

Sports Pitches Landscape Management & Maintenance Plan

Arborfield Garrison, Infrastructure
14558/SP/LS/5704 Rev C1
February 2025



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

Arborfield Garrison Sports Pitches

Landscape Management and Maintenance Plan

February 2025

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Figure 1: Arborfield Garrison Infrastructure Sports and Community Infrastructure Landscape Masterplan

Appendices

Appendix A: Drawings (Murdoch Wickham)

14558/SP/LS/5000 P5 NEAP Planting Plan

14558/SP/LS/5001 P4 LEAP Planting Plan

14558/SP/LS/5053 C2 Allotment Area C Soiling Plan

14558/SP/LS/5054 C2 Allotment Area C Hard Landscape Plan

14558/SP/LS/5055 C2 Allotment Area C Planting Plan

14558/SP/LS/5056 C2 Allotment Area C Setting Out Plan
14558/SP/LS/5601 C1 Allotment Area C Details
14558/SP/LS/5052 C1 Sports Pavilion Planting Plan
14558/SP/LS/5700 P10 Sports and Community Infrastructure Landscape Masterplan
14558/SP/LS/5701 P5 NEAP Landscape Plan
14558/SP/LS/5702 P6 LEAP Landscape Plan
14558/SP/LS/5703 P5 Allotment Area C Layout
14558/AA/LS/5001 T2 Parcel AA SuDS Pond Landscape Planting Plan
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14558/SP/LS/5050 C1 NEAP Hard GA Plan
14558/SP/LS/5051 C1 LEAP Hard GA Plan

1. Introduction

This Landscape Management and Maintenance Plan (LMMP) has been prepared in accordance with the requirements of Planning Condition No. 7 of the planning approval (ref. 223764) granted to Crest Nicholson Chiltern by Wokingham Borough Council on 13th June 2024, for development at Sports and Community Infrastructure, West and East of Princess Marina Drive, Arborfield Garrison, RG2 9BH, specifically:

Application for approval of Reserved Matters pursuant to O/2014/2280 for the refurbishment of the existing rugby, football, cricket pitches and tennis courts, the demolition of the existing Pavilion building and the erection of a new Pavilion building, the provision of two play areas, Multi-Use Games Area (MUGA) and allotments, with associated internal access roads, parking, landscaping, footpaths and drainage. Access, appearance, landscaping, layout and scale to be considered.

Planning Condition 7 is as follows:

Prior to the Sports Pitches hereby approved being first brought into use, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, including hedgerow adjacent to Whitehall Drive, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy Policy CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21

This LMMP relates to all hard and soft landscape elements associated with the amenity landscape, including the wider amenity space, NEAP and LEAP areas, sports pavilion and allotments. Management and maintenance of the sports pitches (football, cricket, tennis) is the subject of separate specialist plans and guidance.

The LMMP includes management recommendations for new and retained landscape elements, which include existing trees and hedging.

The purpose of this LMMP is to:

- Set out the principal management liabilities and responsibilities associated with the site
- Describe the management aims and objectives and prescriptions for each element of the scheme
- Set out a typical annual maintenance schedule
- Describe requirements for monitoring and review.

The LMMP includes prescriptions which will be applicable to the site for up to 10 years. The management prescriptions include both annual and cyclical or periodic operations, and suggested frequencies for inspections, monitoring and repeat

surveys. Establishment management prescriptions and recommended timeframes are also included, unless otherwise specified in section 5, for recently created landscape features.

The LMMP also includes recommendations for surveys and monitoring in order to inform future decisions on management and maintenance.

This LMMP should be read in conjunction with the relevant drawings (see Appendix).

2. The Proposed Development and Green Infrastructure

The landscape proposals are shown on the Planting Plans prepared by Murdoch Wickham (see Appendix). The Landscape Masterplan is included at Figure 1 below.

The Site is located in Arborfield, Reading and forms part of the wider Arborfield Garrison development. The Site includes a substantial number of retained trees and an existing hedgerow on Whitehall Drive.

Elements of the proposed development include:

- Refurbishment of football and cricket pitches and tennis courts within a wider area of amenity open space;
- Sports pavilion;
- Creation of new play areas and MUGA;
- Access and car parking;
- Allotments and orchard planting; it is anticipated that allotment owners/users will be responsible for plots;
- Retained trees and hedges;
- New open space tree, shrub and hedge planting appropriate to location and function to complement open space areas and play areas and help soften built form and hard landscape areas; species include a mix of trees and shrubs which combine to provide variety of structure and year round flower, fruiting and foliage interest;
- New areas of grassland to include amenity turf and areas of native wildflower grassland, to enhance visual amenity and support wildlife and habitat connectivity;
- New SuDS ponds.

This LMMP also includes management prescriptions for routine cleansing and maintenance of hard surfaces, structures and furniture. Management and maintenance of the sports pitches is outside the scope of this LMMP and is the subject of a separate specification.

The landscape components can be subdivided into the following landscape and management types.

Landscape Type 1: Trees: retained trees and new tree planting including native species for the open space areas.

Landscape Type 2: Hedging: retained hedge and new hedge planting eg to provide attractive boundary structure around the allotments and LEAP and to delineate parking areas.

Landscape Type 3: New ornamental shrub planting to provide an attractive landscape setting to the amenity space and play areas.

Landscape Type 4: Grassland: including areas of amenity grass and wildflower grassland; and areas of reinforced grassland in parking areas.

Landscape Type 5: SuDS Ponds

**Figure 1: Arborfield Garrison Infrastructure Sports and Community Infrastructure
Landscape Masterplan**

Circulation Plan (NTS)

- Round Berkshire cycle route
- Footpath/ Cycleway links
- Footway links

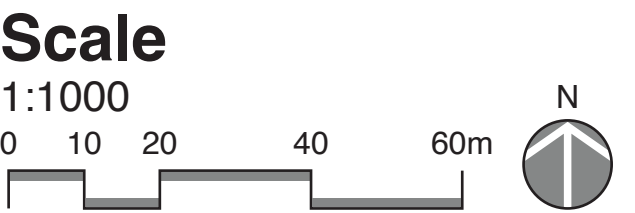
Legend

- Application boundary
- Existing trees & vegetation
- Proposed trees
- Hedge planting
- NEAP play area
- LEAP play area
- Tennis courts
- Sports pitches
- Amenity space
- Allotments
- Bitumen macadam footway
- Thames Water adopted sewer
- Floodzone
- Maintenance access 4m wide single leaf swinging lockable gate
- Sports pitch protective fencing

Note: Benches to be provided within the amenity green space distributed evenly along the footpath.



Orientation – the noticeboard would be positioned by the side of the footpath facing north towards the footpath and be installed into the grass. Noticeboard size is 1100mm x 850mm – then mounted on two posts



3. Management Responsibilities and Liabilities

It is anticipated that the areas of open space and landscape infrastructure planting will be managed by a Management Company, and that highways will be adopted by the local Highway Authority. The tennis courts, cricket green, pavilion and sports pitches and the open space around them will be managed by Wokingham Borough Council. The children's play areas are proposed to be managed by the Management Company. Individual allotment plots would be the responsibility of licence holders. set out in this LMMP shall be adopted by the relevant managing bodies.

A clear definition of responsibilities and consistency in maintenance regimes is considered essential to the efficient management of the estate. The management responsibilities, commitments prescriptions set out in this LMMP should, therefore, be adopted by all bodies with management responsibilities across the site.

The principal statutory obligations, duties, responsibilities and liabilities on the organisations relevant to the management of the landscape and green infrastructure are set out below:

- The Environmental Protection Act 1990 imposes duties under section 89(1) and (2) on landowners and occupiers to keep specified land clear of litter and refuse, and on local authorities and the Secretary of State to keep clean public highways for which they are responsible. Duties and responsibilities are described in the Act and in the supporting DEFRA Code of Practice on Litter and Refuse (April 2006).
- Compliance with the Wildlife and Countryside Act (1981), the Conservation of Habitats and Species Regulations 2010 and subsequent legislation is required in relation to protected species and the control of invasive non-native species. The proposals include measures to encourage wildlife through the retention and creation of a diversity of habitats. The success of these measures should be monitored and prescriptions set out in this LMMP modified as necessary to ensure species protection. Regular monitoring should also be undertaken to identify the presence of non-native invasive species listed under the 1959 Weeds Act and Wildlife and Countryside Act 1981, in order to implement measures to eradicate before species can spread to other areas of the site. Potential impacts on protected species and sites should be identified prior to land management works and advice sought from a suitably qualified professional ecologist where required.
- All nesting birds are protected under the Wildlife and Countryside Act 1981. Management operations with the potential to cause harm to nesting birds should not be carried out during the nesting season (mid-February to end August).
- All mature trees should be subject to a regular full tree condition survey (this LMMP recommends every three years). The frequency of inspection, which may be determined by the Site Manager in consultation with a suitably qualified arboriculturalist, may be varied (increased or decreased) depending

on identified levels of risk associated with the trees and the site context. Safety inspections should also be undertaken annually and after severe weather events, and management implemented in accordance with the recommendations of the condition survey and safety inspections. Risk based assessments will also be undertaken as required in accordance with the tree condition survey and in response to reports of damage or risk of failure.

- Where trees are subject to Tree Preservation orders, Conservation Areas or tree planning conditions, suitable permission will be sought from the Local Authority, prior to works.
- Ash dieback is now widespread throughout south east England. Frequencies for inspections and timeframes for removal will be advised by the arboriculturalist.
- Compliance with the Environment Act (1990) and other legislation governing the use of chemicals and pollution control.
- Compliance with the Environment Act 2021 which places obligations and responsibilities on land owners and site operators with regard to carbon offsetting, waste and resource efficiency, air quality, water management and biodiversity gain.
- Biosecurity: trees, shrubs and other plants in the UK are under threat from an increasing number of pests and diseases. Where replacement plants are required, procurement should be in accordance with relevant current legislation, regulations and biosecurity recommendations and guidelines regarding the supply and procurement of plant material. Published guidance relevant to plant supply and in general to the arboriculture, horticulture and forestry sectors on the risks associated with, and management of, pests and pathogens is available from a range of sources including the Landscape Institute and the Arboricultural Association. All plant material should be regularly monitored for signs of pests or diseases, which should be reported immediately to the Site Manager.

4. Management Aims

In summary, the key landscape principles seek to:

- Create and maintain an attractive amenity space and a strong landscape infrastructure to the proposed sports pitches and play areas;
- Create a year-round landscape celebrating seasonal change;
- Create a multifunctional Green Infrastructure (GI) network of open spaces and green corridors which link with the surrounding area;
- Encourage people to enjoy nature and the outdoor environment.

4.1 Management Aims

Green Infrastructure and Asset Value/Visual Amenity

- Create a linked Green Infrastructure which flows through the Site to provide a strong sense of place and a high quality environment for local residents, enhance the asset value of the wider residential area and provide associated benefits linked to adaptability to climate change, health and well being;
- Provide access to high quality open spaces and access to nature.

Biodiversity

- Protect, maintain and enhance retained and newly created habitats to optimise benefits for wildlife and biodiversity;
- Introduce and manage new native and wildlife friendly planting;
- Enhance overall connectivity within the GI network.

General

- Maintain and enhance landscape quality;
- Ensure sustainability and effective resource management;
- Ensure all maintenance operations comply with current UK and European legislation in relation to protected species and habitats, including seasonal requirements relating to nesting birds;
- Compliance with all health and safety and security commitments and duties under current legislation;
- Ensure all maintenance operations comply with current UK and European legislation in relation to storage and application of pesticides and herbicides;
- Minimise use of chemical controls (herbicides, pesticides, fertilisers) unless other management methods are inappropriate or ineffective (apply in accordance with all relevant legislation, manufacturer's instructions and recommended good practice guidance);
- All landscape maintenance operations to be in accordance with sound ecological principles;
- Continually monitor and review landscape provision and landscape management;

- Sports pitches will be managed and maintained to meet the 'Good' standards as described in the Grounds Maintenance Association Pitch Grading Framework.

5. Management Objectives and Management Prescriptions

This section is set out by Landscape Components or Types as outlined in Section 2. It also sets out objectives and prescriptions for the routine management of hard landscape elements, furniture and play equipment, and general cleansing and litter duties.

Each section is set out as follows:

- Brief description of the landscape typology or feature
- Management Objective
- Management Prescription

Where new landscapes are created, recommended timeframes for establishment maintenance post-construction are given in each prescription, although these should be subject to review by the Site landscape manager. For each new soft landscape element or habitat an establishment maintenance prescription is included.

5.1 Trees

The Site includes a large number of retained trees of mixed age and species. The key objective will be to maintain all retained trees in a safe and attractive condition to ensure their continued long term health and to conserve and enhance their amenity and biodiversity value.

New open space trees will feature across the amenity landscape and provide an attractive landscape setting to the play areas, access points and car parking areas, using native species to complement the existing tree stock and contribute to biodiversity and habitat connectivity. Typical species include field maple (*Acer campestre* 'Elsrijk'), sycamore (*Acer pseudoplatanus*), birch (*Betula pendula*), oak (*Quercus robur*), small leaved lime (*Tilia cordata* 'Greenspire') and elm (*Ulmus* 'New Horizon'). Trees for car parking areas and access points and around the perimeter of the LEAP will be planted as semi mature specimens to provide more immediate impact. Other trees will be planted as nursery stock.

The allotments area will feature orchard trees comprising a hazel copse (multistem *Corylus avellana*) and fruit trees using heritage cultivars including apple (*Malus* 'Cox's Orange Pippin'), pear (*Pyrus communis* 'Conference') and cherry (*Prunus cerasus* 'Morello').

Management Objectives

- To maintain all trees in a safe, healthy and attractive condition which optimises their features, seasonal ornamental interest, fruiting (orchard trees), and their value to wildlife in the provision of foraging and shelter.

Management Prescription

Establishment Maintenance (Years 1 to 5)

- Maintenance of any guying/staking systems as required; check and repair or replace tree guards, stakes and ties as required to ensure healthy growth; refirm trees loosened by wind or frost (once trees are established, remove tree guards or stakes);
- Irrigation in accordance with current Arboricultural Association Guidance to ensure successful establishment. Between April and end September:
 - Years 1 to 2: water weekly to ensure 50 litres per tree;
 - Years 3 to 5: Monitor establishment and if ten days of dry weather apply 50 litres of water;
 - Site manager to monitor tree condition and water requirements and advise if additional/less frequent watering is necessary;
- Formative pruning as required in accordance with species requirements to ensure a balanced structure or in accordance with natural habit (multi-stem);
- Maintain 700mm mulched circle in grassed areas at 50mm depth;
- Weed control (hand weed or spot application of appropriate herbicide) to maintain a 1m weed free diameter around the tree base;
- Fruit trees: mulch annually with bulky organic matter such as well rotted manure or leafmould; during establishment trees may benefit from an appropriate fertiliser in late winter/early spring as advised by the supplier/Site Manager;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post establishment maintenance (new trees)

- Weed control;
- Irrigation as appropriate during extended periods of drought (to be advised by Site Manager);
- Top up bark mulch to 50mm;
- Trimming as required to maintain pedestrian and vehicle height clearances;
- Remove sucker growth;
- Orchard trees: apple and pear varieties can be pruned in late winter/early spring, cherry trees in mid summer to maintain an open centred tree and remove crossing, weak, vertical and diseased growth; multistem hazel can be lightly pruned in late winter to removed diseased or damaged stems, and coppiced every 3-5 years to encourage growth of new stems.

Annual post establishment maintenance (all established and retained trees)

- As newly planted trees mature, and for all retained trees, implement tree condition survey (every 3 years or at frequency to be determined by the Site Manager, see Section 4) and annual safety checks and canopy management as required in order to maintain trees in a safe condition and pedestrian and vehicle clearances, where necessary. Where possible, carry out any routine

works in the winter months (Jan/Feb) to enable birds to feed on winter berries;

- Where appropriate, create refugia and hibernacula and habitat piles from thinnings and brush wood (as advised by Site manager);
- Where possible (ie taking account of health and safety), retain standing and fallen deadwood and tree stumps to provide wildlife habitat (as advised by Site manager);
- Additional safety inspections of all trees in or adjacent to public access areas should be carried out by the Site Manager/Arboricultural Contractor after severe weather events, and any necessary works carried out accordingly;
- Monitor for evidence of signs of pests and diseases, especially ash dieback. Treat affected specimens in accordance with current DEFRA regulations and guidelines.

5.2 Hedging

5.2.1 Native hedge planting

The scheme retains existing hedging on Whitehall Drive and includes areas of new mixed native hedge planting to delineate the sports and play area car park, using a combination of species eg field maple (*Acer campestre*), hazel (*Corylus avellana*), hawthorn (*Crataegus monogyna*) and dogrose (*Rosa canina*).

Management Objective

- Maintain in a safe and healthy condition to ensure hedges continue to fulfil design function, enhance the landscape setting to the development and provide foraging and refuge habitat for wildlife and nesting habitat for birds.

Management Prescription

Establishment Maintenance (new mixed native hedges)

- Check canes, ties and guards at each maintenance visit, adjust as necessary; replace damaged or missing guards as necessary. Remove guards once plants established;
- Replacement of losses during Years 1 to 5;
- Maintain hedge line in a weed free condition and top up mulch required;
- Irrigation as required to ensure establishment;
- Annual pruning as required to encourage healthy plant growth.

Annual post establishment maintenance (new and existing mixed native hedge)

- Maintain in weed-free condition; hand weed to remove climbers such as bind weed;

- Annual trimming in late winter (Jan/Feb, thereby retaining winter food supply for birds and other wildlife and outside bird nesting season). Maintain existing retained hedge at 1.2m height. New hedging around the car park to be maintained at height to be advised by Site manager (suggested height 1.2m-1.5m). If necessary to maintain access and sight lines, consider additional trim in late summer (as directed by Site manager, minor trim only in order to safeguard nesting birds). Where practicable, retain arisings on site either as low brash or as chippings to act as a mulch, otherwise remove (as directed by Site manager);
- Gap up as necessary.

5.2.2 Single species hedging

Native hornbeam (*Carpinus betulus*) will be planted to create a hedge around the perimeter of the allotments and to delineate plots from the orchard. Hornbeam will also be used to delineate the perimeter of the LEAP (planted as instant hedging).

