LANDSCAPE MANAGEMENT PLAN

- Rev A

Brampton Park House, 41 North Road, Brampton PE28 4WF.

April 2025

Kirsten Bowden

CHARTERED LANDSCAPE ARCHITECT

07790 907241
Kirsten.bowden@hotmail.co.uk

Contents

1 Introduction
2 Features to be managed
3 Aims and objectives of management
4 Operational requirements
5 Maintenance and Management Operations
6 Management and maintenance schedule
7 Management responsibilities
8 Monitoring and remedial measures

Appendices

Appendix 1 – Landscape Proposals Plan
Appendix 2 – Landscape Specification
Appendix 3 – Annual Maintenance Schedule – **to be filled in each year**

Drawing Schedule – Landscape Management should check that the plans are the most recent version. Current list at time of Management Plan submission.

Drawing Number	Revision	Date of Revision
001	C	28.04.2025
002	C	28.04.2025
003	C	28.04.2025
004	C	28.04.2025
005	C	28.04.2025
006	A	28.04.2025
007	A	28.04.2025

1.0 Introduction.

BACKGROUND

1.1 Kirsten Bowden CMLI has been appointed to provide landscape consultancy services in relation to the proposed development of Brampton Park House, North Road, Brampton. This document has been prepared to guide the landscape maintenance associated with the new landscaping.

1.2 The proposals relate to Brampton Park House, which is Grade II listed and has been granted planning permission (reference: planning application no. **19/00028/FUL and 19/00029/LBC**). Applications with regards to tree works are dealt with in application no. **21/02230/TREE** and **23/01755/TREE**. In response to the conditions stipulated by Huntingdonshire District Council, a plan has been written to ensure that the management of the landscape over the next 10 years meets the initial aims and objectives set out.

1.3 This document (together with the supporting appendices) sets out the information required to comply. It addresses the landscape elements, including trees and hedges.

SITE LOCATION AND CONTEXT

1.4 The Site is within Huntingdonshire District and located to the east of the A1, on the edge of Brampton village. It is set to the south of North Road and to the north of Central Avenue. The character of the area is dominated by the parkland treed setting of Brampton Park House, new residential development and gently rolling farmland which is mainly arable.

1.5 The Site currently consists of unkempt gardens which surround the house, with mature trees in the northern half. The Site is bordered to the east, south and west by new residential development, with walls and estate style fencing defining the edges. To the north of the grounds is public open space, with the treed edge of the estate and arable fields beyond. The land is set on relatively level ground with any changes in level hard to discern. The settlement of Brampton is a contained parish, with fragmented hedges and blocks of woodland breaking up the wider farming landscape which is typical of this area.

TOPOGRAPHY, SOILS AND GEOLOGY

1.6 The Site has very little fall, standing at a continuous height of 10m AOD across the Site. As a result, there is little fall to assist drainage and use of permeable surface materials will help to keep the land drained and permeable paving will help to allow the water to disperse through the ground more naturally. The British Geological Survey shows most of the site to consist of River Terrace Deposits of 1 To 2 - Sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.

1.7 The datasets record the soils as being Type 6. Type 6 consists freely draining slightly acid loamy soils. Given the work on Site, there has been considerable disturbance and work has been undertaken to ensure that the soil is well prepared for planting.

LANDSCAPE CHARACTER CONTEXT

1.8 At the national level of landscape character assessment, the site is located within the Bedfordshire and Cambridgeshire Claylands (No.88). The Bedfordshire and Cambridgeshire Claylands are predominantly broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. Views of the Bedfordshire and Cambridgeshire Claylands NCA and its large-scale arable farmland can be seen in most directions, from the elevated ground of the Yardley Whittlewood Ridge, Bedfordshire Greensand Ridge, East Anglian Chalk and Chilterns NCAs.

Key characteristics identified for this landscape type include:

- Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.
- Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Limerich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.
- The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.
- Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys.
- Variable scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.
- Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.
- Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites important for birds, great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wildflowers.
- Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands designed landscapes and country houses – including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park – combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place.
- Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse.
- Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.

- Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal.
- Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations.

1.9 The local district Landscape Character Assessments notes that the Great Ouse Valley character covers a variety of land uses and influences in the Great Ouse Valley, resulting in a complex mosaic of landscape types including hay meadows, pasture, arable farmland, gravel extraction and marinas. Each creates a different atmosphere but generally the area has a tranquil feel. Vegetation in the Great Ouse Valley is distinctive, consisting of wetland species such as willow, poplar and alder trees which increase the sense of enclosure. These are complemented by reeds, rushes and sedges. Unimproved flood meadows with traditional management regimes contain a wide variety of grass species and flowering plants. The ecological value of numerous sites is recognised through their designation as Sites of Special Scientific Interest or County Wildlife Sites.

1.10 The landscape character study is used to guide planning policy and to help set out landscape objectives. The guidelines highlight the importance of conserving the rural character of the area and the importance of protecting and enhancing positive features that are essential in contributing to local distinctiveness and sense of place.

DESIGN OBJECTIVES

1.11 The landscape proposals have been prepared with the following short and long-term design objectives in line with the relevant supplementary planning information:

- integrate the proposals with its surroundings, through landscape proposals that are appropriate to the local landscape character.
- strengthen and enhance the setting with defining features like hedges and trees.
- provide landscape proposals that are suited to the physiology of the site (local climate and soils).
- incorporate ecological recommendations; and enhance the overall biodiversity of the site.
- Enrich the area by reinforcing its special qualities and acknowledging its distinct local character.
- Use appropriate building materials to retain the distinctive local character of villages.
- Protect and enhance the ecological value of the river, its margins and the valley floor.
- Promote opportunities for wildlife and conservation initiatives to support and enhance the area's biodiversity.

PROPOSAL DESCRIPTION

1.12 The proposals are for the redevelopment of an existing building into residential dwellings with associated private gardens, shared open space and parking. Access from the site onto North Road would continue to be the main point of access and new planting is proposed to help bed the proposals into the wider setting.

2.0 Features to be managed

2.1 The aim is to try and create an attractive landscape scheme which incorporates the existing vegetation, whilst improving habitats for local flora and fauna. This would include the creation of wildflower (local provenance) grassland habitat, and new tree and hedge planting and ornamental planting with species that provide pollen and nectar, as well as seasonal interest.

2.2 It is recommended that foraging areas and routes around and across the site should be considered, as well as boundaries with foraging species. These should be maintained and enhanced. Hedgerows and ditches also form important wildlife corridors and the landscape proposals seek to improve connectivity.

DESCRIPTION OF LANDSCAPE FEATURES TO BE MANAGED

2.3 The proposals for the Site include trees, hedges and seeded grass areas that will require maintenance as part of the management of the site. The main elements that form the strategic approach to the management of the landscape of the site include:

- **Amenity Grassland**; This would include the grassland surrounding the wider setting of the hall and any other mown public open space.
- **Ornamental Planting adjacent to the buildings**; to include a range of herbaceous, shrub and tree planting, designed to define the different spaces and to enhance the setting
- **New Trees**: those planted within hedgerows to use native species.
- **Native Hedges**; (including mixed and single-species hedges) – Hedgerow planting and other hedges within the Site will comprise of native species where possible.
- **Ha Ha** – period style feature to be installed to the south of the building.

3.0 Aims and objectives of management

GENERAL OBJECTIVES

3.1 The management aims and objectives for the general landscape areas are to:

- Assist in integrating the proposed development with the adjoining landscape, and to soften views of the development edge from the surrounding area.
- Promote the successful establishment, health and development of planting to soften the appearance of proposed buildings and provide visual amenity within the wider setting.
- Increase the ecological value of the site.
- Maintain health or longevity of existing trees, conserving some dead wood habitats and other environmental improvements.

NEW TREES

3.4 Trees provide visual amenity and make an important contribution to the landscape character and ecological habitats of the Site. Having a variety of trees is particularly valuable for ecology as they support a wider range of species.

3.5 *Objectives:*

- Establish trees to provide landscape structure, screening, biodiversity opportunities and year-round interest.
- Maintain health or longevity by means of good structural integrity and disease or pest control.
- Manage visual amenity.

EXISTING VEGETATION

3.6 Existing vegetation is made up of ornamental and mixed native trees which surround the building to the north. These are largely to be retained and maintained. Additional hedges and trees would be planted to supplement the existing vegetation.

