

**Jack's Green,  
Warish Hall Farm, Takeley**

**LANDSCAPE  
MANAGEMENT PLAN**

**Dutch**  
—  
**landscape  
architects.**

Prepared on behalf of  
**Weston Homes PLC**

Ref: 1054-DLA-ZZ-RP-L-0800

Date: September 2023



## **PROJECT TITLE**

## **LANDSCAPE MANAGEMENT PLAN**

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Rev	Description	Date	By/Chk
P01	Planning Issue	28.09.23	TA/WD



## **1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES**

- 1.1.** This Landscape Management Plan has been prepared by landscape consultants Dutch Landscape Architects for the residential development at Jack's Green. The site is located between Smiths Green and Jacks Lane in the village of Takeley south of the A120. The development consists of 40 residential units with appropriate private parking and a central green space with play provisions located in the northern half of the site that forms the primary public landscape within the development.
- 1.2.** The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.
- 1.3.** As well as the general landscape management for the Site, this document will specifically deal with the maintenance of the areas of vegetation on the western boundary in order to implement and maintain appropriate visibility splays for the site access.
- 1.4.** Furthermore, this document will also deal with the management procedure relating to the Byway, and in particular process put in place to avoid trees impeding with the proposed lighting columns as part of sound arboricultural management.
- 1.5.** All references to planting treatments are based on the planning submission drawings:
- WH202 B-DLA-ZZ-ZZ-DR-LA-1001 through to WH202 B-DLA-ZZ-ZZ-DR-LA-1013
  - WH202 B-DLA-ZZ-ZZ-DR-LA-0200
- 1.6.** All front and rear gardens of individual properties will be conveyed to house purchasers/tenants. These purchasers/tenants will then be responsible for maintaining their own property in a neat and tidy condition.
- 1.7.** Until private areas are conveyed or the Management Companies take over, Weston Homes will be responsible for maintaining all the above areas and will be responsible for replacement of defective stock in accordance with the planning conditions.

## **2. MANAGEMENT OBJECTIVES**

- 2.1. The site shall be managed as a high quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the new built development.
- 2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.
- 2.3. Weston Homes, the Management Company and the Purchasers/Tenants shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.
- 2.4. Best Health & Safety practices shall be used at all times.
- 2.5. In order to monitor standards and make amendments where required, it is expected that Weston Homes, and subsequently, the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

## **3. MAINTENANCE VISITS**

- 3.1. It is proposed there shall be a minimum of 18 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment. Visits shall be twice monthly during April to September and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

## **4. GENERAL**

- 4.1. All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.
- 4.2. Weston Homes or the Management Companies shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

- 4.3.** Weston Homes, the Management Companies and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.
- 4.4.** Weston Homes and the Management Companies shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good damage however caused.
- 4.5.** All work shall be carried out while soil and weather conditions are suitable.
- 4.6.** Weeds, prunings, leaves, rubbish and other arisings shall be removed from site at the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.
- 4.7.** Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.
- 4.8.** Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 4.9.** Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 4.10.** All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.11.** Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.
- 4.12.** Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.

- 4.13. Edge valleys in beds shall be maintained and grass edges shall be cut at each maintenance visit.

## 5. EXISTING TREES & HEDGEROWS

### Specific objectives:

- To retain the existing vegetation as a landscape feature within the wider landscape area.
- To maintain and enhance habitats of existing wildlife populations.
- To create a green buffer around the new development.
- To retain visibility splays at the Site access and maintain the health of the vegetation in this area.
- To ensure that lighting along the Byway does not become obscured or impacted upon in anyway by the existing trees whilst also maintaining their health.

### Maintenance Operations:

- 5.1. The existing vegetation provides a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.
- 5.2. Where immediate tree surgery might be required including for the maintenance of the visibility splay at the site access and the installation of the lighting columns along the Byway, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.
- 5.3. Fallen trees provide a valuable habitat for woodland insects and small mammals and should not be removed or broken up unless necessary for safety reasons.
- 5.4. Ivy on on-site trees should be severed at ground level where necessary.
- 5.5. Limited coppicing should be carried out to the existing trees, subject to detailed assessment of the subject trees, to create a varied woodland edge character and encourage the growth of woodland edge, understorey field level species. An assessment must be carried out by a suitably experienced and licensed bat worker to identify trees with the best potential (or existing) bat roosts prior to any works being undertaken.
- 5.6. All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.

- 5.7.** Trees and hedgerows should be managed in accordance with the above principles so as to not impede the visibility splay as set out in Appendix E and to ensure that lighting is not interfered with as set out in the Proposed Lighting Strategy in Appendix D.

