceous plants							
18	No.	Dry Cri	Dryopteris filix-mas 'Crispa'	C 2L		3/m2	Full pot
21	No.	Dry fel	Dryopteris felix-mas	C 2L		3/m2	Full pot

QTY	UNIT	CODE	Name	Size	Grade	SPECIFICATION
Bulbs and bulb mixes.						
46m2 BULB PLANTING 7 planted @ 15/m2						
40%	276	No.	Galanthus nivalis		Grade 5/6	
30%	207	No.	Narcissus pseudonarcissus	10-12cm		
30%	207	No.	Allium sphaerocephalon	7+cm		
59m2 WOOD BULB UNDERSTORY 1 planted @ 15/m2						
60%	531	No.	Hyacinthoides non-scripta	6-7cm		
30%	266	No.	Anemone nemorosa	3-5cm		
10%	89	No.	Allium ursinium	3-5cm		

QTY	UNIT	CODE	SEED MIX	RATE g/per m2	SPECIFICATION
Seeding and Turfing					
774	m2	EL1	Emmorsgate Flowering Lawn Mixture	4	2-5 establishment cuts maintaining a sward height of 75mm in first year to suppress grasses and weeds.
131		EM8	Emmorsgate Wetland Meadow	4	
1020		EW1F	Emmorsgate Wild Woodland Mixture	4	
740		EM2	Emmorsgate General Meadow Mixture	4	

Notes and Abbreviations

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
Fth = Feather.
QTY = Quantity
RB = Rootballed (balled and wrapped).
SIZE = Height or Spread of juvenile plant.
Std = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.

Appendix C - Manufacturer's Guidance

HOW TO ESTABLISH A PERENNIAL MEADOW FROM SEED

Sowing times and conditions:

Unlike annual seed, perennial meadow seed can be successfully sown at any time of the year as long as the ground is workable and you are prepared to irrigate. The optimum time though seems to be early winter as the cold period encourages more seedings to germinate in the very first spring.

Most of the perennial PM mixes will do well if sown in full sun and free draining soils, with the exceptions of **Woodland Edge** and **Water's Edge**, which will cope with semi-shade and waterlogged conditions respectively.

Ground Preparation:

Regardless of scale the basic procedures are the same. You need to get a very clean, weed free seed bed. In particular you need to make sure you have removed all the perennial weeds and any grass. Selective herbicide treatment might be necessary for larger areas. Always follow the manufacturer's instructions when handling a herbicide.





Using a Sterile Mulch:

For most mixes it makes a substantial difference to the long term meadow success if you sow the seed onto a sterile mulch which has been spread evenly over the prepared seed bed to an average depth of around 75 mm just before sowing. We commonly use locally sourced PASS 100 green waste compost for this as it tends to be cheap and readily available. The function of the mulch is to supress the germination of the thousands of annual seeds that will be in the soil bank.



When most of the weeds are either controlled or removed, spread the mulch evenly across the seed bed with a rake. Make sure that the existing topsoil gets fully covered by the mulch and that it is not brought to surface by raking too deeply

Sowing:

The seed needs to be sown evenly across the clean soil/mulch at a rate of 2 g per square metre.

Instructions for perennial seed sowing is exactly the same as annual sowing. Seed is best mixed with a bulking agent such as slightly moist sharp sand to help you distribute it evenly over the area. Novice sowers should aim for a ratio of roughly 1:8 seed to bulking agent, more experienced sowers can reduce this to as low as 1:3.

To start with put all the bulking agent into a large bucket and then add all the seed. Mix the two together very thoroughly.

Then transfer a third of the mixed seed and bulking agent to a smaller bucket. You then need to walk up and down across the prepared bed scattering this material evenly over the whole area. The mixing agent allows you to see where you have sown. If you have any leftovers scatter this in any areas that look like they may have been missed

Next transfer the second 1/3 of the mix into the small bucket. This time focus on sowing across any areas that look as if they might not have received much seed in the first place and pay special attention to the edges

Finally use the last 1/3 to cover the whole area all over again but this time walking in the opposite direction to the first spreading.

Rolling or Firming:

Rolling or firming the freshly sown seed in is necessary when sowing in the spring and when sowing directly onto the soil. When a mulch is used or when one sows in either early autumn or early winter, it is best not to roll at all.

Germination

Germination will only take place when there is sufficient moisture and warmth in the soil. Germination is much slower than with annuals and many species emerge at different times although in a regular British year, most of the seedlings will appear in late spring to early summer onwards.



Irrigation

If you experience warm dry weather between the end of April through to late June then irrigation will make a considerable difference to the long term success of your meadow. In many years this may not be necessary as there is enough rainfall but the small seedlings are sensitive to lack of moisture especially if sown onto a mulch. You will need to really soak the top 2 cm of the mulch/soil, ideally ensuring this happens every 4 days without rain and until the young plants are strongly established



Establishment Cuts

In year one it is important to establish a good dense sward by cutting the whole meadow twice in late June and again in mid-August. Aim to cut to around 100 mm in height. Apart from really strengthening the plants it prevents faster growing species from shading out the slower ones and also helps to discourage annual weed growth which even in the best prepared ground will still be trying to invade. Depending on scale you can use a pedestrian or ride on mower, a hedge trimmer or a strimmer.