3.7 *Objectives:*

- Retain the existing vegetation to maintain a stable soil structures and the existing character.
- Provide attractive boundary features and a substantial linear habitat supporting biodiversity.
- Screening views from properties adjoining and adjacent to the Site.

NEW HEDGES (NATIVE AND ORNAMENTAL SPECIES)

3.8 Objectives: Establish hedges to provide attractive defining features and linear habitat. Hedges are to be maintained as formal features.

- Proposed hedges to be maintained at approx. **1.2 height**.

3.9 There is a need to integrate and soften the visual appearance of the development and for the hedges to create linear habitats to support biodiversity.

MOWN GRASS AREAS

3.10 Objectives: Establish and maintain areas of grass to provide a durable, dense sward with botanical diversity and tolerance of periods of drought or heavy rain.

WILDFLOWER MEADOW PLANTING

3.11 Objectives: Establish long grass areas with a diverse range of grass and wildflower species, which is allowed to grow long.

- Long grass areas would be Infrequently mown to allow a rough grass habitat to establish and seeds to set and disperse.

ORNAMENTAL PLANTING

3.12 Objectives: Establish a variety of ornamental planting beds with a diverse mix of species that provide seasonal interest and wildlife value in terms of habitat and pollen and nectar.

- Planting would be managed according to species, with pruning taking place to maintain shape and to encourage healthy new growth.

4.0 Management operational requirements

LOCATION AND ACCESS

4.1 The site will be accessed via the existing access onto North Road which runs along the northern edge of the Site. The landscape elements are contained within the boundary will be accessed from within the site.

SCOPE OF OPERATIONS

4.2 This Management Plan relates to landscape elements which are to be implemented as part of this planning conditions. The landscape features to be managed are contained within the boundary and will be accessed from within the site.

BRITISH STANDARDS

4.3 Where a British Standard exists for materials or methods to be used in these operations, the minimum requirements of the latest standard shall apply unless otherwise stated. British Standard which apply include:

- BS 3882 'Topsoil'
- BS 3992 1989 'Recommendations for Tree Work'
- BS 7370 Part 4 'Pruning'
- BS 3975 Glossary for Landscape Work
    - Part 4 'Plant Description'
    - Part 5 'Horticultural, Arboricultural and Forestry Practice'
- BS 4428 General Landscape Operations

4.4 The maintenance team shall employ the best practical means to minimise noise produced by maintenance operations. Machines in intermittent use should be shut down on the intervening period between works or throttled down to a minimum.

DUST AND MUD NUISANCE

4.5 The maintenance team should take all necessary steps to eliminate dust and mud nuisance (including woody waste, grass and herbage clippings) during the carrying out of the works. Adjacent hard surfaces should be kept clean and clear of dust, grass debris and mud dropped by maintenance vehicles. Public safety should be protected when carrying out operations from the public right of way.

REMOVAL OF RUBBISH

Generally

4.6 Unless otherwise expressly stated, all non-green waste shall be removed from the site to a licensed disposal facility. The maintenance team should keep the site free from rubbish and debris as it occurs.

DISPOSAL OF GREEN WASTE

4.7 All green waste will be removed from Site.

LITTER

4.8 Litter picking of the landscaped areas should be carried out during each maintenance visit. All grass areas should be litter picked prior to cutting. All non-green

waste is to be removed from site to a local authority licensed general waste or waste recycling facility as appropriate.

OPERATIONS, LEGISLATION AND USE OF HERBICIDES

MAINTENANCE GENERALLY

4.9 Maintenance is to include cutting grass, fertilising, watering, cutting, pruning, firming, adjusting stakes/ties/guards, applying approved chemicals to combat pests/diseases, and removal of all rubbish.

WATERING

4.10 Ensure that sufficient water is applied to maintain healthy vigorous growth of trees, plants and grass. Care must be taken not to over-water plant material and grass. The need for watering shall be left to the judgement of the maintenance company, but it is anticipated that during the first to third years, that trees, plants and shrubs would be watered at least once a week from the beginning of May through to end of September. It will be the responsibility of the maintenance company to ensure that plants thrive and to replace any plants if they die or are in a poor condition.

4.11 During periods of declared drought, the following strategy would apply:
- Gator bags (or similar approved).
- Shrubs should be watered every other day.
- Hedges/Native shrub planting should be watered twice a week.
- Lawns and other grass areas should not be watered during drought periods.

4.12 If legislation is brought in to prevent the use of hose pipes for the irrigation of trees during periods of drought, the maintenance company is to obtain alternative supplies of water including grey water and care should be taken to ensure that any wastage is minimised.

4.13 Any machines or equipment used when watering should be used in accordance with the manufacturer's instructions. Any guidance must be fully complied with in all respects, including the wearing of protective clothing. All operators should have received formal training in their use. The operator must be:

- aware of the need to avoid damage to areas not being watered; and
- able to operate and calibrate equipment and machinery properly.

HERBICIDES – RELEVANT LEGISLATION

4.14 As well as abiding by all relevant legislation for grounds maintenance, the maintenance team's attention is drawn to the following:

- Control of Pollution Act 1974;
- Control of Substances Hazardous to Health Regulations 1994;
- The Control of Waste Regulations 1991; and
- The Environmental Protection Act 1990.

4.15 Mechanical methods of weeding are preferred. Should there be a need for any herbicide or pesticide application, prior to the employment of any chemical, written permission must be sought from the client and the following information must be confirmed:

- Reason and justification for application of chemical;
- trade name of herbicide/pesticide;
- formulation;
- proposed rate of application to be adopted;
- proposed method of application to be adopted; and
- confirmation that the use of the herbicide has been cleared under the Control of Pesticides Regulations 1986, the herbicide is appropriate for the stated purpose and that the method of use will comply with the manufacturer's recommendations.

4.16 The maintenance team must ensure that they are aware of their obligations in respect of the safe use of herbicides under all current legislation, including the following or most recently dated versions:

- The Health and Safety at Work Act 1974 and the Health and Safety (Agriculture) (Poisonous Substances) Regulations;
- The Poisons Act 1972;
- The Control of Pollution Act 1974;
- The Food and Environment Protection Act 1985 Part III; an
- The Control of Pesticides Regulations 1986.

4.17 The manufacturer's instructions must be fully complied with in all respects, including the wearing of protective clothing. All operators should have received formal training in the use of herbicides and that they are:

- aware of the need to avoid damage to areas not being treated;
- able to dilute and mix herbicides correctly; and
- able to operate and calibrate equipment and machinery properly.

4.18 Records must be kept of all herbicide application operations and presented, if requested.

THE APPLICATION OF HERBICIDES

4.19 Herbicides shall not be applied when foliage is wet or under conditions when it is frozen, snow covered or waterlogged, or in windy / breezy conditions.

4.20 Strim or remove by hand all dead matter once herbicide application is successful. Should the use of herbicides result in any damage whatsoever to turf or plants other than those plants specifically to be controlled by the herbicide, within or outside the area to be treated, and then these damaged areas should be fully reinstated. The operator should ensure that the equipment for dispensing herbicide is properly designed and manufactured for the purpose, and that all such equipment is in good working order.

4.21 Herbicides are not to be stored on site. The maintenance team's attention is drawn to the code of practice for the disposal of unwanted pesticides and containers on farms and holdings published by the Health and Safety Executive (HSE). If, on any part of the site, a complete kill is not achieved by the first herbicide application, for any reason, the operator shall carry out additional herbicide applications, hand weeding or weed cutting operations necessary to achieve a complete kill and to keep such areas in a clean and tidy condition until an acceptable kill has been achieved.

4.22 Subsequent herbicide applications should be applied to control secondary growth of persistent perennial weed and annual weeds.

4.23 Presence of the following plants on the list of noxious and pernicious weeds should be notified to the client and always eradicated. These include:

- Creeping Thistle
- Dock
- Couch Grass
- Ragwort
- Spear Thistle
- Japanese Knotweed
- Himalayan Balsam
- Russian Vine
- Giant Hogweed

OPERATING CONDITIONS

4.24 The Contractor shall agree that the programme for the works will take account of any specific ground and weather conditions required for maintenance works. Chemical applications shall take place in suitable weather conditions, with very low or no wind speed, and in accordance with the manufacturer's instructions.