## 6. TREES

### **Specific objectives:**

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To enhance appearance and visual interest
- To ensure that trees do not hinder safe and secure access to and from the Site, whilst maintaining a good level of health

### **Maintenance Operations:**

- 6.1. In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- 6.2. Checks shall be made to ensure all stakes, and ties of planted trees are properly adjusted at each maintenance visit. Between years 3-5 tree stakes shall be removed once trees have established and are root firm.
- 6.3. Trees shall be watered to field capacity in the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 6.4. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 11 Plant Replacement.
- 6.5. Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained, free of weeds and be mulched as in shrub beds until the tree is no longer vulnerable to damage from mowing equipment.
- 6.6. Trees planted along the boundary are to be monitored and phased removal and replacement of weaker specimens over a period of 5 years will allow the boundary to be significantly strengthened.
- 6.7. Regular arboricultural inspections should take place to identify any specific tree risk issues, pest and diseases or establishment issues that may be present in both the new and retained trees.

- 6.8.** Existing trees along the eastern boundary are to be pruned with some removals proposed to facilitate a visibility splay to ensure safe access for vehicles can be established. Once these works have been completed regular pruning or flailing will take place to ensure the visibility splay is maintained in perpetuity.
- 6.9.** Existing trees along the Byway may require pruning to be undertaken as and when required, if trees impeding on the lighting and which should be checked annually.

## 7. HEDGE PLANTING

### **Specific objectives:**

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To maintain and manage appearance/height as specified on approved plans

### **Maintenance Operations:**

- 7.1. All beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.
- 7.2. Hedging shall be trimmed after flowering, as in 4.10 and again if necessary in autumn to maintain a 'hedge' shape at the height appropriate to the species and location. Hedges shall be pruned either manually or by machine in a manner which ensures full leaf coverage over the plant and all arisings shall be removed from site
- 7.3. Existing hedges along the western boundary are proposed to be pruned and trimmed back in order to facilitate the visibility splays for the Site access point in this location. Regular pruning will also be required so as to ensure the visibility splay is maintained in perpetuity.

## 8. SHRUBS

### **Specific objectives:**

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year round appearance and visual interest

### **Maintenance Operations:**

- 8.1. All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.



# Dutch.

- 8.2.** Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.
  
- 8.3.** Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

## 9. HERBACEOUS PLANTING

9.1. For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

### 9.2. Pruning:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.
- Remove all material from site.
- Apply a 50mm layer of coarse mulch, 150-300mm away from stems. This will help moisture retention in the soil and contribute to weed suppression.
- Many perennials respond well to dead heading throughout the summer as heads begin to fade. This will produce more blooms within that season e.g. Echinacea, Helleborus. Repeat as necessary.
- Leave dried flower head over winter for relevant species e.g. Miscanthus sinensis 'Red Chief'.

### 9.3. Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

### 9.4. Watering:

- In the first year thorough watering once a week is required, checking for a dry soil surface during wetter periods.
- Established plants will need watering during dry spells, check for a dry soil surface between watering.

- Carry out a thorough watering of the roots of the plant. Light watering may encourage surface rather than deep roots, leaving plants more susceptible to drought.
- Weeding:
- Spot treat persistent weeds with glyphosate, remove one month later.
- Or, remove by hand pull.
- Ensure a consistent layer of mulch is present.

#### 9.5. Staking:

- Taller species will require staking in early spring/ summer to maintain an upright form e.g. Lysimachia.

#### 9.6. Dividing:

- Divide plants every two to three years to maintain healthy growth and avoid overcrowding. To be carried out in spring when the soil is dry enough to work and before new growth and flowering occurs or for those species e.g. Helleborus that require autumn division, carry out dividing in September/October.

## 10. GRASSED AREAS

### Grass areas are divided into two specific mowing regimes:

- Well Maintained Grass or Front Gardens and Around Flats
- Grassed Areas for Amenity Use in P.O.S

### 10.1. WELL MAINTAINED GRASS FOR FRONT GARDENS AND AROUND FLATS

#### Specific objectives:

- To create a level, attractive and even grass sward with uniform height and colour for high for domestic use
- To enhance appearance and visual interest

#### Maintenance Operations:

- 10.1.1. A maximum of 30 cuts per year shall be carried out using approved machinery. The maintenance visits shall take place either weekly or fortnightly during the growing period to maintain the sward length within the limits of 25mm and 60mm. The clippings shall be collected and removed from site unless otherwise agreed, and at all times the areas shall be maintained in a tidy condition.