1st Year Weed Control

The more effort you put into Year One the easier and better your meadow will be afterwards. Apart from cutting, keep a close eye on any perennial weeds or coarse grasses. They are best tackled about a month after the summer cuts – get rid of them by chemical or mechanical means. Once the sward closes over the meadow will be much less vulnerable to invasion but at this stage it needs nurturing.

End of Season Cut and Collect

At the end of the growing season you should give your young meadow a final end of season cut and collect. If your meadow now looks like these you can start looking ahead to a much less strenuous and much more colourful year ahead



Long Term Management

Download ***Caring for my Perennial Meadow***

More Questions about establishing a perennial meadow from seed?

Check out the ***Frequently asked Questions***

Caring for my Perennial Meadow

Early Season Weed Control

Every landscape feature needs management and whilst perennial Pictorial Meadows are very low maintenance this does not mean no maintenance – especially if you want to retain all that special flower power.

Early to Mid Spring is the perfect time to check on weed content and to undertake some simple tasks that will do just that. Well established meadows with good species composition are very resistant to invasion from outside but it will still happen and once established many of our less desirable wild plants are very good at colonising – especially on these much richer soils.

Not all colonisation is bad of course. Your meadow will change composition in new and exciting ways over time and many of the desirable plants will spread naturally by seed and root to occupy any available gaps. Below on the left you can see hundreds of tiny Honesty and Pink Campion seedlings in our ***Woodland Edge*** mix doing exactly this.





Then there are many of our native wildflowers that might not be in the original mix but are also great at colonising gaps if the conditions are right. Unless you really don't like them they normally add rather than detract from the display. Meadow buttercup (right) and Dandelions are good examples of these.

Some times (especially in the early years) you may find that some of very attractive sown species are really dominating and you may wonder whether you should start to treat these as weeds. A good example is this white Hesperis below which is enjoying a particularly good year in a Golden Summer Meadow. Normally we would advise you to to just let nature take its course as these sorts of displays can be very dramatic and then almost completely change the year after as one species exhausts its resources and others come to the fore.



Then there are the real undesirables. This is really anything that you think looks ugly. We tend to be harsh on plants like docks, thistles, bindweed, rank grass, nettles and brambles. If you have established your meadow properly they will all find it difficult to freely colonisation from year 2 onwards but they will keep trying! For large landscapes the simplest and most effective method of control is to use a selective herbicide to carefully spot spray any offending weeds off before the spring canopy closes over. If caught at the right time this is a very cost effective process. For small domestic landscapes or where an organic approach is being take, individual undesirables need pulling out or consider burning. Anything that reduces their vigour and allows the good plants to thrive will be beneficial.



End of Season Cut and Collect

The one task common to all meadow schemes is an end of season cut and collect. This brings a number of benefits.

- It acts as an end of season weed control method.
- it promotes basal shooting and matt formation of the desirable plants
- it controls and slowly reduces soil fertility which favours the more desirable plants

You can use a range of different techniques to do the cut and collect depending on the size of the meadow. A few square meters of meadow can be cut with hand sheers and raked off. A mechanical reciprocating cutter such as hedge cutters or a walk behind Scythe Cutter will make easy work of cutting but will need raking off. For larger meadows, a tractor mounted cut and collect flail will do the job. Some of these come with a tipping collection hopper so the green waste can be loaded into a van. Be sure the cutting machine is robust enough to cut the meadow and not pull up the plants which can be the case with some rotary cutters especially if the blades are not sharp. Aim for a finished cut height of around 100mm.





Collecting and disposing of the 'arisings' from the end of season cut is critical in the early years of establishing the meadow. After that it really helps to sustain species diversity but is probably the single most time consuming and expensive management task that you need to do. Although it can take quite a number of years to reduce the fertility in normal garden and landscape soils there will be quite an obvious drop in the first 5 years as quite a substantial amount of green material is removed. This in turn promotes finer plant forms over time and much greater ecological stability.





The ‘Chelsea Chop’

Pictorial Meadows are designed for long season flowering and once established should look lovely from spring to late autumn without any additional work





Sometimes though a mid-season cut and collect can be used to create a different later season look . This is especially valuable in Schools and Universities where the Autumn term flowering is more important than say August. A mid season (late June to early August) cut and collect performed after the first flush of flowers has started to die away encourages a more compact and much later floral display, often showing colour right up until mid winter.

You may also want to make sure you have the perfect meadow for a special diary date - sometimes referred to as ‘The Chelsea Chop’ . Again you are looking at cutting hard back to around 100 mm and collecting and removing all vegetation 8 weeks before the key date. This might seem drastic but you are unlikely to regret it. Very shortly the sward will green over and within a month new flowers will be appearing on a much shorter sward. 2 months later the meadow will be looking glorious again and with any luck, will continue well into late autumn and even throughout a mild winter.

You will always loose something by doing this but the mixes are variable enough to accommodate this.







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