5.0 Maintenance and Management Operations

DRAWINGS

5.1 The following drawings and documents should be referred to alongside this Management Plan:

- Planting Proposals drawing numbers 001-005 - Job Ref: 2021_070.
- It is the responsibility of the site owner/management company to make sure that they are always working with the most up to date plans.

GENERAL MAINTENANCE OPERATIONS

SITE VISITS

5.2 The site will be visited at a frequency that is sufficient to carry out the maintenance duties as specified in this document and a minimum of once a month. The Contractor shall submit reports of their visit to the site owner/management company within 7 days of each visit.

WATERING

5.3 The Contractor shall transport water in an appropriate manner to the areas where it is required, when necessary. The Contractor shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth and allow water to fully penetrate the rooting zone. Trees planted as advanced Nursery Stock should be inspected fortnightly during dry periods in the first three years and watered as necessary.

5.3 Water as necessary to ensure the continued thriving of all new specimen trees and grass areas. The full depth of topsoil will be thoroughly wetted. Use a fine rose or low-pressure hose where appropriate to avoid damaging or loosening plants. Where necessary, soil to be loosened or depressions formed as required around the stem base of trees to ensure that water reaches the root zone instead of dispersing on the surface. Do not water if restrictions are in place due to drought.

LITTER PICKING

5.4 Any litter shall be regularly removed from all planting areas and removed to an approved tip.

PLANT REPLACEMENT

5.5 All plants that die or are vandalised or stolen are to be noted and replaced during the next appropriate season. Refer to Planting Plan and Plant Schedule for the correct planting species, sizes and specification.

WEED CONTROL IN PLANTING AREAS

5.6 The contractor shall keep areas free of weeds by hand pulling or other approved method. Herbicides may be used if hand methods are ineffective. Residual herbicides will not be permitted at any time.

PLANT MAINTENANCE GENERALLY

- Remove dead or diseased plants.
- All plant losses are to be reinstated as they occur, or within the next planting season, with plants conforming to the species and sizes originally specified.
- Remove any dead wood from trees and shrubs and cut back any excessive vigorous growth of shrubs as agreed to promote healthy, even and well-balanced plants.
- Allow plants to grow to their natural form (with the exception of hedges). Do not cut shrubs to geometric shapes or top them to one even height. Only cut back plants to achieve healthy growth or for access, visibly or safety.
- Re-firm loose trees and hedge plants as necessary.
- Regularly carry out inspections of trees to look for pests, diseases, damaged branches and dead, dying wood. Cut out dead and diseased wood in late winter. Prune if necessary to re-establish leader.

PRUNING OF NEW TREES AND HEDGING PLANTS, DURING ESTABLISHMENT

5.8 Management will be carried out in accordance with good horticultural practice. Management will be appropriate to each species, location, season, and stage of growth, using appropriate well-maintained tools, leaving a well-balanced natural appearance.

5.9 All excessive growth or overhanging branches will be removed as required or where growth is encroaching onto paths.

5.10 Except where specified otherwise, management is to be as recommended by BS 7370: *Part 4*. Management of trees will not be allowed during the late winter/early spring sap flow period, unless specifically required. Removing dead branches and reduce selected side branches by one third to preserve a well-balanced head, ensuring the development of a single strong leader and the removal of duplicate branches and potentially weak or tight forks. In each case the cut will be back to live wood.

5.11 Pruning of shrubs will only be carried out if required to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour, as appropriate to the species. Suckers will be removed by cutting back level with the source stem or root. Shrubs to be allowed to develop as natural form; geometric shapes are not to be clipped.

STAKES, GUARDS AND TIES

5.12 Stakes and ties as appropriate are to be checked twice a year, in September and March, adjusted as necessary, and broken or missing ties replaced. During the first 5 years, any missing, decayed or broken tree stakes shall be carefully removed without damaging the tree or root system and replaced with new stakes. Any damage to the tree whilst replacing the old stakes, ties or guards shall be noted and receive appropriate treatment.

5.13 Remove stakes once the tree is established and stable (min. 5 years after planting).

NEW PLANTING

5.14 During the initial establishment of newly planted shrubs, trees and hedging plants (approximately 5 years from time of planting), maintenance will be carried out for the planted areas as follows.

5.15 The planting will be kept weed free. Where appropriate, hand weeding will be carried out to avoid damage and within the tree guards.

5.16 Weeding should be carried out in visits at least monthly in the spring and early autumn, until the ground cover is achieved, e.g.:

MONTH	J	F	M	A	M	J	J	A	S	O	N	D
MAINTENANCE VISITS (No. of)	0	0	1	1	1	1	1	1	1	0	0	0

5.17 Stakes and ties will be checked in April and November for breaks and decay and replaced/re-fixed as necessary to the original specification and ties adjusted as appropriate to allow for growth since planting and to prevent rubbing. Inspection and adjustment or replacement of defective guards and shelters to original specification and to prevent rubbing.

5.18 Trees and hedging plants will be checked to ensure they remain firmly bedded in after strong winds, frost heave and other disturbances. Re-firming will take place by treading around the base. 'Collars' at the base of tree stems created by tree movement will be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.

5.19 At the end of each growing season for five-year period after planting, all dead, dying or malformed plants will be checked and replaced with plants of the same species and original specification by the end of the same year.

REPLACEMENT TREES AND SHRUBS

5.20 Replacement trees and shrubs following failure of new planting should be maintained as stated for maintenance period and watered on a regular cycle from May until September for two years after planting as necessary. Allow for watering in future years if trees would otherwise fail to thrive over a prolonged period of designated drought.

HEDGES

5.21 During establishment hedges should be cut back once a year in February, following establishment, hedges are to be trimmed to a flat-topped ‘A’-shaped profile and specified in the operations schedule.

5.22 Avoid cutting in bird nesting season.

5.23 Once plants are established remove shrub shelters/spiral guards (usually after 5 years) and dispose of to a licenced tip.

6.0 Management and maintenance schedule

MANAGEMENT PRESCRIPTIONS FOR GENERAL LANDSCAPE AREAS

6.1 The management prescriptions for the general landscape areas are set out in the maintenance schedule in Table A. These works apply to all structural landscaped elements within the proposed development area.

Table A: Trees, hedges and grass areas

Establishment maintenance (24 months following planting)		**Long term maintenance, year 3 onwards**	
Frequency	*Action*	*Frequency*	*Action*
New tree and shrub planting			
Six visits during the growing season (one per month April to Sept).	**General inspection and maintenance:** Inspect newly planted trees and shrubs to ensure healthy development, carry out adjustments and pruning works as necessary. In the first two years following planting, new trees and shrubs are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health. Remove dead diseased or defective plants within one week of identification. Replace in next available planting season with plants of the same specification. Formative pruning and removal of dead, diseased and damaged branches as required. Inspect any tree ties and stakes - adjust guys, repair stakes and remove weeds from around tree base. Top up bark mulch as required. Do not use strimmers around base of trunks. Carry out any recommended tree work in accordance with BS 3998.	Loosen ties. Twice a year (spring and autumn) for first 3 years. Once a year thereafter.	**General inspection and maintenance:** Inspect trees and shrubs to ensure healthy development, carry out adjustments and pruning works as necessary. Remove dead diseased or defective plants within one week of identification. Replace in next available planting season with plants of the same specification Formative pruning and removal of dead, diseased and damaged branches as required. Inspect tree ties, stakes. Loosen ties (reposition if chafing has occurred), adjust guys, repair stakes and unblock irrigation system as necessary. Remove ties and stakes and make good stake holes once tree is fully established (after 4-5 years). Remove weeds from around the base of trees and shrubs. Top up bark mulch as required. Do not use strimmers around base trees and shrubs. Carry out any recommended tree work in accordance with BS 3998.