- 10.1.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at least at each alternative main grass cut, i.e. once every two weeks.
- 10.1.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control 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.
- 10.1.4. Fertiliser shall be applied at manufacturer's recommended rates once a year in April.
- 10.1.5. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.
- 10.1.6. Where necessary compacted areas shall be aerated with appropriate equipment in October.
- 10.1.7. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

## **10.2. GRASSED AREAS FOR AMENITY USE IN P.O.S.**

### **Specific objectives:**

- To maintain an inviting usable recreational area in the summer months

### **Maintenance Operations:**

- 10.2.1. Mowing shall be carried out six times per year using approved machinery. The maintenance visits shall take place once per month between April and September inclusively. The clippings shall be let fly and must be evenly distributed over the whole surface and at no time shall the layer of clippings be to such a depth that they affect the growth of the grass. Clippings shall be removed from all paths and roads and taken off site.
- 10.2.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub and whip borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at each maintenance operation.

- 10.2.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.
- 10.2.4. No artificial fertilizers shall be applied to this area to encourage wild flowers. In areas where wild flowers have established, mowing shall not take place if appropriate until they have set seed.
- 10.2.5. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.
- 10.2.6. Where necessary compacted areas shall be aerated with appropriate equipment in autumn.
- 10.2.7. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer

## 11. BULB PLANTING

### **Specific objectives:**

- To create an eye catching seasonal feature
- To enhance seasonal appearance and visual interest

### **Maintenance Operations:**

- 11.1. Grass shall not be cut within areas of bulb planting until six weeks after bulbs have flowered. Grass and bulb leaves shall be cut firstly to approximately 100mm and arisings raked up and removed from site. The area shall then be cut to the length of the surrounding grass either immediately or within two weeks of the first operations. All arisings shall be raked off and removed from site.
- 11.2. Where necessary weak/damaged grass shall be over seeded as appropriate immediately after the bulb leaves and grass have been cleared.

## 12. PLANT REPLACEMENT

- 12.1. An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work

and replacement planting. The list shall be submitted to Weston Homes or the Management Companies, as appropriate immediately after the visit with accompanying financial implications. Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. Weston Homes shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.

- 12.2.** All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.
- 12.3.** Any new replacement planting shall be tagged so the local authority, Weston Homes, the Management Companies or the Purchaser/Tenant is aware that these plants will have a further one year's defect liability period. The contractor shall provide Weston Homes or the Management Companies with a list of replacements and their location after completion.
- 12.4.** Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.
- 12.5.** Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

## **13. LITTER COLLECTION**

- 13.1.** All hard surfacing shall be swept as necessary, and all rubbish removed from site.
- 13.2.** Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.
- 13.3.** During autumn maintenance visits all fallen leaves shall be collected and removed from site
- 13.4.** FENCING/WALLS/RAILING
- 13.5.** All fencing, walls and railings shall be checked for damage/wear and when necessary shall be replaced/repaired/ re-stained or painted as appropriate

## **14. HARD SURFACES**

- 14.1.** Provide contact number for residents to notify management company of any hazards.
- 14.2.** Inspect the hard landscape areas on a six monthly basis to identify and repair any damaged areas.
- 14.3.** Seasonal maintenance (leaf and snow clearance, de-icing).
- 14.4.** Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.
- 14.5.** Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.
- 14.6.** Clean paving every 5 years with appropriate cleaning agent. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving.
- 14.7.** Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.
- 14.8.** Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

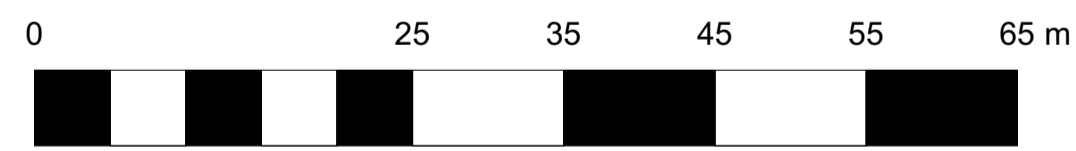
## **15. PLAY AREA**

- 15.1.** Establish and maintain a closely cut amenity lawn including on earth mounding.
- 15.2.** Maintain year round appearance and tidiness of play area.
- 15.3.** Prevent hazards to all users.
- 15.4.** Provide contact number for residents to notify Management Company of any hazards.
- 15.5.** See Section 9 for maintenance requirements of amenity grass – particular care to be taken when cutting grass on mounds and around play equipment to avoid damaging mounds and play items
- 15.6.** Inspect play equipment regularly and repair as required, making good any damage or wear promptly to maintain safety of play area and the good upkeep of the development – frequency of play area inspection to Council specification.