A beech (*Fagus sylvatica*) hedge will be created to delineate the sports pavilion car parking area.

Management Objectives

- Maintain in a safe and healthy condition to ensure hedges continues to fulfil design function, enhance the landscape setting to the development and provide foraging and refuge habitat for wildlife and nesting habitat for birds

Management Prescription

Establishment maintenance

- Check canes, ties and guards at each maintenance visit, adjust as necessary; replace damaged or missing guards as necessary. Remove guards once plants established;
- Replacement of losses during Years 1 to 5;
- Maintain hedge line in a weed free condition and top up mulch as required;
- Irrigation as required to ensure establishment;
- Annual formative pruning as required and as appropriate to species to encourage healthy plant growth.

Annual post-establishment maintenance

- Maintain in weed-free condition; hand weed to remove climbers such as bind weed;
- Top up bark mulch annually to 50 mm depth;
- Irrigation if required;
- Pruning to maintain required height, promote healthy growth and good cover. Generally, trim beech and hornbeam once in mid-late summer (or as advised by Site manager); all pruning to observe restrictions relating to nesting birds;

- Light trimming back as necessary of excess growth overhanging footways where this impedes access.
- Gap up as necessary.

5.3 New ornamental shrub and perennial planting

Shrub planting will be used across the scheme to complement open space areas and play areas and to soften hard landscape areas and built form. Species include a mix of shrubs and grasses which combine to provide variety of structure and year round flower, fruiting and foliage interest, such as *Abelia x grandiflora* 'Little Richard', *Brachyglottis* 'Sunshine', *Choisya ternata*, *Cornus alba* 'Ivory Halo', *Deschampsia cespitosa* 'Bronzeschleier', *Hebe* cvs, *Hydrangea macrophylla* 'Madame Emile Mouillere', *Hydrangea paniculata* 'Little Lime', *Lavandula* 'Munstead', *Lonicera* 'May Green', *Pittosporum tenuifolium* 'Golf Ball' and *Pyracantha* 'Red Cushion'. A specimen multistem *Amelanchier lamarckii* will provide a feature shrub adjacent to the sports pavilion.

Management Objectives

- To maintain all shrub and perennial planting in a healthy and attractive condition which optimises the ornamental features and qualities of individual species.

Management Prescription

Establishment maintenance

- Maintenance of any guying/staking systems used for large specimen shrubs (as for Trees, Section 5.1);
- Weed control by hand means in order to maintain beds predominantly weed free (5% weed cover tolerance);
- Irrigation/watering as required to ensure establishment;
- Maintain bark mulch as required to 50 mm depth;
- Remove canes and guards when these restrict growth;
- Formative pruning appropriate to individual shrub species to promote healthy growth, good cover and desirable ornamental features;
- Replacement of losses to ensure 100% establishment by Year 5.

Annual post establishment maintenance

- Weed control as during establishment phase;
- Top up bark mulch annually to 50 mm depth;
- Pruning appropriate to individual shrub species to promote healthy growth, good cover and desirable ornamental features including flowering, fruiting, autumn colour and stem colour (avoid siding up with hedge trimmers); manage multi-stem specimens in accordance with species requirements to maintain good structure;

- Irrigation/watering as required during the growing season from April/May to ensure continued healthy growth;
- Light trimming back as necessary of excess growth overhanging footways where this impedes access;
- Grasses and perennials: divide in spring when necessary (as advised by Site manager);
- Gap up as necessary.

5.4 Grassland

The scheme includes large areas of amenity turf, including within the NEAP, around the MUGA and sports and play area car park, using eg Rolawn Medallion. Turf will also be used to create the paths between allotments, using eg George Davis Trident Turf. SuDS turf will be used around the eastern pond (pond C12). Amenity areas associated with access to the eastern pond will be sown with an amenity grass mix (Promaster 70). Wildflower grassland (EM2/EL1) will be created within the NEAP area to enhance the buffer with Whitehall Drive and create an attractive, biodiverse setting to the play area, and in the orchard areas. Public access will be encouraged through mown paths through the meadow areas sown with a strong lawn grass mix (EG22). A pond edge mix (EP1) will be used around the western pond (pond C5). Reinforced grass surfacing will be used for parking bays in the sports pavilion car park and allotment area, and areas associated with pond C12.

Prescriptions below are informed by supplier's recommendations, but annual mowing regimes may be modified as advised by the Site manager as appropriate to location.

Prescriptions for the management and maintenance of sports turf are not included in this LMMP.

5.4.1 Amenity turf

Management Objective

- To maintain the amenity grassland as an attractive, accessible area with good cover.

Management Prescription

- In first year irrigate regularly to ensure turf does not dry out and establishes successfully;
- Amenity grassland to be maintained at heights of between 25 and 50 mm (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings;
- Monitor condition and cover to maintain a predominantly grass sward with 90% cover;

- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover, reinstate worn areas with turf of quality and appearance to match existing and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.2 SuDs Turf

Wildflower SuDs turf will be used to create the base and surround for pond C12 in the eastern part of the Site, north of Princess Marina Drive. The turf is suitable for periodic flooding and assists in flood water dispersal and pan breakup. The turf naturally produces a bio-diverse habitat supporting birds, mammals, bees, butterflies and other invertebrate species. For management of associated marginal planting see Section 5.5.

Management Objective

- To maintain good cover, ensure ongoing SuDs function and optimise value for wildlife and biodiversity.

Management Prescription

- In first year irrigate regularly to ensure turf does not dry out and establishes successfully;
- The turf is designed to be low maintenance and can be managed as long grass. Cut annually in autumn to a height of 50mm; remove arisings;
- Monitor condition and cover to maintain a predominantly grass sward with 90% cover;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover, reinstate worn areas with turf of quality and appearance to match existing and overseed bare patches, as required;
- Monitor for evidence of compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.3 Lawn grass mix (EG22 Strong Lawn grass mix) and amenity mix (Promaster 70)

EG22 is an all purpose lawn mixture suited to a range of landscape applications. EG22 will be used to create mown path areas through areas of meadow around the NEAP.

Promaster70 produces a hard wearing sward with a high shoot density. It will be sown within amenity areas associated with access to the eastern pond.

Management Objective

- To maintain the grassland as an attractive, accessible area with good cover.

Management Prescription

- Establishment maintenance in accordance with supplier's recommendations;
- Mow as required to maintain a height of (25-50mm); (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings.
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.4 Wildflower grassland

5.4.4.1 EM2 Standard General Purpose mix

Emorsgate EM2 Standard General Purpose Meadow Mixture is a species-rich grassland mix which will be used to create wildflower grassland areas as the setting to the NEAP to enhance biodiversity, wildlife habitat and visual amenity. Species include, for example, yarrow (*Achillea millefolium*), common knapweed (*Centaurea nigra*) and field scabious (*Knautia arvensis*), common bent (*Agrostis capillaris*), crested dogtail (*Cynosurus cristatus*) and slender creeping red fescue (*Festuca rubra*). It is anticipated that this or a similar mix will be used in the open space surrounding pond C5.

Management Objectives

- To maintain the wildflower grassland areas in an attractive condition which optimises species diversity and opportunities for wildlife;
- To create an attractive landscape setting to the open space areas.

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to germinate and may not flower in the first season. Control annual weeds by topping or mowing. Mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock;

- If appropriate, sowing of yellow rattle (*Rhinanthus minor*) will help to reduce the dominance of grasses and encourage a more diverse sward (to be advised by Site Manager);
- Scarify and re-seed any areas where cover is poor (less than 75% cover).

Annual post-establishment maintenance

- In subsequent years, the mix can be managed as meadow based around a summer hay cut combined with mowing through to autumn. The meadow is not mown until late summer to allow the different species to flower;
- Cut back to a height of 50mm in late summer when flowers have set seed and invertebrates have completed life cycles (July/August - timings to be advised by Site Manager). Cuttings to be left for up to 7 days to dry and drop seed prior to removal (subject to risk assessment of vandalism/fire); any areas designated for pedestrian access may be mown more frequently to maintain path definition;
- Cut re-growth back to 50mm into late autumn/winter and again in spring if required;
- Clip round all posts or structures etc. which are surrounded by grass; avoid damage to trees from trimmers;
- Monitor appearance and species composition of grassland and hand weed to remove any invasive species which may dominate as advised by the Site Manager. Spot treatment with an appropriate herbicide may be used to treat persistent species;
- Review cutting regime annually in order to ensure ongoing fulfilment of management objectives.

5.4.4.2 EL1 Flowering lawn mix

The orchard areas of the allotments will be sown with EL1 Flowering lawn mix and oversown with EG22 Strong lawn grass mix for faster establishment.

EL1 contains slow growing grasses with a selection of wild flowers that respond well to regular short mowing. However, a more relaxed mowing regime will allow species to flower.

Management Objective

- To maintain the grassland as an attractive, accessible area with good cover which optimises species diversity and opportunities for wildlife;

Management Prescription

Establishment Maintenance (Year 1)

- Perennial meadow mixes may be slow to germinate and may not flower in the first season. Control annual weeds by topping or mowing. Mow regularly to a height of 40-60mm in the first growing season, remove arisings;
- Dig out residual perennial weeds such as dock.

Annual post-establishment maintenance

- Mow regularly as a lawn to a height of (25-40mm); (cut roughly fortnightly throughout the growing season (mid-March to mid-October); re-form edges abutting hard surfaces; remove arisings;
- As directed by Site manager, to permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower; remove arisings; any areas designated for pedestrian access may be mown more frequently to maintain path definition;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Aerate areas of poor cover and overseed bare patches, as required;
- Monitor for evidence of compaction for instance due to unauthorised vehicle access or parking and relieve compaction and/or renovate if required. Where necessary install temporary fencing to prevent unauthorised access.

5.4.4.3 EP1 Pond edge mix (if prone to flooding)

EP1 is a wildflower mix suitable for wet margins, which will be used around the edge of the western pond (pond C5).

Management Objectives

- To maintain as an attractive and species rich grassland providing habitat for a range of wildlife;
- To enhance SuDs functionality through water attenuation;
- Create maximum habitat value by managing the mix for variation in vegetation structures with minimal disturbance to wetland wildlife population.

Management Prescriptions

Establishment maintenance (Year 1)

- Cut back annual weed growth to encourage the development of perennial ground cover.

Annual post establishment maintenance

- Remove short sections/wedges of vegetation on a 2/3 year rotation;
- Selective thinning of individual species;
- Cutting or thinning of vegetation Sept-Nov to minimise disturbance to wildlife.

5.4.5 Reinforced grass surfacing

Reinforced grass surfacing used in car parking bays will be oversown with Germinal A22 low maintenance mix. Grasscrete surfacing associated with pond C12 access will be oversown with Promaster 70 all purpose amenity grass mix. A small section of the C12 pond surround will be surfaced with VMax Shear Stress turf, a pre-vegetated geomat of reinforced turf to provide long term erosion protection and reinforcement to vegetation. See also Section 5.8.

Management Objective

- To maintain the surfaces in a safe and attractive condition with good cover and ensure ongoing fulfilment of design function.

Management Prescription

- Regularly remove accumulated litter and debris;
- Maintain at a height of 20-50 mm (or as directed by Site manager); cut roughly fortnightly throughout the growing season (mid-March to mid-October); remove arisings;
- Monitor condition and cover to maintain a predominantly grass sward with 90% cover;
- Weed control by mechanical means. Selective herbicide (portable applicator and spot treatment where required) to control invasive weed species only to be used in cases of high infestation;
- Grasscrete surfaces: apply fertiliser in spring and autumn (follow supplier's recommendations);
- Overseed bare patches, as required.

5.5 SuDS Ponds

Two new SuDS ponds will be created to contribute to Site wide drainage and to enhance visual appeal, the landscape setting to the development and biodiversity.

The pond in the eastern part of the Site (pond C12), north of Princess Marina Drive, is designed to be a dry pond. The base of the pond will be planted with marginal and turfed with Wildflower SuDS Turf (eg WFT-SUD-37) The pond will also be planted with marginals. A small section of the pond surround will be surfaced with VMax Shear Stress turf, a pre-vegetated geomat of reinforced turf to provide long term erosion protection and reinforcement to vegetation. The access to the pond from Biggs Lane will be surfaced with grasscrete sown with an all purpose amenity grass mix (Pro Master 70). For grassland management associated with the pond areas see Section 5.4.

The pond in the south western part of the Site (pond C5), adjacent to the allotments, will feature a range of aquatic and marginal plants including e.g. pendulous sedge (*Carex pendula*), yellow iris (*Iris pseudacorus*) and common rush (*Juncus effusus*).

Pre-planted coir rolls will create vegetated areas at the pond margins. Wildflower seed mixes used around the pond include EP1 pond edge mix. For management of seeded areas see section 5.4.

Prescriptions for general management of the ponds and marginal and aquatic vegetation are given below.

Management Objectives

- To ensure the ponds efficiently fulfil SuDS function;
- To provide open water breeding habitat for amphibians and wetland birds and foraging habitat for a range of species including bats, birds, reptiles and amphibians;
- To provide an attractive feature as part of the open space network and green infrastructure;
- To maintain features and plant cover in attractive condition.

Management Prescription

- Inspect ponds quarterly and after major rainfall events for evidence of damage and to remove litter and debris;
- Litter picking and clearance of debris from pond edges;
- Hand weeding to remove invasive species from marginal planting;
- Annual inspections to review individual species cover;
- Monitor open water for present of algal bloom or other invasive floating species such as New Zealand Pigmyweed or Floating pennywort and removal by raking during summer months;
- Marginal and aquatic planting: once established, lift and divide marginal planting annually according to species; replace losses;
- If pond becomes choked by vegetation, in autumn every 5-7 years, clear a proportion on a rotational basis to maintain sufficient areas of open water; no more than 30% of pond to be cleared in any one year; arisings to be left on banks for 72 hours to allow fauna to return to pond, then removed;
- Management of aquatic vegetation (winter months only) to be timed to minimise disturbance to wildlife (as advised by scheme ecologist).

5.6 Structures, furniture and boundary treatments

The Site includes a range of boundary treatments, including: a 1.83m weld mesh fence and gates with additional rabbit proofing around the allotment area; sports pitch green mesh/green mesh and net protective fencing between 2.75m and 3.6m in height; and 1.2m high metal estate railings and entrance gates, incorporating dog proof steel mesh, around the LEAP play area; fencing to the MUGA between 1.2 and 3m in height.

Structures and furniture across the amenity space and within the play areas include: picnic tables and timber benches in various styles, litter bins, bin stores, cycle stores, noticeboard, pond lectern and signage, electric vehicle charging points. It is

anticipated there will be lighting to the car parking areas. There will be a modular storage container near the sports pavilion. The allotment area will also include tool sheds, timber sleepers used to create the manure/woodchip storage areas, watering points and a steel allotment dip tank.

For play structures and equipment associated with the NEAP, LEAP and MUGA see section 5.7.

Management Objective

- To maintain all structures in a safe and serviceable condition, fit for purpose.

Management Prescription

- Weekly checks of all structures; repairs as necessary;
- Replace any sections of boundary treatment which are deemed to no longer provide the appropriate secure boundary or are deemed unsafe;
- Timber benches, picnic tables, bins and bin stores, signage, cycle stores: cleansing (anticipate twice per annum) suggest in late spring and early autumn); replacement if damaged beyond repair with identical specification, similar if no longer available or more appropriate where required;
- Regular checks of lighting to ensure continued operation.

5.7 NEAP, LEAP and MUGA play equipment and surfacing

The scheme features a Neighbourhood Equipped Area for Play (NEAP) and MUGA in the western part of the scheme and a Local Equipped Area of Play (LEAP) east of the football pitches.

The NEAP features a variety of play equipment detailed on the NEAP Landscape Plan (see Appendix A), with a focus on fitness and agility, and a dedicated area for younger children featuring more traditional play equipment. A fitness track follows the perimeter of the play area. The MUGA includes a circular ball court, sports wall, basketball panels, street workout zone and range of fitness equipment. The play area will be surfaced with rubber mulch safety surfacing.

The LEAP features equipment which also reflects the focus on sports and agility but has a softer character, using timber play equipment and trim trail elements. Matta safety surfacing will be used around items of play equipment. Equipment is detailed on the LEAP Landscape Plan (see Appendix A).

Management Objective

- To maintain all elements of the NEAP, LEAP and MUGA equipment and surfaces in a clean, safe and serviceable condition fit for purpose at all times.

Management Prescription

- Daily checks of all elements of equipment in accordance with maintenance guidance (manufacturer's instructions) and levels of use. Carry out minor

repairs as required to ensure equipment remains in a safe and serviceable condition; a supply of specialised replacement parts including fixing bolts, clamps, carabiners, bearings, etc shall be maintained to enable immediate repairs where ever possible;

- Evidence of wear and tear with potential to require equipment replacement to be highlighted as part of frequent routine checks and annual RoSPA inspections (see Section 5.10 below). Where the anticipated lifespan of a piece of equipment is less than six months, replacement equipment shall be pre-ordered to enable immediate replacement;
- MUGA and fitness track: refer to engineer's details. Maintain playing surface in a clean and tidy condition by brushing or washing as appropriate to surface material and as advised by Site manager. Depending on the surface used, applications of moss and algae treatments may be required. Repaint and apply new line markings for hard courts when required. Artificial grass surfaces may require more intensive maintenance – refer to manufacturer's recommendations;
- Safety surfacing and hard court surfaces to be checked and cleansed as part of daily routine safety checks. Repair as necessary in accordance with manufacturer's instructions;
- Annual RoSPA (Royal Society for the Prevention of Accidents) inspection of all play areas, surfaces and equipment and MUGA by a suitably qualified and approved RoSPA inspector.

5.8 Hard surfaces

A range of finishes and materials has been used in order to reflect the nature of use. Vehicular access points and routes and footways will be surfaced with bitumen macadam. Car parking bays in the allotment and sports pavilion car parks will be surfaced with reinforced grass structures eg grasscrete and sown with Germinal A22 seed mix. Grasscrete surfacing associated with the eastern C12 pond access will be oversown with Pro Master 70 all purpose amenity grass mix. A small section of the western C5 pond surround will be surfaced with VMax Shear Stress turf, a pre-vegetated geomat of reinforced turf to provide long term erosion protection and reinforcement to vegetation. For cutting regimes see Section 5.4.