Establishment maintenance (24 months following planting)		**Long term maintenance, year 3 onwards**	
Once (late spring or early autumn)	**Formative pruning:** Types and timing to suit species. (Crown lifting if appropriate, remove overlapping or rubbing branches and potential weak or tight forks, do not prune central leader).	Once yearly (late spring or early autumn)	**Formative pruning:** Types and timing to suit species. (Crown lifting if appropriate, remove overlapping or rubbing branches and potential weak or tight forks, do not prune central leader).
3 visits per Year for first 3 years.	**Weeding:** Maintain weed and grass free area around base of trunk of minimum 2m diameter. Remove dead, diseased or defective plants within one week of identification.	Once yearly (late spring or early autumn)	**Weeding:** Maintain weed and grass-free area around base of trunk of minimum 2m diameter. Remove dead, diseased or defective plants within one week of identification.
Up to twice per week (dependant on rainfall and soil conditions).	**Watering:** Water newly planted trees with a minimum of 60 litres of water per tree during dry spring and summer conditions.	As required (dependant on rainfall and soil conditions) during prolonged dry weather (2 weeks +) between start May and end Sept.	**Watering:** Water newly planted trees with a minimum of 40 litres of water per tree during periods of drought. Requirement anticipated in at least years 3-5.
Annually (November - March)	**Replace** failed plants with plants of the same species and specification.	Annually (November - March) Years 3-5	**Replace** failed plants with plants of the same species and specification. **Remove** stakes once trees have established and are root firm. Underground guys shall be severed/removed after 3 to 5 years if they are interfering in tree growth.
Hedges (all hedges)			
After planting	**Cut back** leading shoots and side shoots by one-third, cutting to a well-placed bud to encourage development of side shoots (*except holly*).	Annually (January – February) Bi-annually (end July and October)	**Single Species Hedges** - Cut new growth back by half until ultimate height (depending on location) is reached. Once ultimate height is reached: **Trim** hedge to square topped profile Trim top and both sides of hedge. Do not trim back to the same point each year.

Establishment maintenance (24 months following planting)		**Long term maintenance, year 3 onwards**	
3 visits per year	**Weeding:** Keep base of the hedge weed free with a minimum 1.0m wide weed free area to base of hedge. Remove dead, diseased or defective plants within one week of identification and **replace** in next planting season if significant gaps occur.	3 visits per year	**Weeding:** Keep base of the hedge weed free with a minimum 1.0m wide weed free area to base of hedge. Remove dead, diseased or defective plants within one week of identification and **replace** in next planting season if significant gaps occur.
-	**Tree guards** – check and adjust if necessary**.**	As required (Spring)	**Remove** spiral guards after 3-5 years, once plants have become established.
As required	**Watering:** Provide for adequate watering of all hedgerow plants Alleviate compaction / improve aeration / fertiliser application as required.	As required	**Watering:** Provide for adequate watering of all hedgerow plants Alleviate compaction / improve aeration / fertiliser application as required.
Annually (November - March)	**Replace** failed plants with plants of the same species and specification.	Annually (November - March)	**Replace** failed plants with plants of the same species and specification.
Short Mown Grass Areas			
At least 4 visits per year Spring and Autumn Autumn.	Establish and maintain areas of regularly mown grass. **Remove litter** prior to cutting. **Weeding :** When necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control pernicious weed infestation. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site. **Reinstate** by re-seeding of damaged, defective, uneven or bare areas.	At least 4 visits per year Spring and Autumn As required	**Remove litter** prior to cutting Cut to maintain the sward length within the limits of 25mm and 60mm and remove arisings. **Weeding :** Control pernicious weed infestation at an early stage, by hand pulling/digging where possible. If ineffective, then spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Only when necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations. Arisings shall be removed from site. **Reinstate** by re-seeding of damaged, defective, uneven or bare areas.

Establishment maintenance (24 months following planting)		Long term maintenance, year 3 onwards	
Wildflower Meadow/Long Grass Areas			
At least 2 visits per year Spring and Autumn	Establish and maintain areas of long grass, with a cut in the early spring and at the end of the summer when the majority of species have set seed. **Remove litter** prior to cutting. **Weeding :** When necessary, grass areas shall be weeded selectively remove invasive weeds, including, brambles, bristly ox-tongue and nettles to control pernicious weed infestation. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.	At least 2 visits per year Spring and Autumn As required	**Remove litter** prior to cutting Cut to maintain the sward length within the limits of 25mm and 60mm and remove arisings. **Weeding :** Control pernicious weed infestation at an early stage, by hand pulling/digging where possible. If ineffective, then spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Only when necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations. Arisings shall be removed from site.
Autumn.	**Reinstate** by re-seeding of damaged, defective, uneven or bare areas.		**Reinstate** by re-seeding of damaged, defective, uneven or bare areas.

7.0 Management responsibilities

IMPLEMENTATION OF LANDSCAPE MANAGEMENT PLAN

7.1 The proposals within this report relate to landscape elements listed on the landscape proposals plan. The management and maintenance of these areas will continue to be the responsibility of the site owner/management company.

7.2 During the construction and establishment phase, the responsibility for the protection of existing features and the establishment of new features will rest with the principal contractor. The landscape contract will include a requirement to undertake maintenance works during the establishment period (twelve months) following completion of the works.

7. 3 After the site is developed, it will be the responsibility of the site owner/management company to maintain and implement the objectives of the plan. The aim is to ensure that the setting continue to be maintained for the life of the scheme.

8.0 Monitoring and remedial measures

MONITORING AND REVIEW

8.1 In order to monitor standards and make amendments where required, it is expected that the site owner/management company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first two years and annually thereafter.

8.2 Monitoring of general landscape areas will follow the program detailed in the Maintenance Schedule of this report.

8.3 It is anticipated that, annual update reviews be held to discuss:

- The works undertaken in the last period;
- The results of monitoring and observations undertaken;
- The success of management undertaken to date; and
- Any required revisions to the maintenance and monitoring to ensure that objectives are being attained.

8.4 Annual management reviews should be held in October.

REMEDIAL MEASURES

8.5 In the event of management problems becoming apparent with the ecological or landscape features, the site owner/management company will be responsible for ensuring appropriate remedial measures are taken. This could include modifying the management procedures and/or undertaking new planting to replace any plants which do not establish successfully.

APPENDIX 1

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL
Importation:
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:
- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING
Seeding:
- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:
- As and when required to ensure healthy establishment of plants.
- During periods of drought the plants should be watered at least once a week and gator bags used on the tree.

Site Clearance:
- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:
- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:
- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- New hedges to be planted in an evenly spaced line. To be maintained at a height of 1500mm.
- Trees to be planted in pits as per the details shown on the section illustrations. To be supported with two stakes and flexible rubber ties.

Timing:
- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:
- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:
- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:
- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:
- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:
- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification.
Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
5No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	BET PEN ms3	Betula pendula	C 45L	MSTEM3	200-250cm

HEDGES

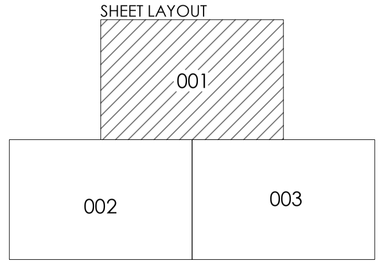
QTY	CODE	PLANT NAME	STOCK	SIZE
101m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
404No. Plants spaced @ 4/m in a Single Row				
26m	Yew Hedge1	Taxus baccata	C 3L	40-60cm
104No. Plants spaced @ 4/m in a Single Row				

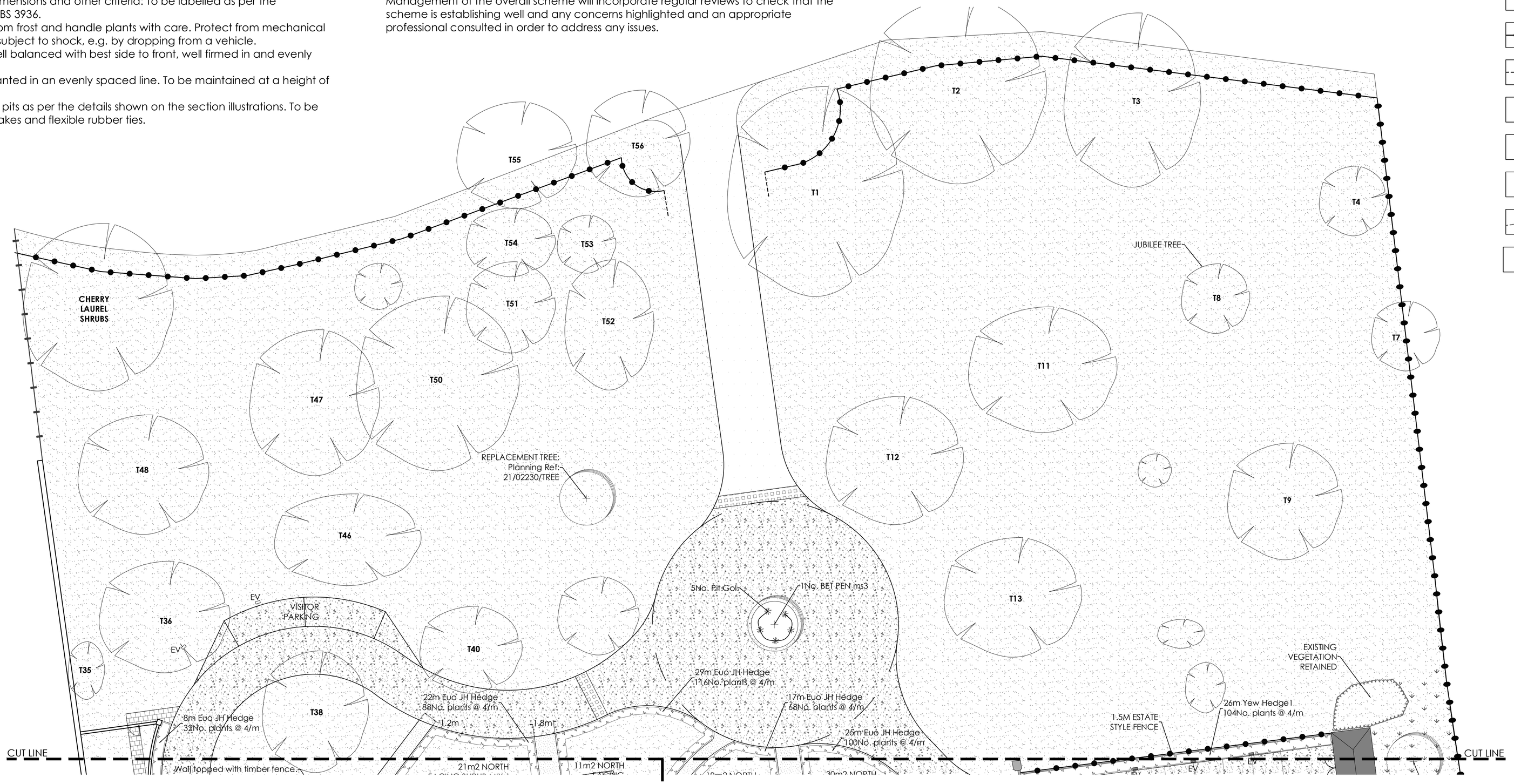
NOTES AND ABBREVIATIONS:

C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
QTY = Quantity
SIZE = Height or Spread of juvenile plant.
STOCK = Root condition/protection method eg Bare root.

- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.
Plant Schedule generated by "Qscape" software 28/04/2025

SHEET LAYOUT





KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Grass-Lawns
- Grass-Wildflower Seed Mix (Infrequently mown)
- Shrub-Specimen
- Trees-proposed
- Shrub-Topiary Specimen

Hard Works

- Reclaimed sandstone slabs salvaged from the estate - Plots 11 and 12.
- Asphalt suitable for traffic. To engineers specification.
- Self-binding gravel path - 150mm sub-base overlaid with 50-70mm of Breedon Wayfarer.
- Nidagravel 140 cellular system laid in accordance with manufacturers guidelines. Topped with Cotswold Buff 14mm chippings.
- Golden peashingle gravel over permeable geotextile.
- Granite setts, colour "Silver Grey", Size 100x100mm, laid stack pattern.
- Private Terraces: Natural Indian Sandstone - Colour Country Buff laid on 150mm, size varies.
- Woven Timber fence, 1500mm high.
- 1.22m Metal black estate style fence - Style 2A. https://www.designermetal.co.uk
- Estate Style Fence - Quadrant End Finisher - To tie in with fencing as proposed: https://www.designermetal.co.uk
- Fire Hydrant (FH)
- Car Charging Point (EV)
- Woodscape removable timber bollard, 1.2m tall, 125 x 125mm square, set into granite setts.
- Drainage - Foulwater Pipeline (Circle = Inspection Chamber).
- Drainage - Surface Water Pipeline (Arrow = Direction of Flow).

Notes: Planning References:
19/00029/LBC
19/00028/FUL
21/02230/TREE
23/01755/TREE

0 2 4 6 8 10m
1:200

REVISION		DESCRIPTION
REV	DATE	
A	03.04.2025	Layout updates.
B	14.04.2025	Updates further to comment and discussion.
C	28.04.2025	Updates further to comments.

Kirsten Bowden
CHARTERED LANDSCAPE ARCHITECT
T. 07790 907241
E. kirsten.bowden@hotmail.co.uk
W. www.kirstenbowden.co.uk

Site
Brampton Park House, 41 North Road, Bampton PE28 4WF.

Client
Cambridge Square

Drawing Title
Landscape Proposals - Sheet 1 of 6

Drawn by: KB	**Purpose of issue:** Planning
Date 15.07.2022	**Scale** 1:200 @ A1

Job Number	Drawing No.	Rev
2021_70	**001**	**c**

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

Importation:
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:
- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding:
- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:
- As and when required to ensure healthy establishment of plants.
- During periods of drought the plants should be watered at least once a week and gator bags used on the tree.

Site Clearance:
- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:
- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:
- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- New hedges to be planted in an evenly spaced line. To be maintained at a height of 1500mm.
- Trees to be planted in pits as per the details shown on the section illustrations. To be supported with two stakes and flexible rubber ties.

Timing:
- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:
- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:
- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

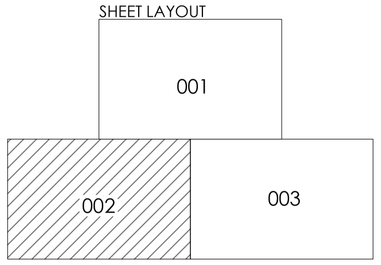
Mulching:
- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:
- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:
- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

SHEET LAYOUT



PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
12No.	Hed Gre	Hedera helix 'Green Ripple'	C 1L	30-40cm	3/m2
1No.	Hyd que 5L	Hydrangea quercifolia	C 5L	40-50cm	2/m2
4No.	Lau nob 5L	Laurus nobilis (pyramid)	C 5L	40-60cm	1/m2
2No.	Pit Gol	Pittosporum 'Golf Ball'	C 3L	30-40cm	3/m2

HERBACEOUS PLANTS

QTY	CODE	PLANT NAME	STOCK	SPACING
4No.	Ane les	Anemanthele lessoniana	C 2L	3/m2
1No.	Sti gig	Stipa gigantea	C 2L	1/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Hyd pet	Hydrangea petiolaris	C 3L	60-80cm	Self-clinger
1No.	Jas nud	Jasminum nudiflorum	C 3L	60-80cm	Twiner