Parking bays in the sports and play area car park will be surfaced with Geosynthetics Golpla reinforced gravel. Footways within the allotment area will be surfaced with hoggin.

For safety surfacing within the play areas, see section 5.7.

Management Objective

- To maintain a high quality, safe and accessible pedestrian and vehicular network for all users.

Management Prescription

- Street cleansing in accordance with local authority prescribed frequencies;
- Monitoring of condition of street and footway networks and repairs as required to maintain a safe and accessible network;
- Monitoring and removal of weed growth (levels of weed growth will be influenced by levels of use and frequency of cleansing);
- Top up hoggin/aggregate surfaces as required; annual checks for areas of compaction, rutting or impeded drainage and remedial works as required;
- Reinforced grass surfaces: inspect structure regularly for debris, damage or signs of wear, repair or replace damaged/worn areas as necessary in accordance with manufacturer's recommendations in order to maintain a safe surface; for cutting regimes, see Section 5.4;
- Reinforced gravel surfacing: top up with 6-10mm angular gravel as required; inspect structure regularly for debris, damage or signs of wear, repair or replace damaged/worn areas as necessary in accordance with manufacturer's recommendations in order to maintain a safe surface;
- Leaf clearance during leaf fall period to maintain safe access in main amenity landscape areas and public access areas;
- Snow and ice clearance as required to maintain safe access.

5.9 Cleansing and litter

Street cleansing will be the responsibility of the highway authority in accordance with requirements of the Environmental Protection Act. Litter picking within the open spaces and public realm which do not fall within the remit of the local authority shall be the responsibility of the Management Company.

Management Objective

- To ensure the open spaces and public realm are managed in a safe, serviceable and attractive condition with no litter build up.

Management Prescriptions

The Code of Practice on Litter and Refuse (April 2006, modified in September 2019) published by DEFRA defines standards for litter management:

Grade A is defined as: No litter or detritus

Grade B is defined as: Predominantly free of litter and detritus apart from small items

- Litter picking will be carried out on a regular basis as required to ensure the site is maintained in a safe and clean condition (objective to maintain all areas to predominantly Grade A); initially it is anticipated to undertake litter picking on a weekly rotation during summer months (April to September) and every two weeks during winter months. Site Manager to monitor evidence of litter build up and increase or decrease frequencies as necessary;

- Any evidence of fly tipping to be removed or reported to the Local Authority for removal within 24 hours (depending on location);
- Leaf clearance from main amenity landscape areas and streetscape during October through to end November;
- Clearance of ice and snow from principal routes, footways and pavements and parking courts as required.

5.10 Inspections and surveys

Inspections and monitoring regimes as prescribed above are intended to monitor the condition and quality of the landscape, the effectiveness of on-going maintenance regimes and to ensure the site and individual elements remain in a safe and serviceable condition. The management prescription below provides an overview of the recommended Inspections and Monitoring and those responsible for each task.

Management Prescriptions

- Tree Safety Inspections – Annual – Site Manager with Arboricultural Contractor
- Tree Condition Survey – Recommended Every 3 years – Arboricultural Contractor
- Site wide review of Management Prescriptions and Maintenance Tasks Reviews – Annual – Site Manager
- Ecology - Ecology Survey every 5 years carried out by suitably qualified ecologist
- Daily checks (Site manager) and annual RoSPA inspections of all NEAP, LEAP and MUGA equipment and surfaces
- Other eg boundary treatments and structures – regular checks to ensure maintained in a safe and serviceable condition – Site Manager.

6. Typical Annual Maintenance Schedule

Landscape Type	Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Trees	All established & retained trees	Annual inspections												
		Works (if required)												
	All new trees	Top up mulch												
		Irrigation												
		Weed control												
		Remove sucker growth												
		Pruning (orchard trees)												
Hedging	Native hedge mix	Trimming												
	Single species hedging	Weed control												
		Irrigation if required												
		Top up bark mulch												
		Trimming												
Shrub and perennial planting		Irrigation if required												
		Weed control												
		Top up bark mulch												
		Pruning (to suit species)												
		Trimming back from path edges												
		Divide perennials in spring												
Grassland	Amenity turf Amenity grass mixes Reinforced grass surfaces	Cutting (every 2 weeks or as advised by Site manager)												
		Weed control (if necessary)												
		Aeration and repairs												
		Grasscrete surfaces: apply fertiliser												
	SuDS turf	Cutting												
		Weed control (if necessary)												
		Aeration and repairs												
	Wildflower grass (EM2)	Cutting												
		Hand weed/spot treat invasive species as required												
	Flowering lawn mix (EL1)	Cutting (or as directed by Site manager)												
		Weed control (if necessary)												
		Aeration and repairs												

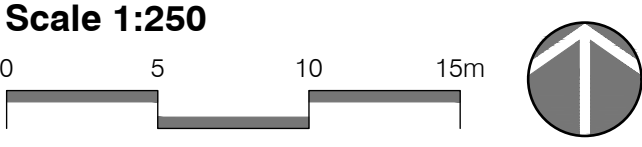
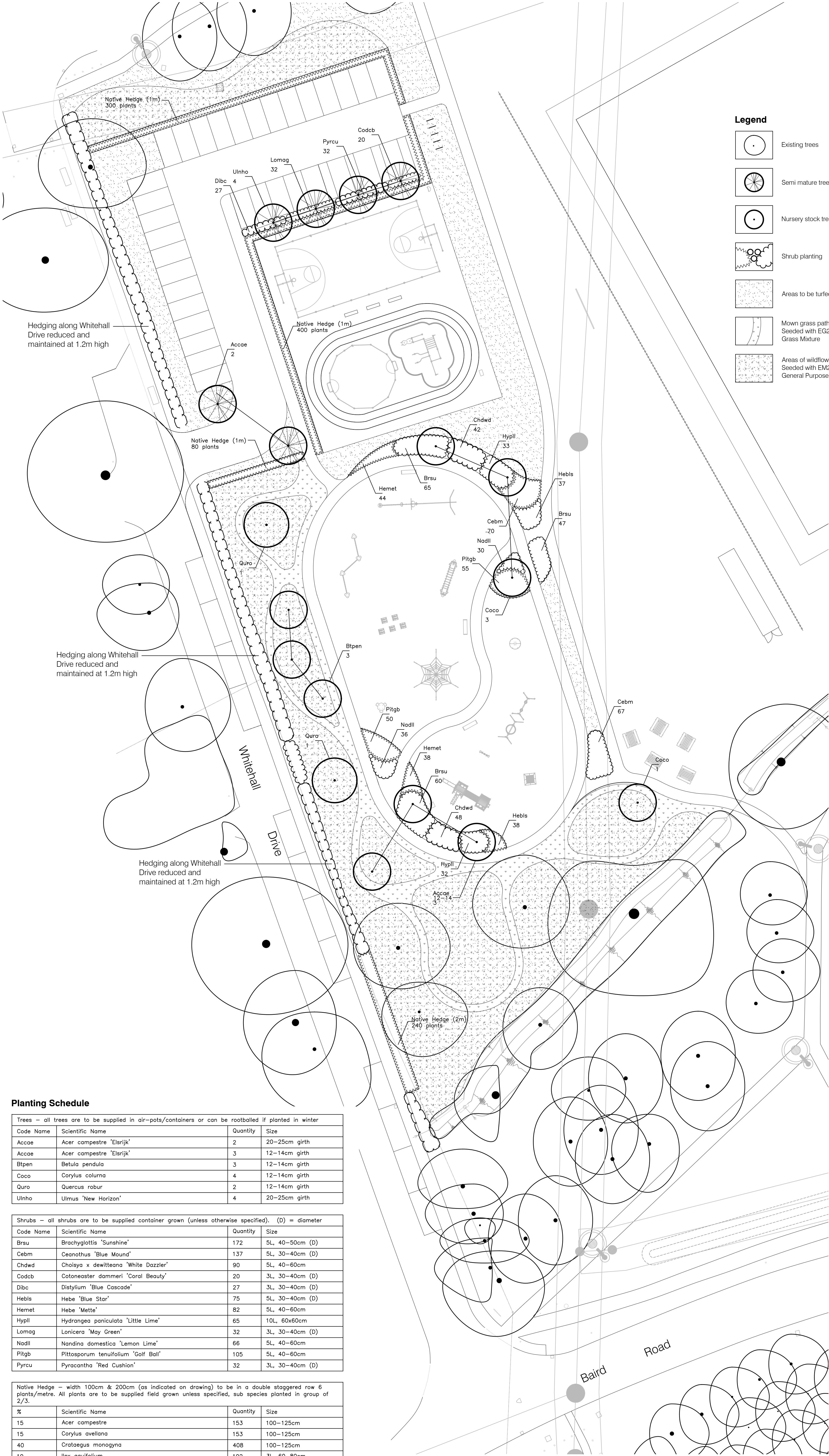
Landscape Type	Component	Operation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Pond edge mix (EP1)	<i>Management</i>												
SuDS Ponds		<i>Management</i>												
		<i>Litter removal</i>												
Structures, furniture and boundary treatments		<i>Inspections (weekly) and minor repairs</i>												
		<i>Cleansing</i>												
NEAP, LEAP, MUGA equipment and surfacing		<i>Inspections and repairs</i>												
Hard Surfaces		<i>Sweeping and cleansing</i>												
		<i>Weed control</i>												
		<i>Top up aggregate surfaces as required</i>												
		<i>Reinforced surfaces: safety checks and repairs</i>												
		<i>Leaf clearance (main amenity landscape & public areas)</i>												
		<i>Snow and ice clearance</i>												
Litter picking & cleansing		<i>Summer – weekly</i>												
		<i>Winter – every 2 weeks</i>												
		<i>Leaf clearance</i>												
Inspections and surveys	All retained and established trees	<i>Annual safety inspection</i>												
		<i>3 year condition survey</i>												
	NEAP, LEAP, MUGA	<i>Frequent checks and annual RoSPA inspection</i>												
	Structures, furniture and boundary treatments	<i>Frequent checks</i>												
	Site	<i>Management Reviews</i>												
	Site	<i>Ecology survey every 5 yrs</i>												

7. Monitoring and Review

This LMMP and the prescriptions will be subject to annual review. At this annual review any changes to prescriptions and frequencies should be recorded. The LMMP should be subject to full review at Practical Completion and updated as necessary to reflect as built works. Suggested frequencies for inspections, surveys and monitoring are described in the main body of the document. It is recommended that a full update of the LMMP is prepared every five years. This update should be informed by the recommended 3 year tree condition survey and ecology surveys.

Appendix A: Drawings (Murdoch Wickham)

14558/SP/LS/5000 P5 NEAP Planting Plan
14558/SP/LS/5001 P4 LEAP Planting Plan
14558/SP/LS/5053 C2 Allotment Area C Soiling Plan
14558/SP/LS/5054 C2 Allotment Area C Hard Landscape Plan
14558/SP/LS/5055 C2 Allotment Area C Planting Plan
14558/SP/LS/5056 C2 Allotment Area C Setting Out Plan
14558/SP/LS/5601 C1 Allotment Area C Details
14558/SP/LS/5052 C1 Sports Pavilion Planting Plan
14558/SP/LS/5700 P10 Sports and Community Infrastructure Landscape Masterplan
14558/SP/LS/5701 P5 NEAP Landscape Plan
14558/SP/LS/5702 P6 LEAP Landscape Plan
14558/SP/LS/5703 P5 Allotment Area C Layout
14558/AA/LS/5001 T2 Parcel AA SuDS Pond Landscape Planting Plan
14558/K/LS/5001 C1 SuDS Pond Planting Plan
14558/SP/LS/5050 C1 NEAP Hard GA Plan
14558/SP/LS/5051 C1 LEAP Hard GA Plan



Baseline Information
This drawing is based on Protudic Play drawing 2209.35334

Health & Safety Comments
No specific comments

Planting Notes
Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub/herbaceous beds 600mm
Transplant areas 500mm
Grassed areas 300mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.
Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.5. Shrub beds: 400mm topsoil over 200mm subsoil. Transplant areas 300mm topsoil over 200mm subsoil. Grassed areas: 150mm topsoil over 150mm subsoil. Nursery stock tree pits 400mm topsoil over 300mm subsoil. Semi-mature trees 400mm topsoil over 600mm subsoil.

Finished Levels
Turfed and seeded areas 25mm above adjacent hard surfaces.
Shrub beds 30mm below adjacent hard surfaces.

Tree Pits
Nursery stock trees - planting hole 1000mm x 1000mm x 700mm deep.
Semi-mature trees 20-25cm girth - planting hole 1200mm x 1200mm x 1000mm deep.
Semi-mature trees 25-30cm girth - planting hole 1300mm x 1300mm x 1000mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering systems are to be incorporated within all tree pits as per the schedule below:
Trees 12-18cm girth - Root Rain Metro, code RRPC3A.
Trees 20-35cm girth - Root Rain Civic, code RRCVIC1A.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Trees and Shrubs
Trees are to be supplied by Deepdale in airpots or rootballs during the dormant season. www.deepdale-trees.co.uk
Nursery stock trees are to be supplied by Barcham Trees in Light Pots. www.barcham.co.uk
Shrubs are to be supplied in containers by Robin Tacchi Plants. www.robinatcchiplants.com
Transplants are to be supplied by Oakover Nurseries <https://oakovernurseries.co.uk>

Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch. www.melcourt.co.uk
Rowlawn Medallion is to be used where turf is specified. www.rolawn.co.uk
EG22 Strong Lawn Grass Mixture is to be used where areas are shown to be seeded as grass and sown at a rate of 25g/m2 by Emorsgate www.wildseed.co.uk
EM2 Standard General Purpose Meadow Mixture is to be used where areas are shown to be seeded as wildflower and sown at a rate of 4g/m2 by Emorsgate. www.wildseed.co.uk

Staking & Guying
Tree stakes shall be machine rounded stakes 2.4 metres x 75mm diameter, with one end pointed. Two stakes shall be driven into the base of each pit equally distant from the trunk either side of the rootball, so that 1.5m remains above finished ground level. A cross bar 900mm x 38mm x 75mm shall be secured to each post with sheradised screws. Trees shall be secured to the cross bar using a Toms Big Block (L3) in conjunction with 50mm special reinforced rubber belt as supplied by Toms Tree Ties (www.toms.co.uk/catalog) or other equal and approved. Each belt is to be secured to the cross bar using 4 galvanised nails per strap.
All feathered trees, multistemms and trees over 20cm girth are to be secured underground using 'Arborguy' Tree Anchoring systems as per the schedule below (www.greenblue.com) or similar and approved. Fixing should be strictly in accordance with the manufacturer's recommendations. Where trees are guyed underground tree stakes are not to be used.
Arborguy Drive-In Anchor (for regular tree planting)
Trees up to 25cm girth - SASMCB
Trees up to 45cm girth - SASLCB

Protective Shelters
All transplants are to be fitted with tubex green protective shelters in conjunction with 0.9m high 32 x 32mm softwood stakes. www.tubex.com
0.75m high, 160mm dia. shrubshelter - for all plants except those listed below.
0.6m high, 250mm dia. netguard - for holly.

Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Accae	Acer campestre 'Elstrijk'	2	20–25cm girth
Accae	Acer campestre 'Elstrijk'	3	12–14cm girth
Btpen	Betula pendula	3	12–14cm girth
Coco	Corylus colurna	4	12–14cm girth
Quro	Quercus robur	2	12–14cm girth
Ulnho	Ulmus 'New Horizon'	4	20–25cm girth

Shrubs – all shrubs are to be supplied container grown (unless otherwise specified). (D) = diameter			
Code Name	Scientific Name	Quantity	Size
Brsu	Brachyglottis 'Sunshine'	172	5L, 40–50cm (D)
Cebm	Ceanothus 'Blue Mound'	137	5L, 30–40cm (D)
Chdwd	Choisya x dewitteana 'White Dazzler'	90	5L, 40–60cm
Codcb	Cotoneaster dammeri 'Coral Beauty'	20	3L, 30–40cm (D)
Dibc	Distylium 'Blue Cascade'	27	3L, 30–40cm (D)
Hebls	Hebe 'Blue Star'	75	5L, 30–40cm (D)
Hemet	Hebe 'Mette'	82	5L, 40–60cm
Hypil	Hydrangea paniculata 'Little Lime'	65	10L, 60x60cm
Lomag	Lonicera 'May Green'	32	3L, 30–40cm (D)
Nadil	Nandina domestica 'Lemon Lime'	66	5L, 40–60cm
Pitgb	Pittosporum tenuifolium 'Golf Ball'	105	5L, 40–60cm
Pyrclu	Pyracantha 'Red Cushion'	32	3L, 30–40cm (D)

Native Hedge – width 100cm & 200cm (as indicated on drawing) to be in a double staggered row 6 plants/metre. All plants are to be supplied field grown unless specified, sub species planted in group of 2/3.			
%	Scientific Name	Quantity	Size
15	Acer campestre	153	100–125cm
15	Corylus avellana	153	100–125cm
40	Crataegus monogyna	408	100–125cm
10	Ilex aquifolium	102	3L, 60–80cm
15	Prunus spinosa	153	80–100cm
5	Rosa canina	30	2L, 40–60cm

Rev P5 25.03.24 Issued for planning
Rev P4 12.12.23 Issued for planning
Rev P3 20.06.23 Issued for planning
Rev P2 25.05.23 Issued for planning
Rev P1 16.12.22 Issued for planning

Revisions

The Tide Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01782 782790
mail@murdowickham.com
www.murdowickham.com

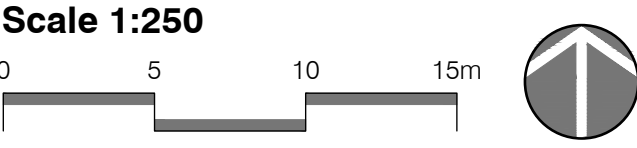
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
NEAP Planting Plan

Date **16 December 2022**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no. **14558/SP/LS/5000** Rev. **P5**



Baseline Information
This drawing is based on Proludic Play drawing 2209.35334

Health & Safety Comments
No specific comments

Planting Notes
Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub/herbaceous beds 600mm
Transplant areas 500mm
Grassed areas 300mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.

Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3682:2015 and have a pH value of 5.5-6.5. Shrub beds: 400mm topsoil over 200mm subsoil. Grassed areas: 150mm topsoil over 150mm subsoil. Nursery stock tree pits 400mm topsoil over 300mm subsoil. Semi-mature trees 400mm topsoil over 600mm subsoil.

Finished Levels
Turfed and seeded areas 25mm above adjacent hard surfaces.
Shrub beds 30mm below adjacent hard surfaces.

Tree Pits
Nursery stock trees - planting hole 1000mm x 1000mm x 700mm deep.
Semi-mature trees 20-25cm girth - planting hole 1200mm x 1200mm x 1000mm deep.
Semi-mature trees above 35cm girth - planting hole 1.5 x the rootball diameter x 1000mm deep.
Trees 12-18cm girth - Root Rain Metro, code RRPC4.
Trees 20-35cm girth - Root Rain Civic, code RRCVIC1. Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Trees and Shrubs
Trees are to be supplied by Deepdale in airpots or rootballs during the dormant season. www.deepdale-trees.co.uk
Nursery stock trees are to be supplied by Barcham Trees in Light Pots. www.barcham.co.uk
Shrubs are to be supplied in containers by Robin Tacchi Plants. www.robinacchiplants.com
Instant hedges are to be supplied by Readyhedge. www.readyhedgeitd.com

Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch. www.melcourt.co.uk
Rowlawn Medallion is to be used where turf is specified. www.rolawn.co.uk

Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Accae	Acer campestre 'Elsrijk'	3	20–25cm girth
Acps	Acer pseudoplatanus	2	16–18cm girth
Btpen	Betula pendula	4	20–25cm girth
Quro	Quercus robur	2	20–25cm girth
Ticg	Tilia cordata 'Greenspire'	2	20–25cm girth
Ulnho	Ulmus 'New Horizon'	6	20–25cm girth

Shrubs – all shrubs are to be supplied container grown (unless otherwise specified). (D) = diameter			
Code Name	Scientific Name	Quantity	Size
Brsu	Brachyglottis 'Sunshine'	45	5L, 40–50cm (D)
Coaih	Cornus alba 'Ivory Halo' (min 9 breaks)	48	5L, 40–60cm
Decbr	Deschampsia cespitosa 'Bronzeschleier'	95	5L
Hemet	Hebe 'Mette'	50	5L, 40–60cm
Hymmo	Hydrangea macrophylla 'Madame Emile Mouilleres'	24	10L, 60x60cm
Nadll	Nandina domestica 'Lemon Lime'	109	5L, 40–60cm (D)
Vebron	Verbena bonariensis	55	2L

Instant Hedging – all hedging is to be feathered to base and supplied in 1m long troughs			
Code Name	Scientific Name	Quantity	Size
Cabt	Carpinus betulus (instant hedging in troughs)	812	1m long, 80–100cm

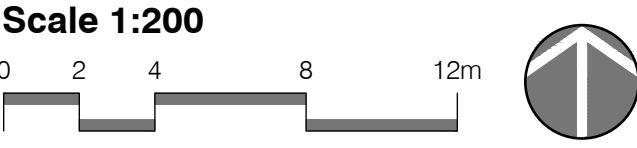
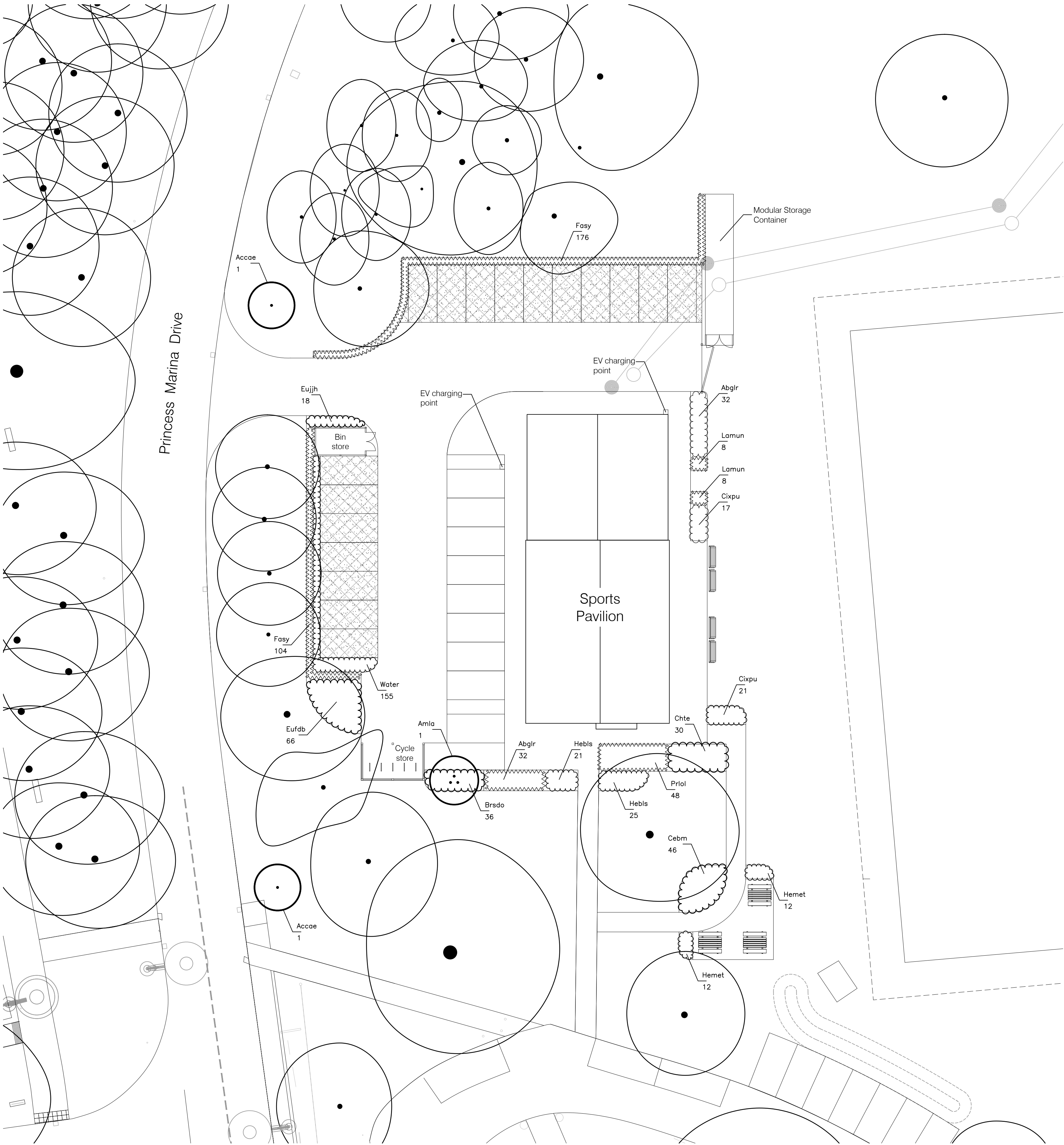
Rev P4 25.03.24 Issued for planning
Rev P3 12.12.23 Issued for planning
Rev P2 24.05.23 Issued for planning
Rev P1 16.12.22 Issued for planning

Revisions

MURDOCH WICKHAM

THE LANDSCAPE ATELIER

The Tide Barn
Bradbourne House
East Melling
Kent
ME19 6DZ
01782 752780
mail@murdochwickham.com
www.murdochwickham.com



Baseline Information
This drawing is based on Edgington, Spink & Hyne drawing 5709-1100 Rev N

Health & Safety Comments
No specific comments

Planting Notes
Formation Levels
Formation levels are to be excavated or made up where required (except within the RPA of existing trees) to the following depths below finished ground level:
Shrub beds 600mm
Grassed areas 300mm
Exposed substrate is to be thoroughly broken up by machine or by hand to a minimum depth of 400mm. Prior to backfilling with subsoil/topsoil water test all areas of prepared ground to ensure that they are free draining.
Soiling
Subsoil shall be multipurpose complying BS 8601:2013. Topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-6.5. Shrub beds: 400mm topsoil over 200mm subsoil. Grassed areas: 150mm topsoil over 150mm subsoil. Nursery stock tree pits 400mm topsoil over 300mm subsoil.
Finished Levels
Seeded areas 25mm above adjacent hard surfaces & 150mm below DPC.
Shrub beds 30mm below adjacent hard surfaces & 150mm below DPC.
Tree Pits
Nursery stock trees - planting hole 1000mm x 1000mm x 700mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering system Root Rain Metro, code RRPC3A are to be incorporated within all tree pits.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with imported topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Staking
Tree stakes shall be machine rounded stakes 2.4 metres x 75mm diameter, with one end pointed. Two stakes shall be driven into the base of each pit equally distant from the trunk either side of the rootball, so that 1.5m remains above finished ground level. A cross bar 900mm x 38mm x 75mm shall be secured to each post with sheradised screws.
Trees shall be secured to the cross bar using a Toms Big Block (L3) in conjunction with 50mm special reinforced rubber belt as supplied by 'Toms Tree Ties' (www.toms.co.uk/catalog) or other equal and approved. Each belt is to be secured to the cross bar using 4 galvanised nails per strap.
Trees and Shrubs
Trees are to be supplied by Deepdale in airpots or rootballs during the dormant season.
www.deepdale-trees.co.uk
Specimen plants are to be supplied by Europlants.
www.europlants.net
Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robinacchiplants.com
Planting
All planted areas are to be mulched with 50mm of Melcourt Ornamental Bark Mulch.
www.melcourt.co.uk
DLF Trifolium Pro Master 70 Recreation all purpose amenity mix is to be used for seeding grasscrete parking areas and to make good around building works and sown at 35-50 g/m2.
All large specimen shrubs are to be underground guyed.

Legend

- Existing trees
- Nursery stock trees
- Multi-stem specimens
- Shrub & hedge planting
- Grasscrete to be seeded

Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Accae	Acer campestre 'Elsrijk'	2	18–20cm girth

Specimen Plants – supplied in containers

Code Name	Scientific Name	Quantity	Size
Amla	Amelanchier lamarckii (multi stem umbrella)	1	110L, 3.0–3.5m

Shrubs & Hedging Plants – are to be supplied container grown. (D) = diameter

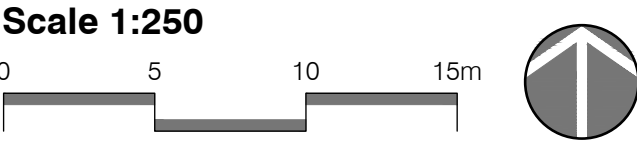
Code Name	Scientific Name	Quantity	Size
Abgrl	Abelia x grandiflora 'Little Richard'	64	3L, 30–40cm
Brdsd	Brachyglottis 'Silver Dormouse'	36	5L, 40–50cm (D)
Cebm	Ceanothus 'Blue Mound'	46	5L, 30–40cm (D)
Chte	Choisya ternata	30	5L, 40–60cm
Cixpu	Cistus x purpureus	38	3L, 40–60cm
Eufdb	Euonymus fortunei 'Dart's Blanket'	66	5L, 30–40cm (D)
Eujjh	Euonymus japonicus 'Jean Hugues'	18	3L, 30–40cm
Fasy	Fagus sylvatica	280	3L, 100–125cm
Hebls	Hebe 'Blue Star'	46	5L, 30–40cm (D)
Hemet	Hebe 'Mette'	24	5L, 40–60cm
Lamun	Lavandula 'Munstead'	16	5L
Priol	Prunus laurocerasus 'Otto Luyken'	48	5L, 30–50cm
Water	Waldsteinia ternata	155	2L, 25–30cm (D)

Rev C1 21.02.25 Issued for construction

Revisions

MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tide Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mail@murdochwickham.com
www.murdochwickham.com



Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/ALMT/LS/5703 Allotment Area C Layout

Health & Safety Comments
No specific comments

General Notes
None

Notes
Groundworks
Existing grassed areas shall first be cut back and treated with an approved non-residual herbicide such as 'Roundup'. Herbicides are to be used in accordance with the manufacturer's instructions. More than a single application may be required to eradicate plant, grass growth. Once all green growth been killed off the ground the topsoil can be stripped and set aside for reuse.

Subsoil to planted areas shall then be excavated to a depth of 400mm and allotment plots 450mm below finished levels. All arisings are to be removed from site.

Formation levels are to be thoroughly broken up by machine to a minimum depth of 400mm to ensure there is no compacted ground prior to topsoiling operations.

Soiling
Imported topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.5. Depths required using existing and imported soils:
Allotment beds: 450mm deep.
Hedge: 400mm deep.
Grassed areas: 150mm deep.

Reinforced Grassed Surface Rootzone
Works need to be undertaken during the growing season (March - early October) to allow successful seed germination. Installation is to be as per the manufacturer's recommendations. Rootzone bedding and paver fill must be a free-draining, structurally sound proprietary blend of sand:soil or sand:compost such as that used in sports/golf construction. This is normally identified as a 60:40.

Finished Levels
Turfed and seeded areas 25mm above adjacent hard surfaces.

- Legend**
- 150mm topsoil for seeded areas
 - 150mm imported rootzone bedding for parking area
 - 400mm topsoil to native hedge
 - 450mm topsoil to allotment plots

Rev C2 26.02.25 Mains water meter and connection added
Rev C1 21.02.25 Issued for construction
Revisions



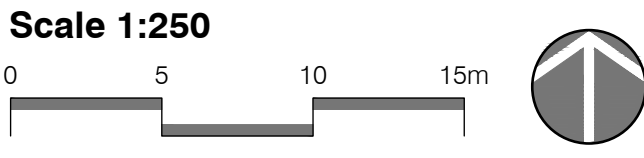
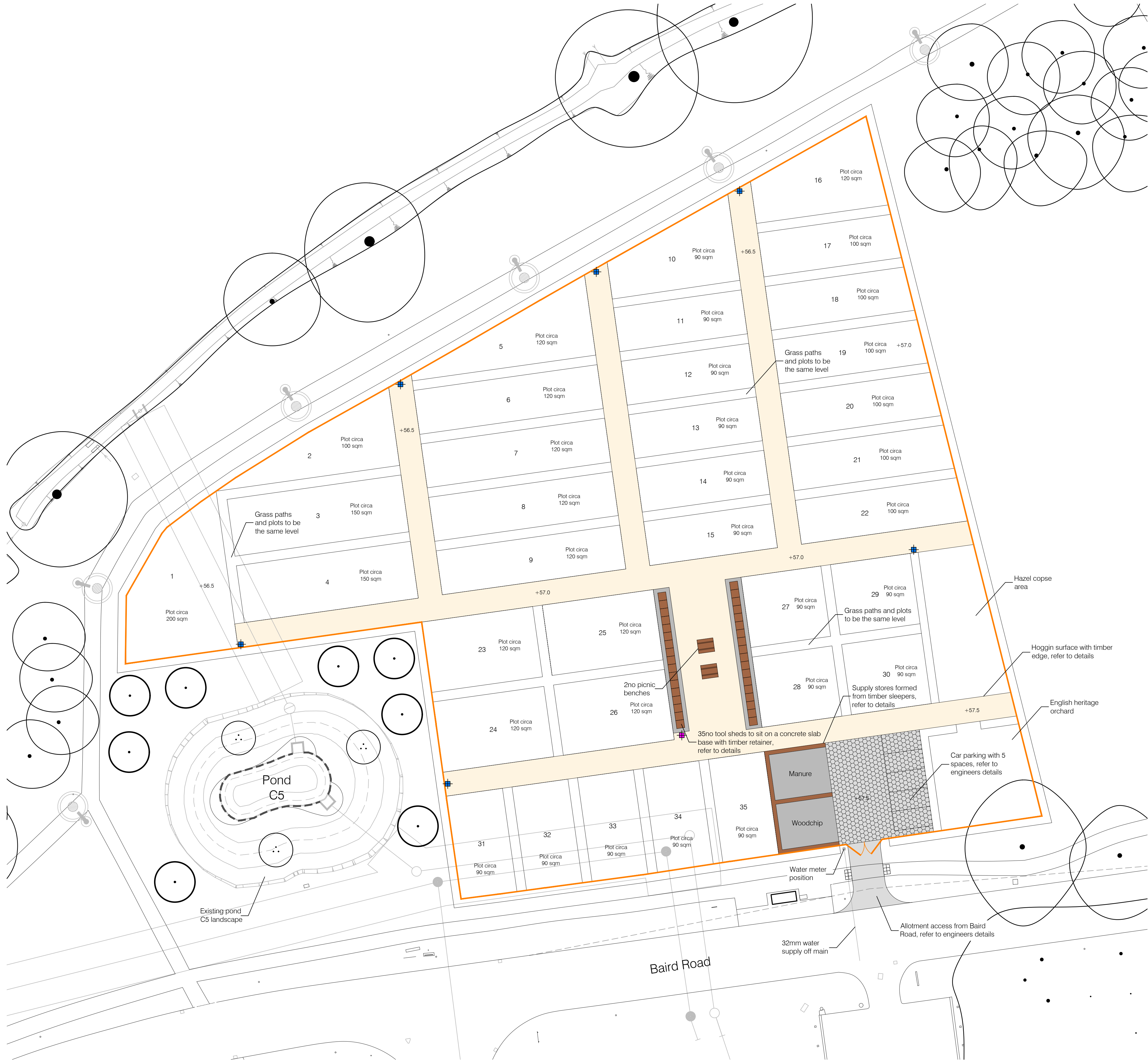
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
Allotment Area C Soiling Plan

Date **21 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no. **14558/SP/LS/5053** Rev. **C2**



Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/ALMT/LS/5703 Allotment Area C Layout

Health & Safety Comments
No specific comments

General Notes
Weld Mesh Fence
Jackson Euroguard 1.83m high flatform medium weld mesh fence is to be galvanised and powder coated, colour Green RAL 6005 (or similar and approved), with matching single and double access gates. Installation is to be to the manufactures recommendations.