TREES

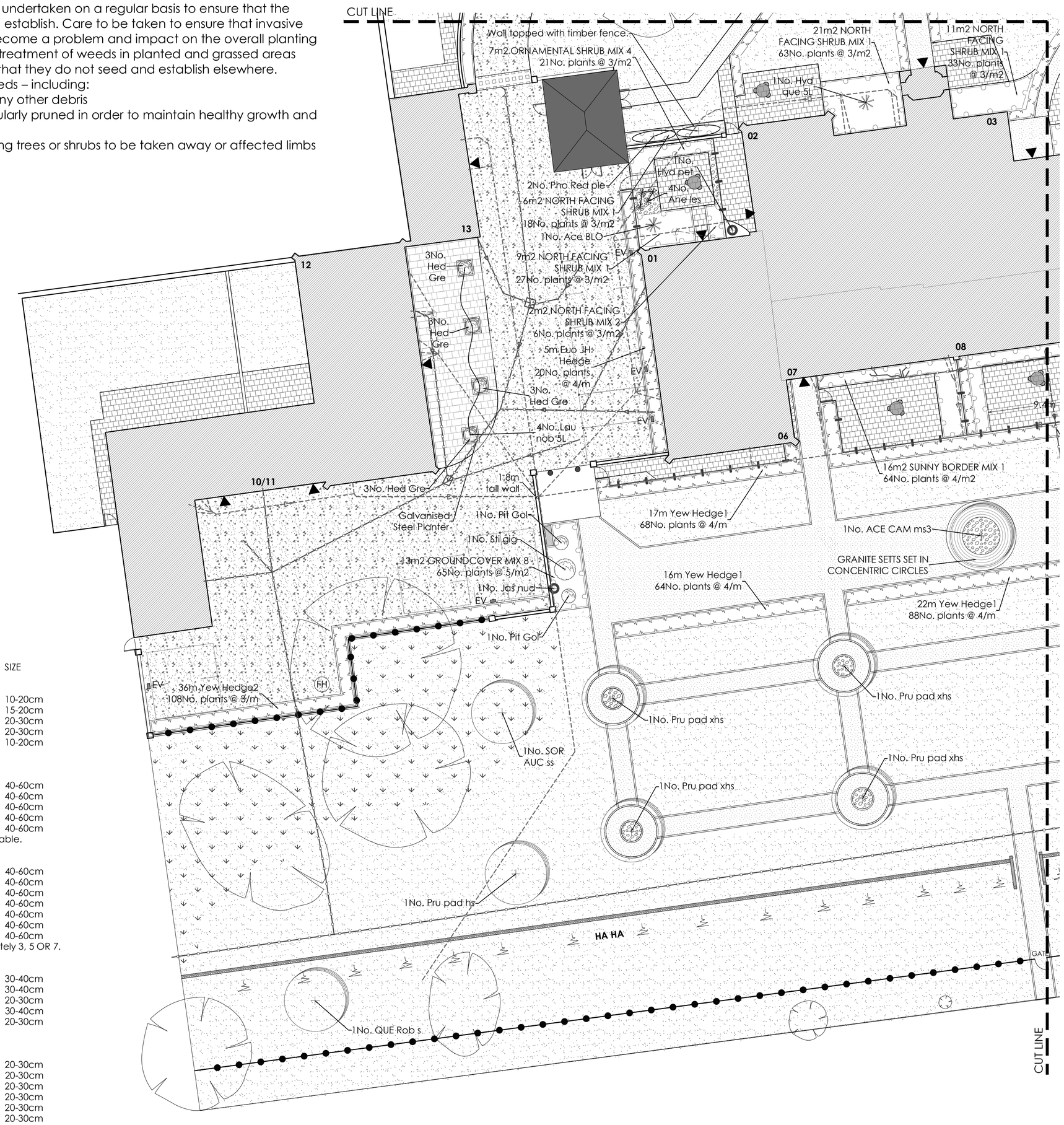
QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	ACE CAM ms3	Acer campestre	RB	MSTEM3	200-250cm
1No.	Ace BLO	Acer palmatum 'Bloodgood'	C 15L	MSTEM3	40-60cm
2No.	Pho Red ple	Photinia x fraseri 'Red Robin'	C	PLE	6-8cm
1No.	Pru pad hs	Prunus padus	RB	STD	12-14cm
4No.	Pru pad xhs	Prunus padus	RB	STD	14-16cm
1No.	QUE Rob s	Quercus robur	B	STD	8-10cm
1No.	SOR AUC ss	Sorbus aucuparia	B	STD	10-12cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
5m	Euo JH Hedge	Euonymus japonicus 'Jean Hugues	C 2L	30-40cm
20No. Plants spaced @ 4/m in a Single Row				
55m	Yew Hedge1	Taxus baccata	C 3L	40-60cm
220No. Plants spaced @ 4/m in a Single Row				
36m	Yew Hedge2	Taxus baccata	C 5L	40-60cm
108No. Plants spaced @ 3/m in a Single Row				

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
13m2 GROUNDCOVER MIX 8 planted @ 5/m2				
25%	16No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
35%	23No.	Euonymus fortunelii 'Emerald Gaiety'	C 2L	15-20cm
25%	16No.	Hebe pinguifolia 'Pagei'	C 2L	20-30cm
10%	7No.	Pennisetum alopecuroides 'Hameln'	C 2L	20-30cm
5%	3No.	Verbena bonariensis	C 1L	10-20cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
47m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	21No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	21No.	Sarcococca confusa	C 3L	40-60cm
20%	28No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	28No.	Viburnum davidii	C 3L	40-60cm
30%	42No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups where applicable.				
2m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	1No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	1No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	1No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	1No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	1No.	Viburnum davidii	C 3L	40-60cm
15%	1No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	1No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.				
7m2 ORNAMENTAL SHRUB MIX 4 planted @ 3/m2				
20%	4No.	Nandina domestica 'Obsessed'	C 3L	30-40cm
20%	4No.	Viburnum x juddii	C 3L	30-40cm
25%	5No.	Hebe 'Red Edge'	C 3L	20-30cm
15%	3No.	Pittosporum 'Tom Thumb'	C 3L	30-40cm
20%	4No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
16m2 SUNNY BORDER MIX 1 planted @ 4/m2				
20%	13No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
20%	13No.	Bergenia 'Bressingham White'	C 2L	20-30cm
5%	3No.	Anemone	C 2L	20-30cm
15%	10No.	Hebe pinguifolia 'Pagei'	C 2L	20-30cm
15%	10No.	Salvia officinalis 'Purpurascens'	C 2L	20-30cm
10%	6No.	Nandina domestica 'Obsessed'	C 2L	20-30cm
10%	6No.	Lavendula angustifolia 'Hidcote'	C 2L	20-30cm
5%	3No.	Pennisetum alopecuroides 'Hameln'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3 or 5.				



KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Grass-Lawns
- Grass-Wildflower Seed Mix (Infrequently mown)
- Shrub-Specimen
- Trees-proposed
- Shrub-Topiary Specimen

Hard Works

- Reclaimed sandstone slabs salvaged from the estate - Plots 11 and 12.
- Asphalt suitable for traffic. To engineers specification.
- Self-binding gravel path - 150mm sub-base overlaid with 50-70mm of Breedon Wayfarer.
- Nidagravel 140 cellular system laid in accordance with manufacturers guidelines. Topped with Cotswold Buff 14mm chippings.
- Golden peashingle gravel over permeable geotextile.
- Granite setts, colour "Silver Grey", Size 100x100mm, laid stack pattern.
- Private Terraces: Natural Indian Sandstone - Colour Country Buff laid on 150mm, size varies.
- Woven Timber fence, 1500mm high.
- 1.22m Metal black estate style fence - Style 2A. https://www.designermetal.co.uk
- Estate Style Fence - Quadrant End Finisher - To tie in with fencing as proposed: https://www.designermetal.co.uk
- Fire Hydrant (FH)
- Car Charging Point (EV)
- Woodscape removable timber bollard, 1.2m tall, 125 x 125mm square, set into granite setts.
- Drainage - Foulwater Pipeline (Circle = Inspection Chamber).
- Drainage - Surface Water Pipeline (Arrow = Direction of Flow).

Notes: Planning References:
19/00029/LBC
19/00028/FUL
21/02230/TREE
23/01755/TREE

0 2 4 6 8 10m
1:200

REVISION		DESCRIPTION
REV	DATE	
A	03.04.2025	Layout updates.
B	14.04.2025	Updates further to comment and discussion.
C	28.04.2025	Updates further to comments.

Kirsten Bowden
CHARTERED LANDSCAPE ARCHITECT
T. 07790 907241
E. kirsten.bowden@hotmail.co.uk
W. www.kirstenbowden.co.uk

Site
Brampton Park House, 41 North Road, Bampton PE28 4WF

Client
Cambridge Square

Drawing Title
Landscape Proposals - Sheet 2 of 6

Drawn by:	Purpose of issue:
KB	Planning
Date	**Scale**
15.07.2022	1:200 @ A1

Job Number	Drawing No.	Rev
2021_70	**002**	**C**

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL
Importation:
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:
- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING
Seeding:
- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:
- As and when required to ensure healthy establishment of plants.
- During periods of drought the plants should be watered at least once a week and gator bags used on the tree.

Site Clearance:
- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:
- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:
- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- New hedges to be planted in an evenly spaced line. To be maintained at a height of 1500mm.
- Trees to be planted in pits as per the details shown on the section illustrations. To be supported with two stakes and flexible rubber ties.

Timing:
- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:
- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:
- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:
- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:
- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:
- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
1No.	Cea BM	Ceanothus 'Blue Mound'	C 3L	40-60cm	3/m2
14No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
1No.	Par hen	Parthenocissus henryana	C 3L	60-80cm	Self-clinger

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	CER JAP s	Cercidiphyllum japonicum	RB	STD	8-10cm
1No.	Mal LOR f	Malus 'Lord Burghley'	B	FTH	180-210cm
1No.	Mal BRA f	Malus 'Bramley'	B	FTH	180-210cm
1No.	MAL FLO s	Malus floribunda	B	STD	8-10cm
1No.	PRU AVI ss	Prunus avium	B	STD	10-12cm
1No.	PRU Vic f	Prunus 'Victoria Plum'	B	FT	180-210cm
4No.	Pru pad xhs	Prunus padus	RB	STD	14-16cm
1No.	QUE Rob s	Quercus robur	B	STD	8-10cm
2No.	Que rob f	Quercus robur	C 15L	FTH	200-250cm
4No.	SOR LUT hs	Sorbus aria 'Lutescens'	RB	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
116m	Yew Hedge1	Taxus baccata	C 3L	40-60cm

464No. Plants spaced @ 4/m in a Single Row

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
15m2 GROUNDCOVER MIX 8 planted @ 5/m2				
25%	19No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
35%	26No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	15-20cm
25%	19No.	Hebe pinguifolia 'Pagei'	C 2L	20-30cm
10%	8No.	Pennisetum alopecuroides 'Hameln'	C 2L	20-30cm
5%	4No.	Verbena bonariensis	C 1L	10-20cm

Individual varieties to be planted in groups of approximately 3, 5 or 7.

PERCENT	QTY	PLANT NAME	STOCK	SIZE
30m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	14No.	Skimmia 'Nymans'	C 3L	40-60cm
15%	14No.	Sarcococca confusa	C 3L	40-60cm
20%	18No.	Cotoneaster 'Coral Beauty'	C 3L	40-60cm
20%	18No.	Viburnum davidii	C 3L	40-60cm
30%	27No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm

Individual varieties to be planted in same species groups where applicable.

PERCENT	QTY	PLANT NAME	STOCK	SIZE
19m2 NORTH FACING SHRUB MIX 2 planted @ 3/m2				
15%	9No.	Skimmia 'Nymans'	C 3L	40-60cm
10%	6No.	Skimmia 'Kew Green'	C 3L	40-60cm
15%	9No.	Sarcococca hookeriana var. digyna	C 3L	40-60cm
10%	6No.	Berberis thunbergii f. atropurpurea	C 3L	40-60cm
15%	9No.	Viburnum davidii	C 3L	40-60cm
15%	9No.	Cornus sanguinea 'Midwinter Fire'	C 3L	40-60cm
20%	11No.	Euonymus 'Emerald Gaiety'	C 3L	40-60cm

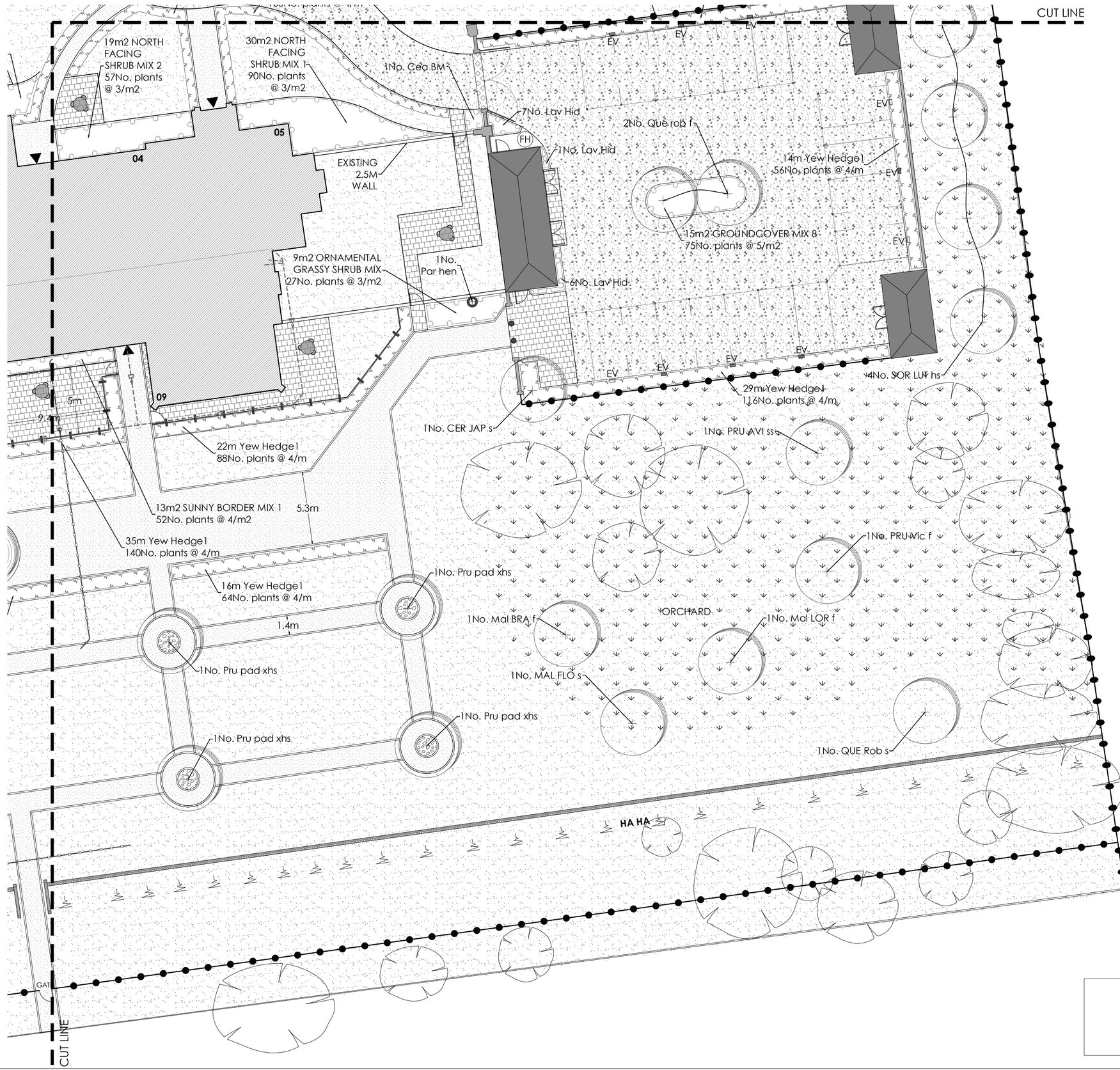
Individual varieties to be planted in same species groups of approximately 3, 5 OR 7.

PERCENT	QTY	PLANT NAME	STOCK	SIZE
9m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	7No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	7No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	5No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	1No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	3No.	Viburnum x juddii	C 3L	40-60cm
5%	1No.	Verbena bonariensis	C 2L	10-20cm
10%	3No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm

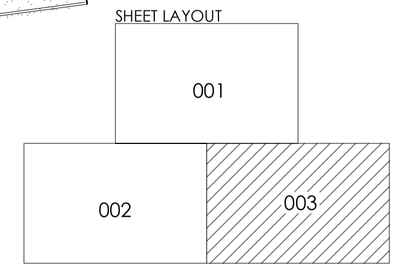
Individual varieties to be planted in groups of approximately 3, 5 or 7.

PERCENT	QTY	PLANT NAME	STOCK	SIZE
13m2 SUNNY BORDER MIX 1 planted @ 4/m2				
20%	10No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
20%	10No.	Bergenia 'Bressingham White'	C 2L	20-30cm
5%	3No.	Anemone	C 2L	20-30cm
15%	8No.	Hebe pinguifolia 'Pagei'	C 2L	20-30cm
15%	8No.	Salvia officinalis 'Purpurascens'	C 2L	20-30cm
10%	5No.	Nandina domestica 'Obsessed'	C 2L	20-30cm
10%	5No.	Lavendula angustifolia 'Hidcote'	C 2L	20-30cm
5%	3No.	Pennisetum alopecuroides 'Hameln'	C 2L	20-30cm

Individual varieties to be planted in groups of approximately 3 or 5.