Attach Jacksons 600mm x 31mm 50m Roll 1.0mm (19g) galvanized wire rabbit protection netting to the base of the weld mesh fence with 300mm buried into the ground. Rabbit fencing to be clipped to the weld mesh fence at 300mm centres.
www.jacksons-fencing.co.uk

- Legend**
- Hoggin surface with timber edge
 - Bitumen macadam surface, refer to engineers details
 - Reinforced grass surface, refer to engineers details
 - Concrete slab base with timber retainer to storage sheds and supply stores
 - 1.83m high weld mesh fence with matching double / single access gates & rabbit proof fencing to base
 - Watering point - tap fitted with non return valve and fixed to timber post 100 x 100mm section
 - Watering point - galvanised steel allotment dip tank 1200x610x610mm with service box & float valve to be positioned over the hoggin surface www.cityirrigation.co.uk
 - Timber sleepers
 - 1 x 1m Albany tool sheds to sit on a concrete slab base, built in banks of 6-8 units with common walls (or similar and approved) www.albanysheds.co.uk
 - Woodscape Cleveland Picnic Set or similar approved (surface fixed) www.woodscape.co.uk
 - +57.5 Indicative levels



Green weld mesh fence



Banks of Albany Sheds, also showing turf path allotment partitions



Tap with upstand



Galvanised steel allotment dip tank

Rev C2 26.02.25 Mains water meter and connection added
Rev C1 21.02.25 Issued for construction
Revisions



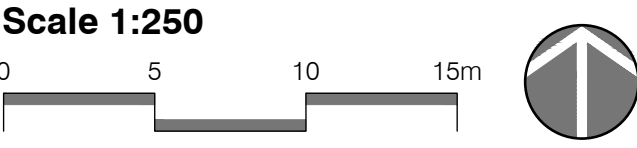
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
Allotment Area C Hard Landscape Plan

Date **21 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no. **14558/SP/LS/5054** Rev. **C2**



Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/ALMT/LS/5703 Allotment Area C Layout

Health & Safety Comments
No specific comments

General Notes
None

Planting Notes
Tree Pits
Nursery stock trees - planting hole 1000mm x 1000mm x 700mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering systems are to be incorporated within all tree pits as per the schedule below:
Trees 12-18cm girth - Root Rain Metro, code RRPC3A. Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit is to be backfilled with imported washed sand and the final 400mm of the pit backfilled with topsoil. The upper 200mm is to have a 30mm compost layer mixed into the topsoil.

Trees
Nursery stock trees are to be supplied by Barcham Trees in Light Pots.
www.barcham.co.uk

Staking & Guying
Tree stakes shall be machine rounded stakes 2.4 metres x 75mm diameter, with one end pointed. Two stakes shall be driven into the base of each pit equally distant from the trunk either side of the rootball, so that 1.5m remains above finished ground level. A cross bar 900mm x 38mm x 75mm shall be secured to each post with sheradised screws. Trees shall be secured to the cross bar using a Toms Big Block (L3) in conjunction with 25mm special reinforced rubber belt as supplied by 'Toms Tree Ties' (www.jtoms.co.uk/catalog) or other equal and approved. Each belt is to be secured to the cross bar using 4 galvanised nails per strap.

All multi-stems are to be secured underground using 'Platipus' Tree Anchoring and Plati-Mat system Product code RFP1 (www.platipus-anchors.com) or similar and approved. Fixing should be strictly in accordance with the manufacturer's recommendations.

Turfed Areas
Amenity turf such as George Davis Trident Turf, or similar and approved is to be used where turf is specified. Grass paths are to be formed of two turf widths wide i.e. 1.22m.
www.georgedavisturf.co.uk

Seeding to Landscaped Areas
Wild flower areas are to be sown with Emorsgate Seeds Flowering Lawn Mixture EL1 at 4g/m2 and oversown with EG22 at 10g/m2 for quicker establishment.
www.wildseed.co.uk

Seeding to Reinforced Grass Parking Area
Apply Agrosil LR pre-seed fertiliser at 50g/m2 prior to seeding with Germinal A22 Low Maintenance seed mix, sown at 50g/m2 (or similar and approved). A very light top dressing may be applied to just cover the seed and to provide adequate germination conditions.

Hornbeam Hedge
Plants to the hornbeam hedge are to be supported by canes and ties without tree shelters.

Mulch to Hedgerow
Mulch newly planted hedgerows with 50mm of Melcourt Contract Bark Mulch.
www.melcourt.co.uk

Planting Schedule

Trees – all trees are to be supplied in air–pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Accae	Acer campestre 'Elsrijk'	6	12–14cm girth
Btpen	Betula pendula	2	12–14cm girth
Macop	Malus 'Cox's Orange Pippin'	3	10–12cm girth
Prmol	Prunus cerasus 'Morello'	3	10–12cm girth
Pycco	Pyrus communis 'Conference'	3	10–12cm girth

Native Hedge – all transplants are to be supplied field grown (unless otherwise specified). To be planted at 40cm centres in double staggered rows 0.5m apart (7 plants per metre)			
Code Name	Scientific Name	Quantity	Size
Cobt	Corpinus betulus	3320	80–100cm

Hazel Copse – all plants are to be supplied in air–pots/containers			
Code Name	Scientific Name	Quantity	Size
Coave	Corylus avellana (multi–stem)	10	2.0–2.5m high

Legend

- 1m wide native hedge
- Proposed orchard & hazel copse
- Allotment plots, 450mm of topsoil
- 1.2m wide instant turf paths to be same level as plots
- Seeding to reinforced grass parking area
- Wildflower meadow mix
- 1.83m high weld mesh fence with matching double / single access gates & rabbit proof fencing to base

Rev C2 26.02.25 Mains water meter and connection added
Rev C1 21.02.25 Issued for construction
Revisions



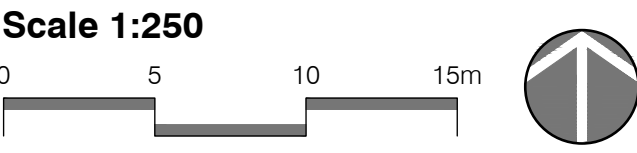
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
Allotment Area C Planting Plan

Date **21 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no. **14558/SP/LS/5055** Rev. **C2**



Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/ALMT/LS/5703 Allotment Area C Layout

Health & Safety Comments
No specific comments

General Notes
None

Legend

 Setting out point

Setting Out Coordinates

Point	East	North
1	476664.13m E	165555.17m N
2	476663.30m E	165555.05m N
3	476616.34m E	165548.41m N
4	476614.50m E	165561.16m N
5	476614.08m E	165564.13m N
6	476611.46m E	165582.77m N
7	476588.69m E	165579.56m N
8	476574.70m E	165577.60m N
9	476574.82m E	165586.07m N
10	476579.26m E	165593.81m N
11	476579.86m E	165594.53m N
12	476584.18m E	165597.78m N
13	476588.46m E	165600.73m N
14	476597.48m E	165606.36m N
15	476607.37m E	165611.89m N
16	476610.17m E	165613.49m N
17	476616.65m E	165617.20m N
18	476626.22m E	165622.75m N
19	476631.66m E	165625.85m N
20	476634.46m E	165627.45m N
21	476649.44m E	165635.88m N
22	476652.25m E	165637.45m N
23	476666.59m E	165645.52m N
24	476679.20m E	165595.32m N
25	476679.94m E	165592.39m N
26	476684.55m E	165574.04m N
27	476685.28m E	165571.11m N
28	476688.40m E	165558.70m N
29	476674.97m E	165556.75m N
30	476668.58m E	165555.82m N
31	476673.19m E	165569.41m N
32	476661.51m E	165567.77m N
33	476653.69m E	165569.70m N
34	476642.80m E	165568.17m N
35	476651.07m E	165588.34m N
36	476640.18m E	165586.80m N
37	476658.58m E	165592.42m N
38	476655.61m E	165592.00m N
39	476639.76m E	165589.77m N
40	476636.79m E	165589.36m N
41	476614.02m E	165586.15m N
42	476611.04m E	165585.74m N
43	476588.27m E	165582.53m N

Rev C2 26.02.25 Mains water meter and connection added
Rev C1 21.02.25 Issued for construction

Revisions



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tide Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mal@murdowickham.com
www.murdowickham.com

Job Title
Arborfield Garrison, Infrastructure

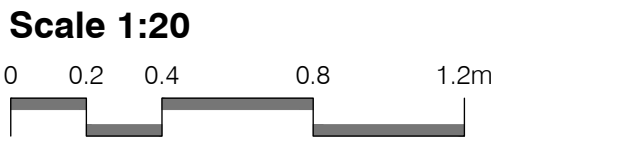
Client
Crest Nicholson Chiltern

Drawing Title
Allotment Area C Setting Out Plan

Date **21 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no.
14558/SP/LS/5056

Rev.
C12



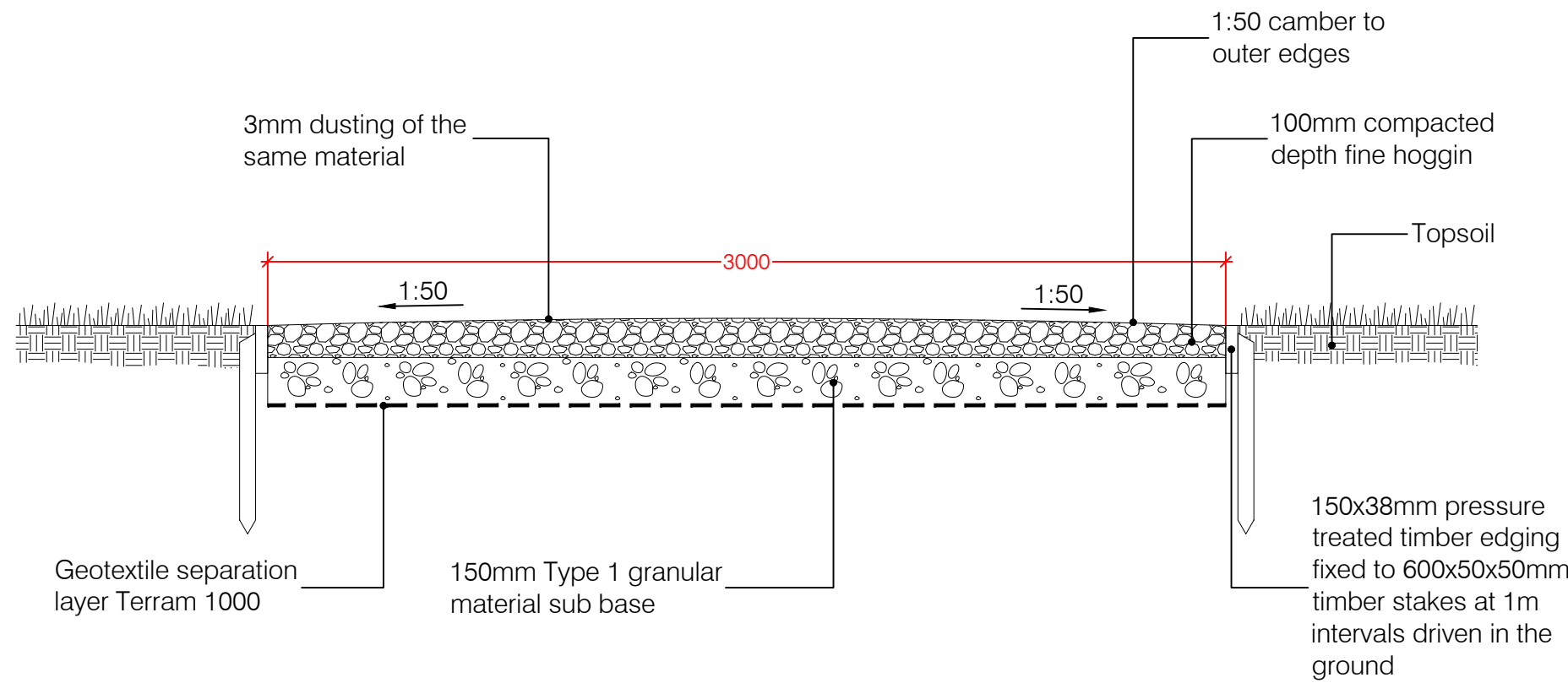
Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/SP/LS/5054 Allotment Area C Hard Landscape Plan

Health & Safety Comments
No specific comments

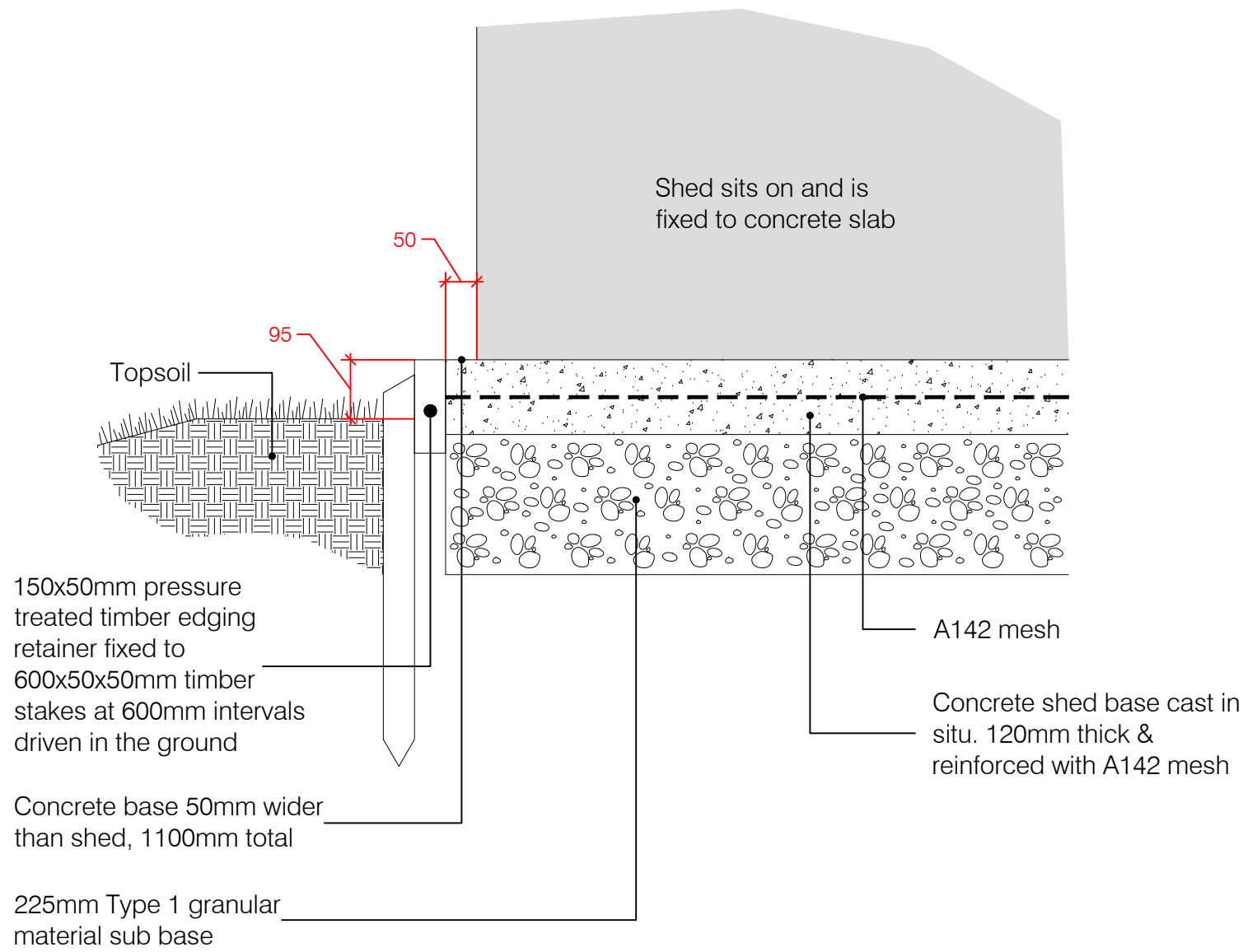
General Notes
New Oak Sleepers
New Oak Railway Sleepers size 2400 x 200 x 100mm to be supplied by Suregreen or similar and approved. www.sure-green.com

Concrete Slab Base to Storage Sheds
Pressure treated timber retainers to concrete slab bases to be left in place. Additional timber retainer to be installed across centre of slab to act as expansion joint.

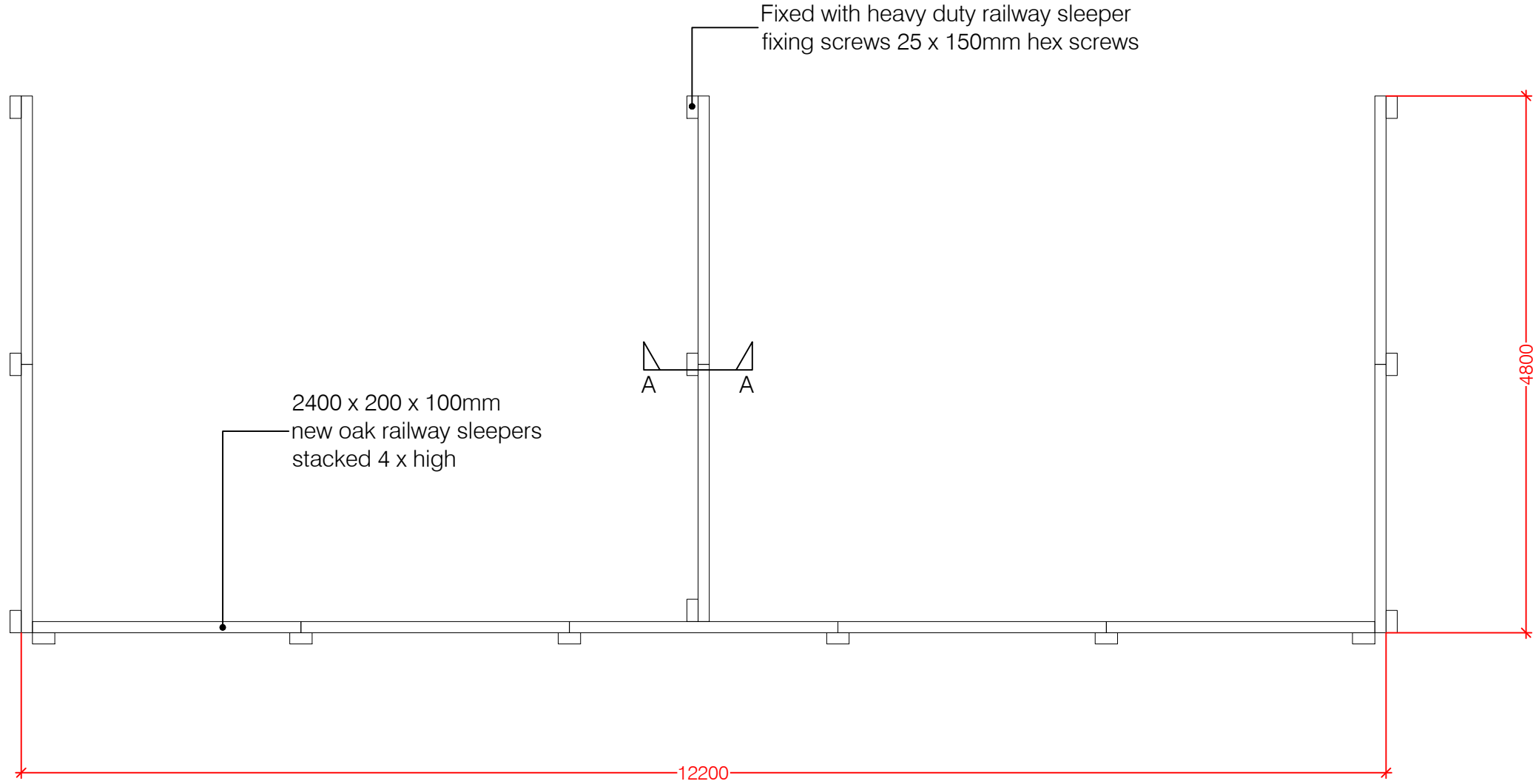
Path Construction
Clean Hoggin Path
1:20 @ A1



Storage Sheds
Concrete Slab Base
Section 1:10 @ A1

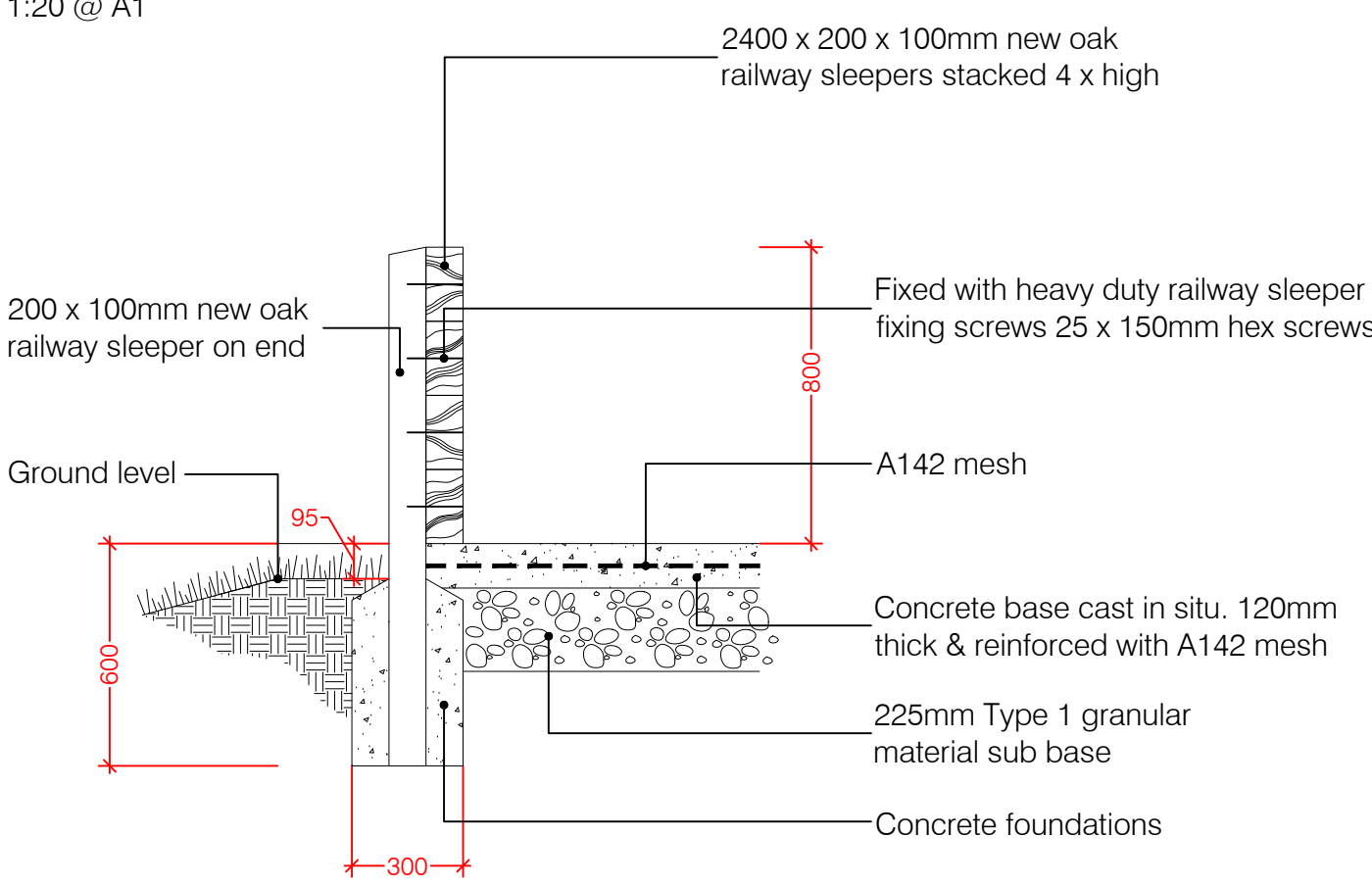


Manure & Woodchip Storage
Plan View
1:50 @ A1



New Oak Railway Sleepers size 2400 x 200 x 100mm to be supplied by Suregreen or similar and approved. www.sure-green.com

Manure & Woodchip Storage
Section
1:20 @ A1



Rev C1 21.02.25 Issued for construction
Revisions



The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mail@murdochwickham.com
www.murdochwickham.com

Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
Allotment Area C Details

Date **21 February 2025**
Scale **1:10, 1:20 & 1:50 @ A1**
Drawn **NC**

Drawing no. **14558/SP/LS/5601** Rev. **C1**

Circulation Plan (NTS)

- Round Berkshire cycle route
- Footpath/ Cycleway links
- Footway links

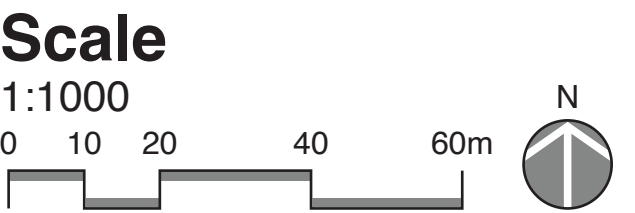
Legend

- Application boundary
- Existing trees & vegetation
- Proposed trees
- Hedge planting
- NEAP play area
- LEAP play area
- Tennis courts
- Sports pitches
- Amenity space
- Allotments
- Bitumen macadam footway
- Thames Water adopted sewer
- Floodzone
- Maintenance access 4m wide single leaf swinging lockable gate
- Sports pitch protective fencing

Note: Benches to be provided within the amenity green space distributed evenly along the footpath.



Orientation – the noticeboard would be positioned by the side of the footpath facing north towards the footpath and be installed into the grass. Noticeboard size is 1100mm x 850mm – then mounted on two posts



The vision behind the NEAP play area is to reflect the sporting character of this sports hub, with the focus on fitness, agility and tracks.



A MUGA Area - Including a circular ball court, MUGA and street workout zone



1. J22219 - Sportswall



2. J22220 - Panna



3. J5219A - Street Work Out



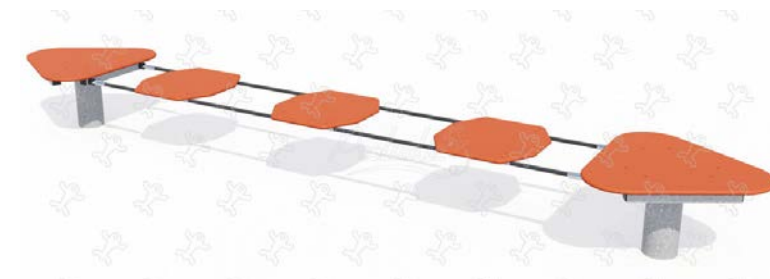
B Ninja Play equipment for all ages reflecting the sporting nature with fitness agility and play value, including a stopwatch panel



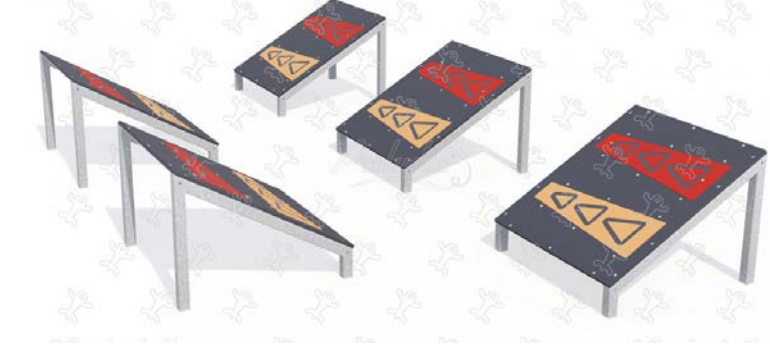
Fitness track to the perimeter of the play area, opportunity for markers, signs, mounding to encourage children to use with scooters etc.



4. J5914 - Stopwatch panel



5. J5905 - Unstable bridge



6. J5901 - Slanted steps



7. J591 - Slackline

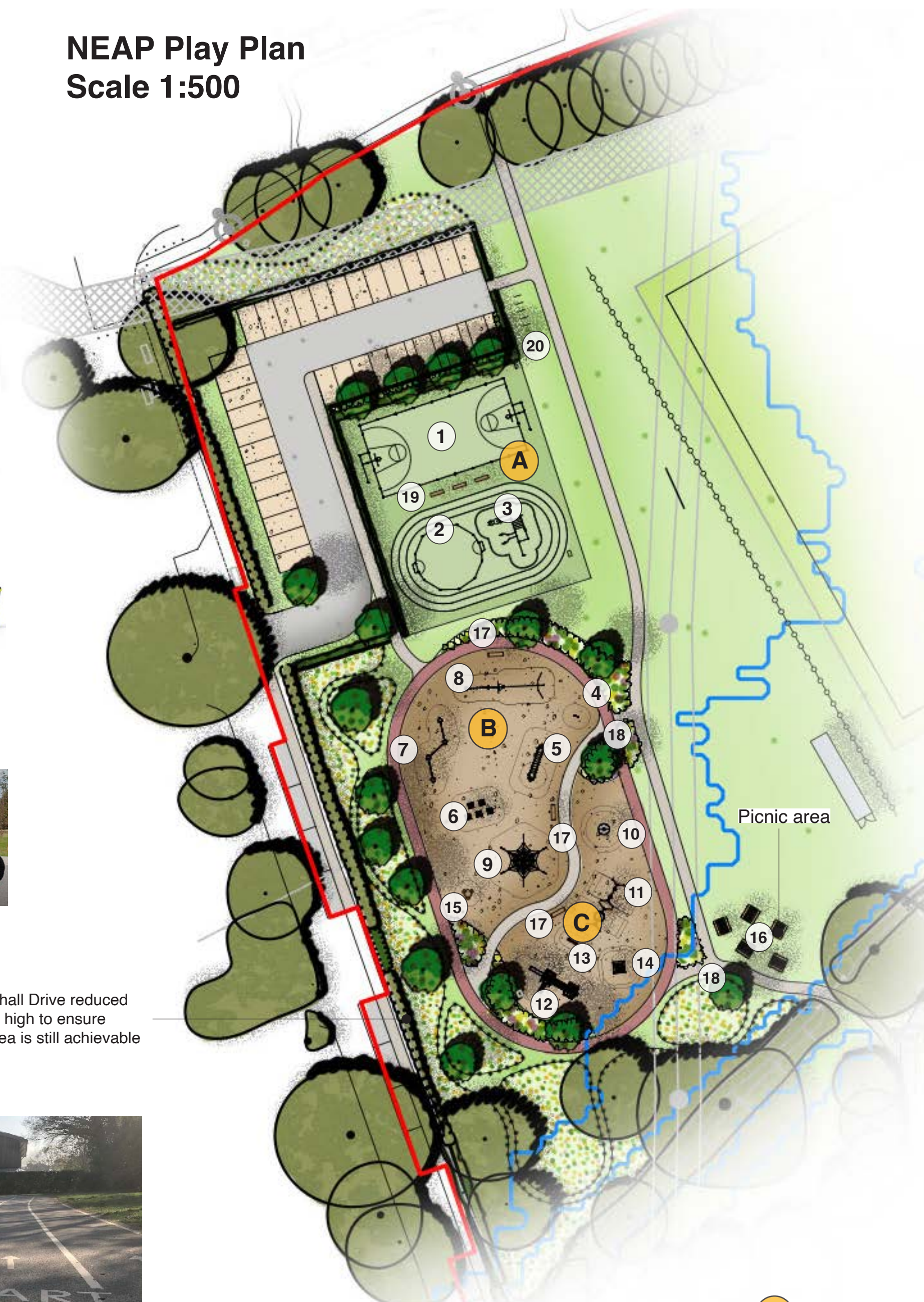


8. J5913 - Aerial crossing



9. J48103 - Climbing Equipment

NEAP Play Plan Scale 1:500



Playground Equipment Schedule

Playground equipment to be supplied by Proludic or similar and approved:

1. 20m x 10m MUGA*
Product Reference: UKZAUNMUGA

2. Circular Ball Court
Product Reference: J22220A

3. Street Work Out
Product Reference: J5219A

4. Stopwatch panel
Product Reference: J5914

5. Unstable bridge
Product Reference: J5905

6. Slanted steps
Product Reference: J5901

7. Slackline
Product Reference: J591

8. Aerial crossing
Product Reference: J5913

9. Climbing Equipment
Product Reference: J48103

10. Rotating equipment
Product Reference: J2407

11. Metal Cradle Seat Swing & Metal Pod Swing
Product Reference: J474A & J441A

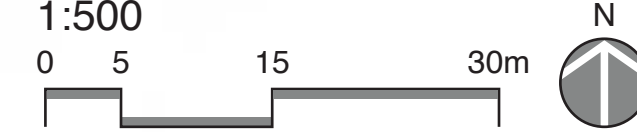
12. Kanopé
Product Reference: J5605-C

13. Seesaw Springer
Product Reference: J852

14. Trampoline
Product Reference: R34-ETP-000

*Includes 45Lm 3m high fencing, 20Lm 1.2m high fencing & 2 No. 3m wide recessed goal ends with basketball overpanels. Includes set of 5 small football targets and one large target panel.

Scale 1:500



C Younger children play area with traditional play equipment



10. J2407 - Rotating equipment



11. J474A - Metal Cradle Seat Swing



12. J5605-C - Kanopé

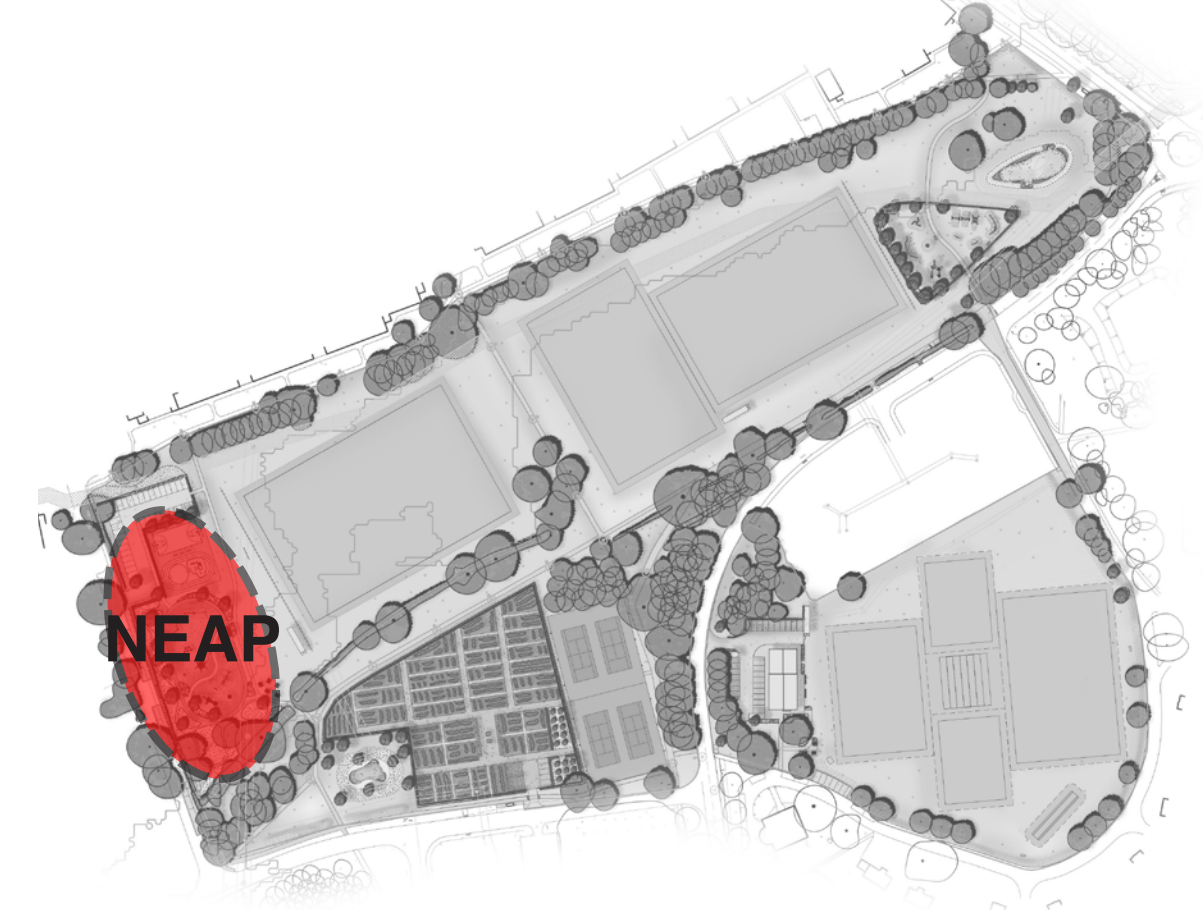


13. J852 - Seesaw Springer



14. R34-ETP-000 - Trampoline

Location Plan



Legend

	Existing trees		Rubber mulch safety surfacing
	Proposed trees		Bitumen macadam footways
	Shrub planting		Geosynthetics 'Golpla' gravel
	Hedge planting		Bitumen macadam road
	MUGA sports surfacing		Picnic area
	Thames Water adopted sewer		Sports pitch protective fencing

Site Furniture Schedule

15. 1no. Children's Picnic table
Product Reference: J2880

16. 5no. Woodscape Picnic Bench Type 2 straight

17. 3no. Woodscape hardwood Type 3 Backrest Seat (2m long) with below ground fixing

18. 2no. Broxap Derby Double Slimline Recycling bin, colour black

19. 3no. Woodscape hardwood Type 2 Backless Bench (2m long) with below ground fixing

20. 5no. Sheffield cycle stands



16. Type 2 picnic bench



18. Derby E Slimline Litter Bin



17. Type 3 bench



19. Type 2 backless bench



20. Sheffield cycle stands

The vision behind the LEAP play area is to also reflect the sporting character of this sports hub with a softer character compared with the NEAP, using timber play equipment and trim trail elements.