SHEET LAYOUT



KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Grass-Lawns
- Grass-Wildflower Seed Mix (Infrequently mown)
- Shrub-Specimen
- Trees-proposed
- Shrub-Topiary Specimen

Hard Works

- Reclaimed sandstone slabs salvaged from the estate - Plots 11 and 12.
- Asphalt suitable for traffic. To engineers specification.
- Self-binding gravel path - 150mm sub-base overlaid with 50-70mm of Breedon Wayfarer.
- Nidagravel 140 cellular system laid in accordance with manufacturers guidelines. Topped with Cotswold Buff 14mm chippings.
- Golden peashingle gravel over permeable geotextile.
- Granite setts, colour "Silver Grey", Size 100x100mm, laid stack pattern.
- Private Terraces: Natural Indian Sandstone - Colour Country Buff laid on 150mm, size varies.
- Woven Timber fence, 1500mm high.
- 1.22m Metal black estate style fence - Style 2A. https://www.designermetal.co.uk
- Estate Style Fence - Quadrant End Finisher - To tie in with fencing as proposed: https://www.designermetal.co.uk
- (FH) Fire Hydrant
- EV Car Charging Point
- Woodscape removable timber bollard, 1.2m tall, 125 x 125mm square, set into granite setts.
- Drainage - Foulwater Pipeline (Circle = Inspection Chamber).
- Drainage - Surface Water Pipeline (Arrow = Direction of Flow).

Notes: Planning References:
19/00029/LBC
19/00028/FUL
21/02230/TREE
23/01755/TREE

0 2 4 6 8 10m
1:200

REVISION		DESCRIPTION
REV	DATE	
A	03.04.2025	Layout updates.
B	14.04.2025	Updates further to comment and discussion.
C	28.04.2025	Updates further to comments.

Kirsten Bowden
CHARTERED LANDSCAPE ARCHITECT
T. 07790 907241
E. kirsten.bowden@hotmail.co.uk
W. www.kirstenbowden.co.uk

Site
Brampton Park House, 41 North Road, Bampton PE28 4WF

Client
Cambridge Square

Drawing Title
Landscape Proposals - Sheet 3 of 6

Drawn by: KB	**Purpose of issue:** Planning
Date 15.07.2022	**Scale** 1:200 @ A1
Job Number **2021_70**	Drawing No. **003** / Rev **C**

APPENDIX 2

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

Importation:

- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

PLANTING GENERALLY:
Comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.

STORAGE: Plants which are not to be planted on day of delivery to site to be stored as follows: - place close together and cover rootballs with sand, moist peat or wet straw.

PLANT HANDLING, STORAGE TRANSPORT AND PLANTING
To the recognised best practice HTA 'Handling and establishing landscape plants'.

SITE CLEARANCE:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

SOIL CONDITIONS:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.
- The planting area should be inspected and the area to be planted clearly defined.
- The main service routes are available from the client and information regarding services and utility routes within the site should be made freely available to those undertaking landscape works.
- A visual inspection of the soil should be carried out to ensure its suitability for the proposed planting, any issues should be reported to the Site Supervisor (SS).

TREE PLANTING:

Tree pits should have a diameter at least 75 mm greater than that of the root system. During excavation of the tree pit the soil dug should be placed to one side separating topsoil and subsoil as far as is practical. The tree's root system should be wetted prior to planting. The tree should be planted at the correct depth considering the position of the root flare and the finished level. Allowance should be made for settling of the soil after planting. Where the tree is within 1m of hard surfacing, a root barrier up to 600mm deep should be used against the kerb edge to reduce the risk of damage.

Backfill should be added gradually in layers of 150 mm to 230 mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil.
The final layer of backfilling should not be consolidated but should be of a sufficient depth to allow for settlement and mulching. Immediately after planting, the tree pit should be saturated to aid establishment.

Considerations Below Ground
Planting pits, their position and rooting location will be reviewed by the contractor and any issues reported to the site manager for discussion with the client. Services and hard surface layout information is available from the client.

When digging the pit, the base of the tree pit should remain undisturbed unless there are specific problems such as poor drainage, soil smearing or pans resulting from pit construction which need to be rectified. The backfill medium used should be as close as possible in texture and structure to the soil excavated from the tree pit. Ideally the soil dug from the excavated pit should be used as the backfill medium. Topsoil should not be used below the depth of the original topsoil layer.

Considerations above ground
Prior to placing the tree within the pit, the tree stake used should be driven into the ground to a sufficient depth to provide full support for the tree. The tie and support system should be attached as recommended by the manufacturer. The support system should be no higher than one third the height of the tree being planted. The length of time for which this support system is left in place should be assessed during the initial and on-going maintenance of the landscape area. All support systems should be removed as soon as possible. The root flare and the base of the stem should be maintained free from mulch. The tree should be irrigated before mulch is applied.

At no time should plants be left with their root systems exposed or vulnerable to drying out. The planting pit should be no deeper than the existing rootball or container depth. Planting pit sides should not have compacted, glazed or smeared sides from digging. Sides of a planting pit that have been smeared or smoothed during excavation should be scarified.

TURFING AND SEEDING

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.
- Seeding should be undertaken once the topsoil has been levelled and raked. If sown during a dry period it will require irrigation to stimulate germination and aid establishment.
- Turf should be laid on topsoil which has been levelled and any stones/debris removed. Topsoil should be a minimum of 200mm deep.

WATERING

- As and when required to ensure healthy establishment of plants. During periods of dry weather and drought the plant should be well watered at least twice a week and Gator Bags used on the trees. When Gator bags are used, they should be refilled at least once a week and removed once the dry weather is over.

PLANTS GENERALLY:

- All Plants should be materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. Grown in a suitable environment and hardened off.

Free from pests, diseases, discoloration, weeds and physiological disorders. With balanced root and branch systems, root system and condition in accordance with the relevant part of the National Plant Specification and as per the applicable section of BS 3936.

- Certification should be provided for the plants to comply with this specification. To the relevant part of BS 3936, name, forms, dimensions and other criteria as scheduled.
- Plant names, forms, dimensions and other criteria: To be labelled.
- Frost: Protect plants from frost and handle plants with care.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced as per the plan.
- New hedges to be planted in an evenly spaced line in a minimum of 400mm of topsoil.
- New native shrubs to be planted directly into the ground and the area well mulched. No protective guards to be used in order to ensure that they grow with natural form.

STORAGE: Plants which are not to be planted on day of delivery to site to be stored as follows: - place close together and cover rootballs with sand, moist peat or wet straw.

PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

Generally: To the recognised best practice HTA 'Handling and establishing landscape plants'.

Unloading and temporary storage
The contractor shall ensure that the trees and plants are unloaded from the lorry in an efficient manner. A full quality check should take place at the time of unloading. Any defects or breakages should be reported to the dispatching nursery immediately. Plants that do not meet the specification or are otherwise unsatisfactory or damaged should be rejected and returned.

Trees shall be lowered intact from the delivery vehicle and shall not be dropped onto the ground, as this can cause damage to the root system. The time that trees are held in temporary storage should be kept to a minimum. The storage area should be specific for that purpose. The site should be isolated from areas where there is the potential for contamination from other stored materials on neighbouring sites or damage from vehicles.

TIMING:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

CULTIVATION:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

WEEDING OF PLANTED AREAS:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

MULCHING:

- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to shrub and mixed native planting areas. Slate chippings to be used where shown.

SPOT TREATMENT OF WEEDS:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

APPENDIX 3

Annual Maintenance Schedule – Yearly Inspection Notes:

The following table should be printed off each year and filled in as the maintenance tasks outlined in the management document are undertaken. Any comments on the different items should then be used to inform and guide necessary works for the following year.

Item	Date/s	Comments/Notes
Ornamental Planting Areas: - Weeding - Damage/pruning - Replace - watering		
New Tree Planting: - Weeding - Damage/pruning - Replace - watering		
Roadways: - Weeding - Damage/repairs - Replace broken or damaged blocks/drains/holes - Clean		
Paths: - Weeding - Damage/repairs - Replace - Clean		
Grassed Areas – short mown: - Weeding - Mowing - Edging		
Grassed Areas – Meadow: - Weeding - Mowing - Removal of arisings		
Fences: - Damage/repairs - Maintain		