1. Origin Combination Swing: 1x Cradle 1x Flat



2. Origin Pod Swing



3. Origin Rope End Swing



4. Climbing & Balancing Unit



5. Origin Seesaw



6. Toddler Origin Multiplay Unit

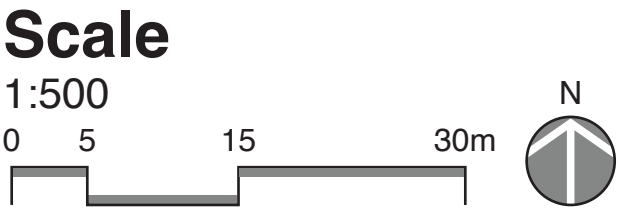


7. Rotating equipment



8. RockBlocks Climbers Hairpin Turn

LEAP Play Plan Scale 1:500



Playground Equipment Schedule

Playground equipment to be supplied by Proludic or similar and approved:

1. Origin Combination Swing: 1x Cradle 1x Flat
Product Reference: J489A
2. Origin Pod Swing
Product Reference: J491A
3. Origin Rope End Swing
Product Reference: J499A
4. Climbing & Balancing Unit
4.0 Log Steppers
4.1 Horizontal Climbing Net
4.2 2No. Log Run
4.3 Suspended Rings
4.4 2No. Balancing Beams
4.5 Tightrope Walk
Product Reference: J4935A
5. Origin Seesaw
Product Reference: J4920A
6. Toddler Origin Multiplay Unit
Product Reference: UKJ4931SP1400
7. Rotating equipment
Product Reference: J2406
8. RockBlocks Climbers Hairpin Turn
Product Reference: RB-315

Legend

	Existing trees		Bitumen macadam footway
	Proposed trees		Bench
	Shrub planting		Thames Water adopted sewer
	Hedge planting & 1.2m high metal estate railings & matching gates		Public realm amenity space
	Matta safety surfacing		Sports pitch protective fencing

Location Plan



Site Furniture Schedule

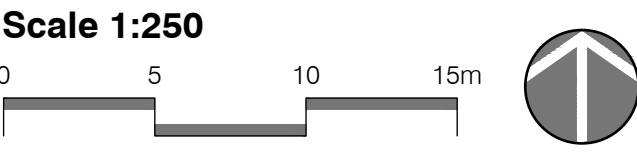
9. 2no. Woodscape Picnic Bench Type 2 straight
10. 2no. Broxap Derby Double Slimline Recycling bin, colour black



Type 3 bench



Derby E Slimline Litter Bin

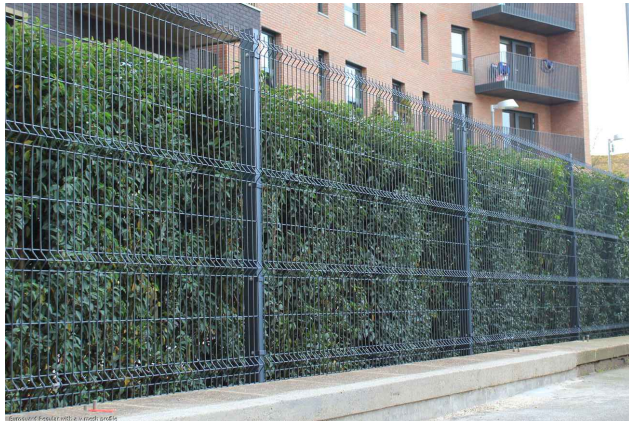


Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/ALMT/LS/5002 Allotment Area Analysis

Health & Safety Comments
No specific comments

General Notes
None

- Legend**
- 1m wide mixed native hedge
 - Proposed trees
 - Allotment plots
 - Instant turf paths to be same level as plots
 - Wildflower meadow mix
 - Manure / woodchip area
 - Timber sleepers
 - 1 x 1m Albany tool sheds, built in banks of 6-8 units with common walls (or similar and approved) www.albanysheds.co.uk
 - Picnic table
 - Hoggin surface
 - Bitumen macadam surface
 - Crossing point to engineer's details
 - Watering point - tap with upstand
 - Watering point - trough
 - 1.8m high green weld mesh fence with matching double access gates
 - +57.5 Indicative levels



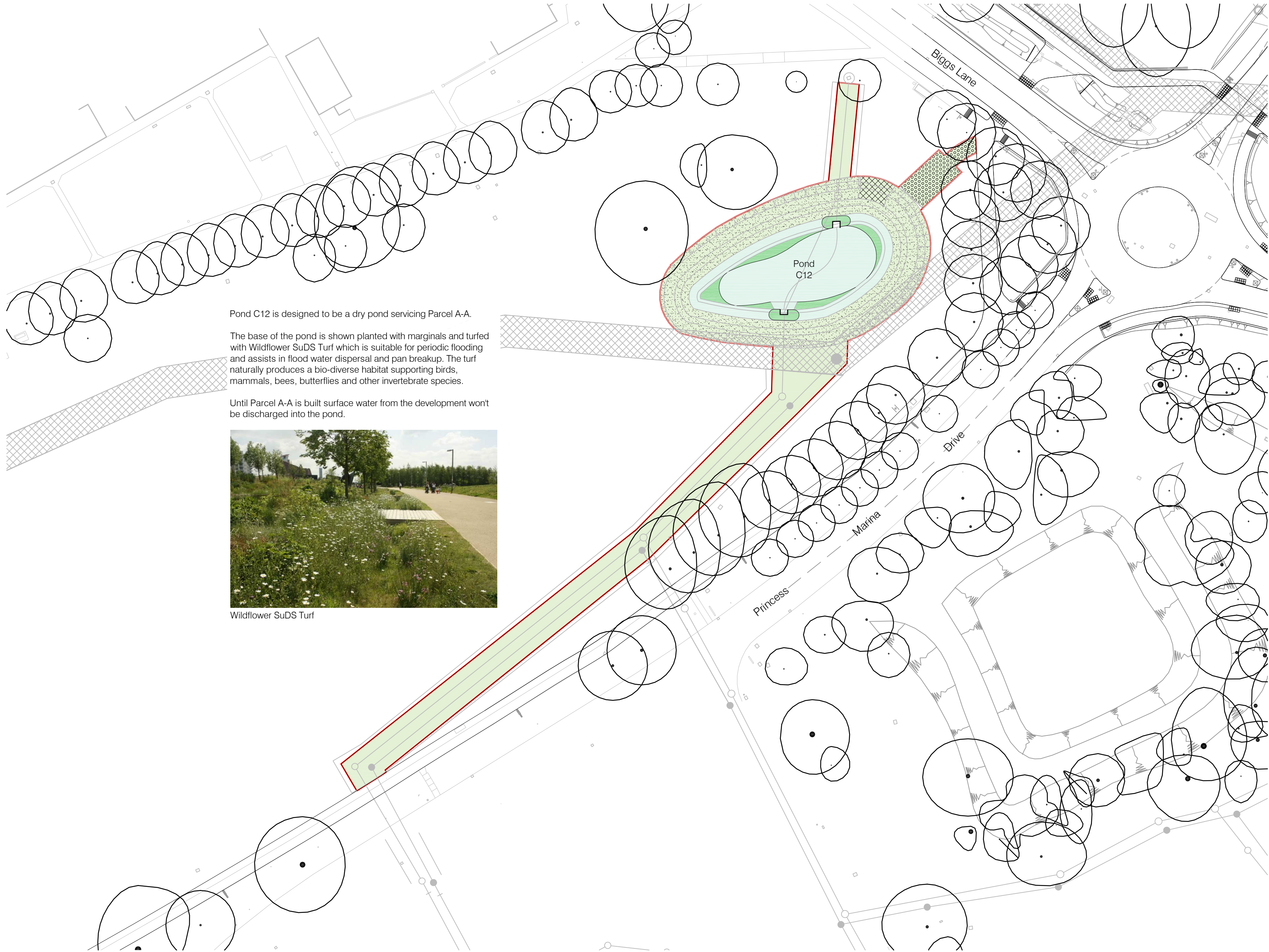
Green weld mesh fence

Rev P5 25.03.24 Indicative levels added and annotations updated
Rev P4 04.01.24 Tool shed details updated
Rev P3 11.12.23 Issued for planning
Rev P2 24.05.23 Issued for planning
Rev P1 04.11.22 Issued for planning

MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tide Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mail@murdochwickham.com
www.murdochwickham.com

Job Title	Arborfield Garrison, Infrastructure	
Client	Crest Nicholson Chiltern	
Drawing Title	Allotment Area C Layout	
Date	04 November 2022	
Scale	1:250 @ A1	
Drawn	NC	
Drawing no.	14558/SP/LS/5703	Rev. P5



Pond C12 is designed to be a dry pond servicing Parcel A-A.

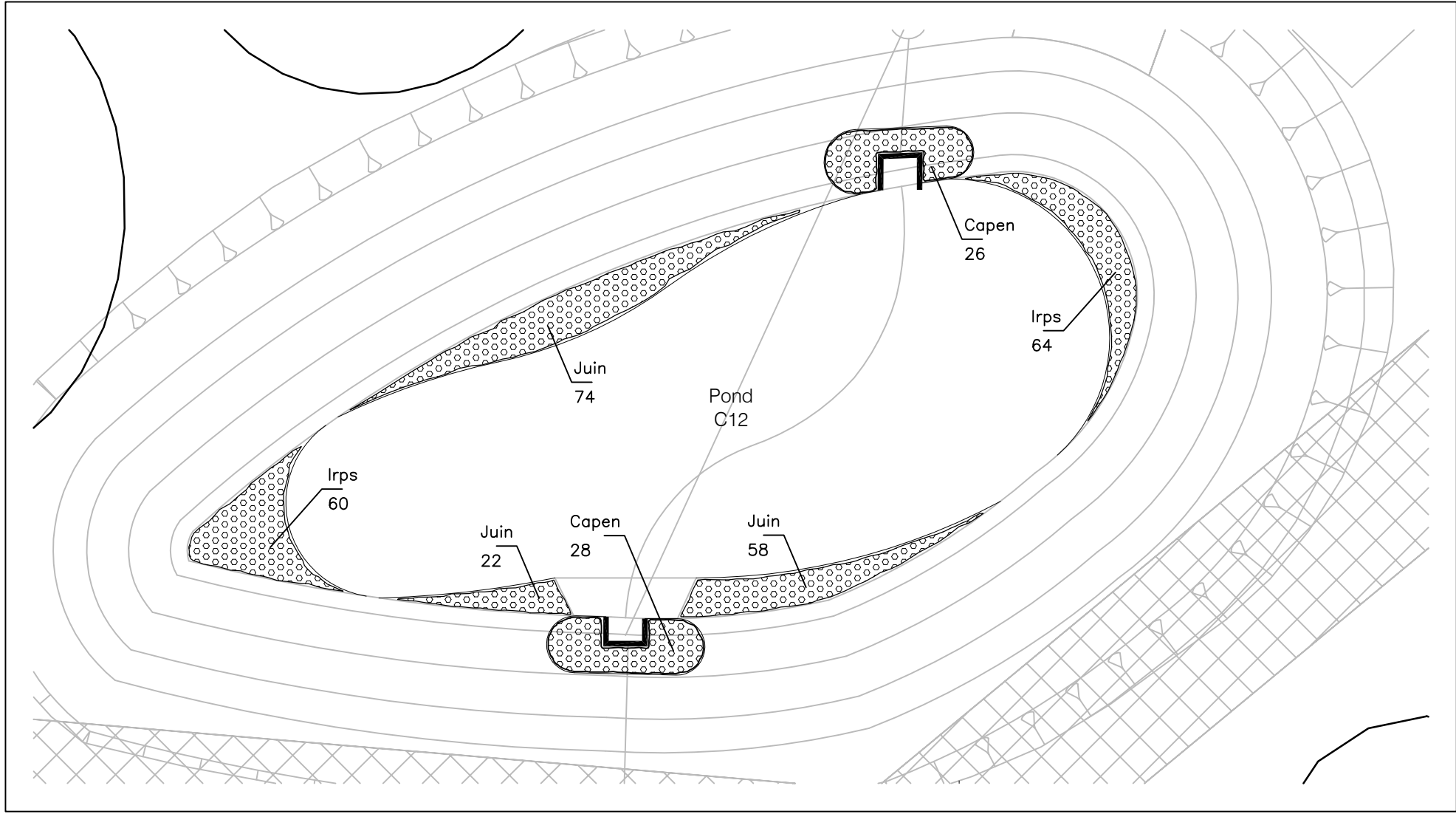
The base of the pond is shown planted with marginals and turfed with Wildflower SuDS Turf which is suitable for periodic flooding and assists in flood water dispersal and pan breakup. The turf naturally produces a bio-diverse habitat supporting birds, mammals, bees, butterflies and other invertebrate species.

Until Parcel A-A is built surface water from the development won't be discharged into the pond.



Wildflower SuDS Turf

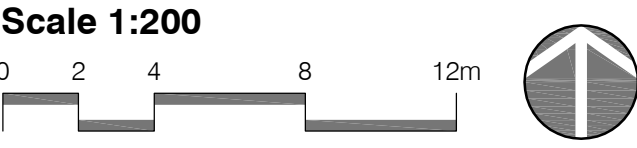
Pond C12 Marginal Planting - 1:200



Planting Schedule

Marginal Plants			
Code Name	Scientific Name	Quantity	Size
Capen	Carex pendula	54	2L
Irps	Iris pseudacorus	124	2L
Juin	Juncus inflexus	154	2L

Legend



Baseline Information

This drawing is based on Aecom drawing 60312043/AA/010 Rev P10

Health & Safety Comments

All attenuation basin has been designed in accordance with CIRIA's The SuDS Manual C753 (November 2015) with appropriate slopes with a gradient of no more than 1:3. Level platforms are included at the top and bottom of the banks.

General Notes

None

Planting Notes

Soiling
It is envisaged that existing subsoil/topsoil stripped and stockpiled in accordance with Tim O'Hare Associates Soil Stripping and Stockpiling Specification will be used for this works. However, any imported topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.5.
Seeded and turfed areas 50mm topsoil over 150mm subsoil.
Marginal planted areas 300mm topsoil over 200mm subsoil.

Shrubs

Shrubs are to be supplied in containers by Robin Tacchi Plants.
www.robin tacchi plants.com

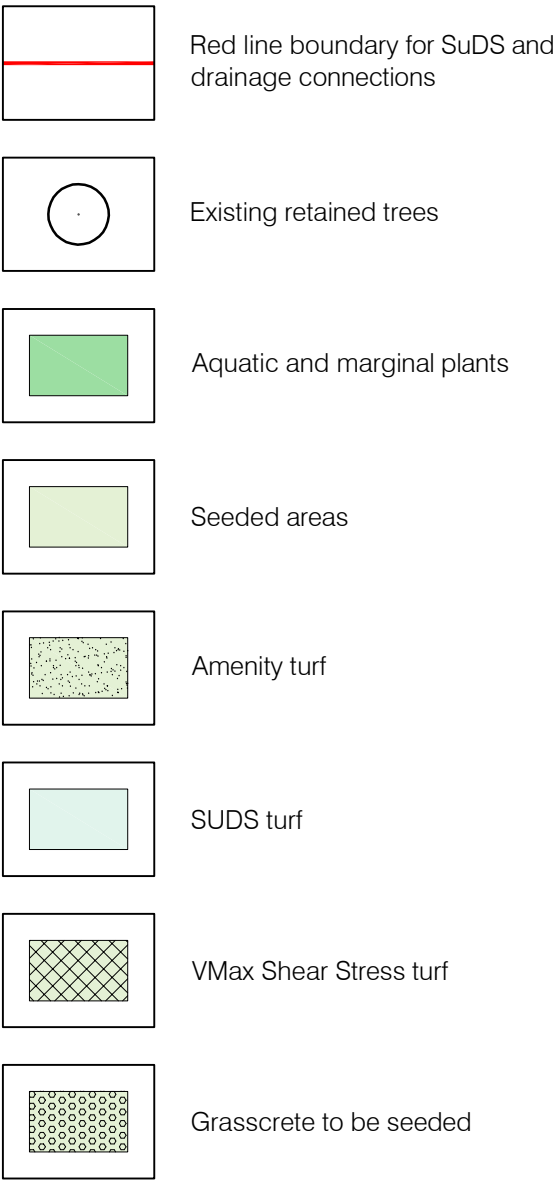
Seeding

Pro Master 70 All purpose amenity mix used where areas are shown to be seeded (including Grasscrete areas) and sown at 35-50 g/m2.
www.grassseeds.com

Turfed Areas

VMax Shear Stress Turf (SST) is a pre-vegetated geomat supplied by Salix.
www.salixrw.com
SuDS Turf (WFT-SUD-37) as supplied by Wildflower Turf.
www.wildflowerturf.co.uk
Rowlawn Medallion is to be used where amenity turf is specified and supplied by Rowlawn.
www.rolawn.co.uk

Legend



Rev T2 03.12.20 Updated as per WBC comments 07.08.20
Rev T1 13.01.20 Issued for tender

Revisions

The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mail@murdowickham.com
www.murdowickham.com

Job Title
Arborfield Garrison, Infrastructure

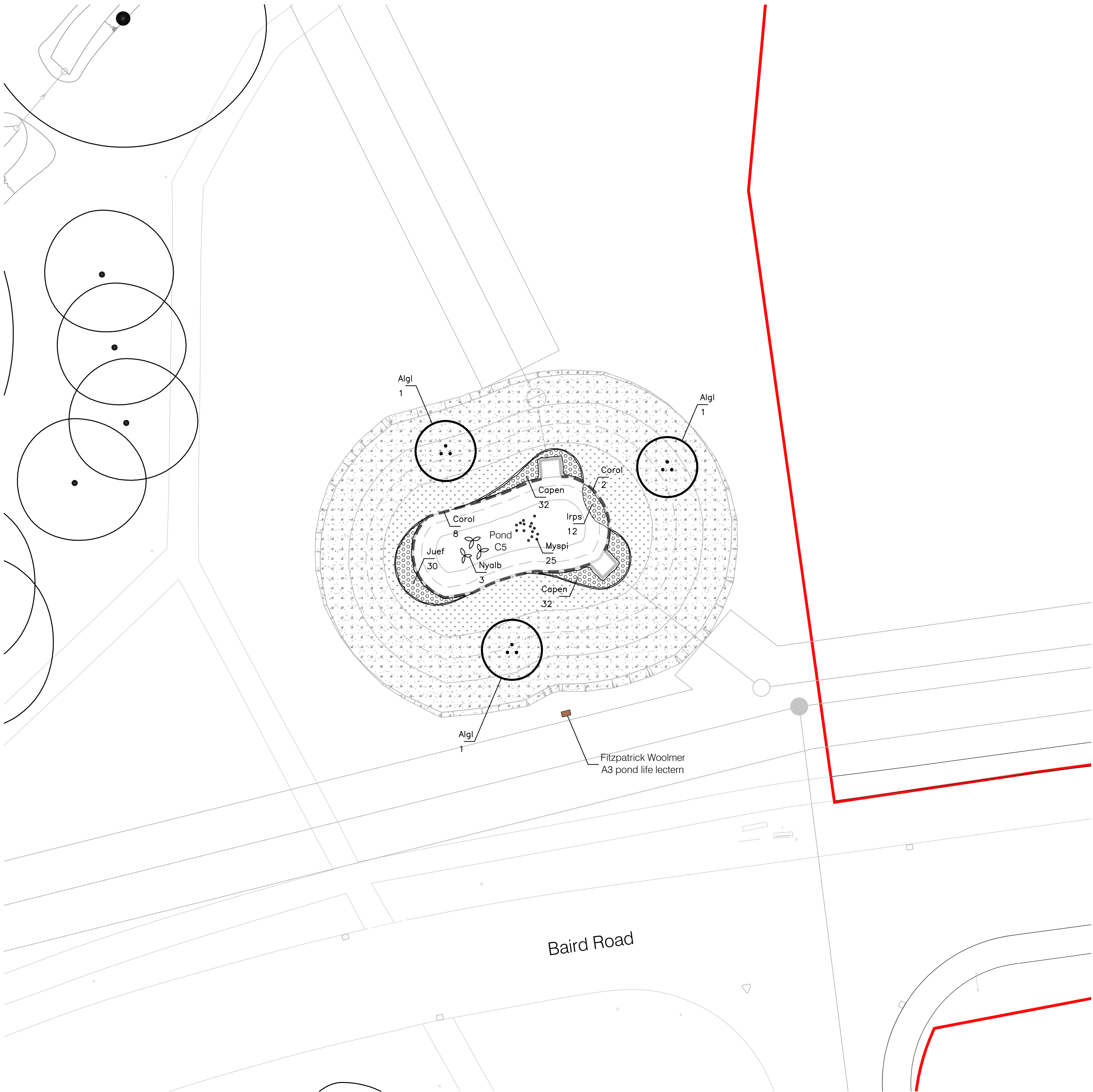
Client
Crest Nicholson Regeneration

Drawing Title
Parcel AA SuDS Pond Landscape Plan

Date **13 January 2020**
Scale **1:500 @ A1**
Drawn **NC**

Drawing no.
14558/AA/LS/5001

Rev.
T2



Pond C5 Location Plan - 1:1000



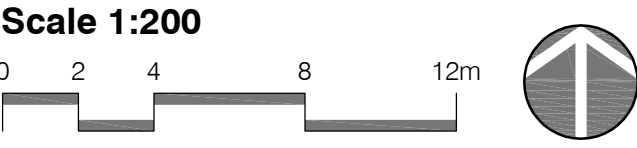
Planting Schedule

Trees – all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter			
Code Name	Scientific Name	Quantity	Size
Algl	Alnus glutinosa (multi-stem)	3	6–7m high

Aquatic & Marginal Plants			
Code Name	Scientific Name	Quantity	Size
Capen	Carex pendula	64	2L
Corol	Coir rolls (3m long x 200mm dia)	10	
Irps	Iris pseudacorus	12	1L
Juef	Juncus effusus	30	1L
Myspi	Myriophyllum spicatum (weighted bunch)	25	
Nyalb	Nymphaea alba	3	1L



Fitzpatrick Woolmer A3 pond life lectern
www.fwdp.co.uk



Baseline Information

This drawing is based on Aecom drawing 60312043/K/001 Rev C1

Health & Safety Comments

Pond has been designed in accordance with CiRIA guidelines. Interpretation / warning signage also to be installed.

Planting Notes

Soiling
It is envisaged that existing subsoil/topsoil stripped and stockpiled in accordance with Tim O'Hare Associates Soil Stripping and Stockpiling Specification will be used for this works. However, any imported topsoil shall be multipurpose complying with BS 3882:2015 and have a pH value of 5.5-8.5.
Seeded areas 50mm topsoil over 150mm subsoil.
Marginal planted areas 300mm topsoil over 200mm subsoil.

Tree Pits
Multi-stems over 5m - planting hole 1300mm x 1300mm x 1000mm deep.
The base of each planting hole shall be broken up to a minimum depth of 400mm.
GreenBlue Urban's manual watering system Root Rain Civic, code RRCVIC1 is to be incorporated within all tree pits.
Obtain further information from www.greenblueurban.com
Any waterlogged tree pits are to be positively drained before planting.
The base of the tree pit to the underside of the rootball is to be backfilled with imported washed sand to aid drainage.

Trees
Trees are to be supplied by Deepdale in airpots or rootballs during the dormant season.
www.deepdale-trees.co.uk

Coir Rolls
300mm dia pre-established coir rolls 3 metres long are to be supplied by Salix and installed strictly in accordance with their instructions. Coir rolls to be pre planted with the following aquatic plants, 10 plants per linear metre. standard mix: Carex acutiformis, Juncus effusus, Lythrum salicaria, Iris pseudacorus and Phalaris arundinacea.
www.salixrw.com

Seeding
EN1 Special pollen and nectar meadow mix and EP1 Pond mixes are to be supplied by Emorsgate seeds and sown at 4 g/m2.
EP1 Pond mix is to be supplied by Emorsgate seeds and sown at 4 g/m2.
www.wildseed.co.uk

Legend

- Multi-stem trees
- Existing trees
- Aquatic and marginal planting
- Coir rolls
- EN1 special pollen & nectar meadow mix
- EP1 pond seed mix
- Fitzpatrick Woolmer A3 pond life lectern, Murdoch Wickham to supply the artwork www.fwdp.co.uk

Rev C1 12.02.18 Issued for construction
Revisions

MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mail@murdochwickham.com
www.murdochwickham.com

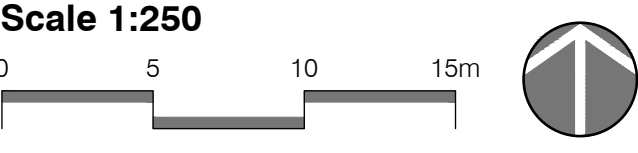
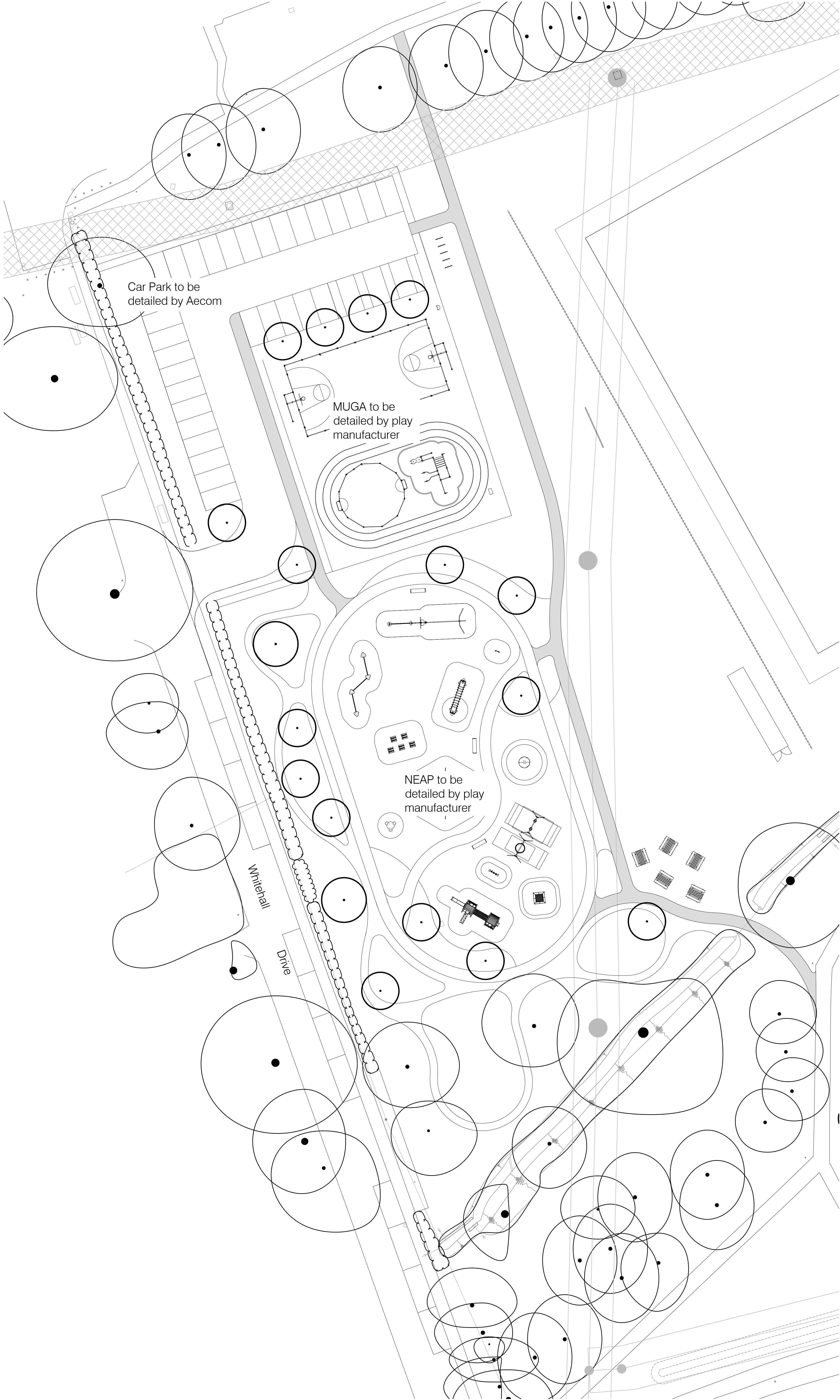
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Regeneration

Drawing Title
SUDS Pond Planting Plan

Date **12 February 2018**
Scale **1:200 @ A1**
Drawn **NC**

Drawing no. **14558/K/LS/5001** Rev. **C1**

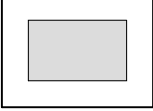


Baseline Information
This drawing is based on Murdoch Wickahm drawing 14558/SP/LS/5701 NEAP Landscape Plan

Health & Safety Comments
No specific comments

General Notes
None

Legend

 Bitumen macadam path

Rev C1 28.02.25 Issued for construction

Revisions



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01782 782790
mail@murdochwickham.com
www.murdochwickham.com

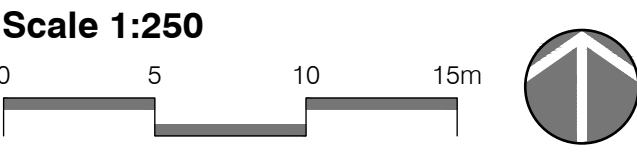
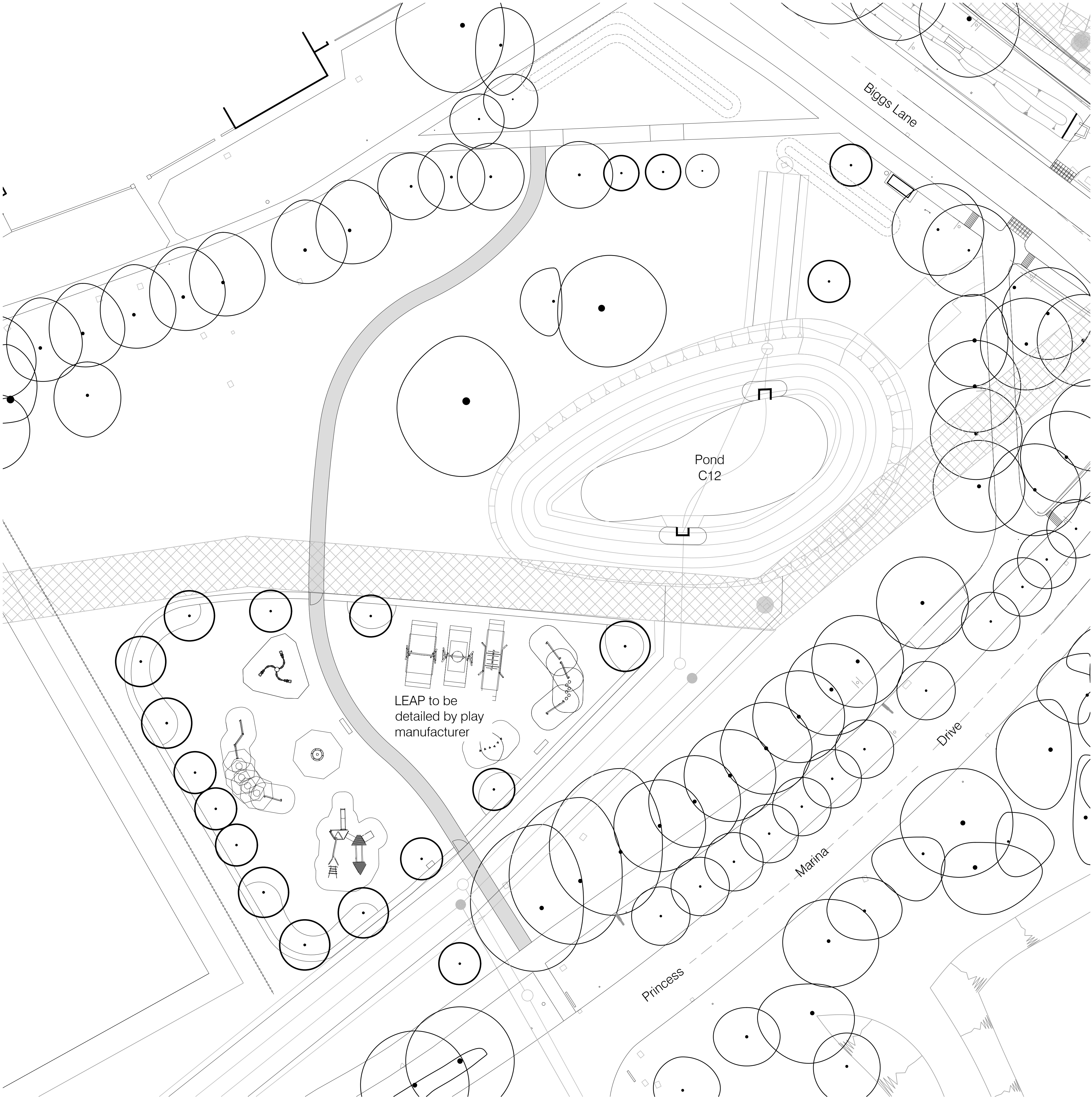
Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
NEAP Hard GA Plan

Date **28 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

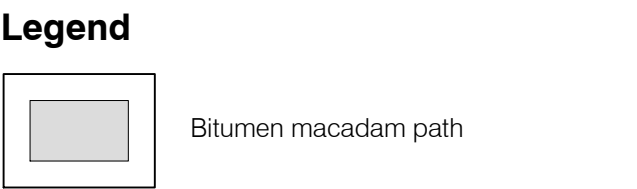
Drawing no. 14558/SP/LS/5050	Rev. C1
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Baseline Information
This drawing is based on Murdoch Wickham drawing 14558/SP/LS/5702 LEAP Landscape Plan

Health & Safety Comments
No specific comments

General Notes
None



Rev C1 28.02.25 Issued for construction

Revisions



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tide Barn
Bradbourne House
East Malling
Kent
ME19 6DZ
01732 752780
mal@murdochwickham.com
www.murdochwickham.com

Job Title
Arborfield Garrison, Infrastructure

Client
Crest Nicholson Chiltern

Drawing Title
LEAP Hard GA Plan

Date **28 February 2025**
Scale **1:250 @ A1**
Drawn **NC**

Drawing no. 14558/SP/LS/5051	Rev. C1
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MURDOCH WICKHAM
THE LANDSCAPE ATELIER

The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ

01732 752780
mail@murdochwickham.com
www.murdochwickham.com