- 15.7.** Clear bins and inspect furniture regularly.
- 15.8.** Seasonal maintenance (leaf and snow clearance, de-icing).
- 15.9.** Surfaces to be kept weed and litter free at all times.



**APPENDIX A**



07/09/2023	P03	Updated to comments
01/09/2023	P02	Client Issue
31/08/2023	P01	Issued for comment

Date	No.	Revision Notes
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# Dutch — landscape architects.

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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

Sheet Title  
Tree Planting Plan

Sheet Scale 1:500 @A1	Sheet 1 of 13
Drawn By ARM	Reviewed By WD

Sheet No. Project ID: Originator: Name: Level: File: Discipline: Number: WH202 B-DLA-ZZ-ZZ-DR-LA-1001	Rev. P03
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File Name  
WH202 B-DLA-ZZ-ZZ-M-LA-1001.dwg

Status code  
(Date: Issued)  
S3 SHARED - SUITABLE FOR REVIEW & COMMENT





Grass - total area 2360sqm



- HORTICULTURAL NOTES**
- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
  - Engineer to confirm foundation details in accordance with practice note 4.2 of the NHBC guide.
  - All tree locations to be confirmed by the engineer.
  - Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
  - All topsoil and subsoil is to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
  - The soil profile for landscape areas shall be as follows:  
 Amenity grassed areas - 100mm Topsoil / 350mm Subsoil;  
 Shrub areas - 300mm / 300mm Subsoil;  
 Tree pits - 300mm Topsoil / 600mm-800mm Subsoil (depending on size of rootball).  
 Topsoil to BS 3882:2015, Subsoil to BS 8901:2013.  
 All landscaped areas to be free draining.
  - Contractors to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
  - All areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
  - Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil.
  - Trees to be selected and planted in accordance with BS 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 70mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The rootball should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/apparent) should be replicated as far as practicable.
  - Unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stakes and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimum 5 years).
  - Each new tree pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/trimmer guards or mulched with a min 500mm diameter circle of mulch away from the main stem/trunk to protect stem/trunk from strimmer damage.
  - Where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot(20) to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree.
  - Turfed areas to be ravelated and topsoil levelled as required, remove debris and stones above 30mm dia. De-compact ground as stated above. Add pre-seeding fertilizer to manufacturer's specification. Turf shall be weed free, laid from planks (to avoid damage) with broken joints and well butted up. Water as necessary to avoid shrinkage.
  - Amenity and landscape lawns not directly associated with private residences are to be seeded onto cultivated topsoil after de-compaction, raked evenly to a fine 10th. Seed to be distributed evenly in two perpendicular seeding passes, raked lightly and watered thoroughly upon completion. Newly seeded areas to be fenced off to avoid access.
  - Meadow/Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil. To remove unwanted weed grasses, the area shall be treated with an appropriate systemic herbicide prior to seed bed cultivation and left for minimum two weeks.
  - Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
  - All preparations, both hard and soft under/around trees to be retained must be carried out by hand to protect roots.
  - All plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification.
  - All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots (min. 300mm<sup>2</sup>). Plants to be firmed, watered in and dead/damaged branches removed after planting.
  - The use of pesticides (herbicides, insecticides, fungicides and slug pellets etc) should be discouraged to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides used should be non-residual.
  - A slow release fertilizer shall be applied after planting in accordance with manufacturer's instructions.
  - All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades. Gravel to be pea shingle or similar approved.
  - All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar to a minimum depth of 50mm after plants have been well watered. Where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm Care must be taken not to smother the plants.
  - Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
  - Bubs shall be planted at a depth of three times their height into cultivated topsoil and plant hole to be backfilled with excavated material.
  - All plants in native mixes to be fitted with spiral rabbit protection guards.
  - Any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
  - Should the site be at risk of rabbits, deer or badger appropriate measures should be agreed, prior to planting, to ensure successful plant establishment – staking turf, appropriate stock fencing etc.

**Legend**

- Mixed native hedge
- Native scrub mix
- Amenity grass/species rich

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01/09/2023	P02	Client Issue
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Project Title  
 Jack's Green  
 Warish Hall Farm, Takeley

Sheet Title  
 Buffer Planting Plan

Sheet Scale	Sheet
1:500 @A1	2 of 13
Drawn By	Reviewed By
ARM	WD

Sheet No.	Rev.
Project ID - Originator - Name Level File - Drawing Number	
WH202 B-DLA-ZZ-DR-LA-1002	P03

File Name  
 WH022 B-DLA-ZZ-ZZ-MALA-1001.rvt  
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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

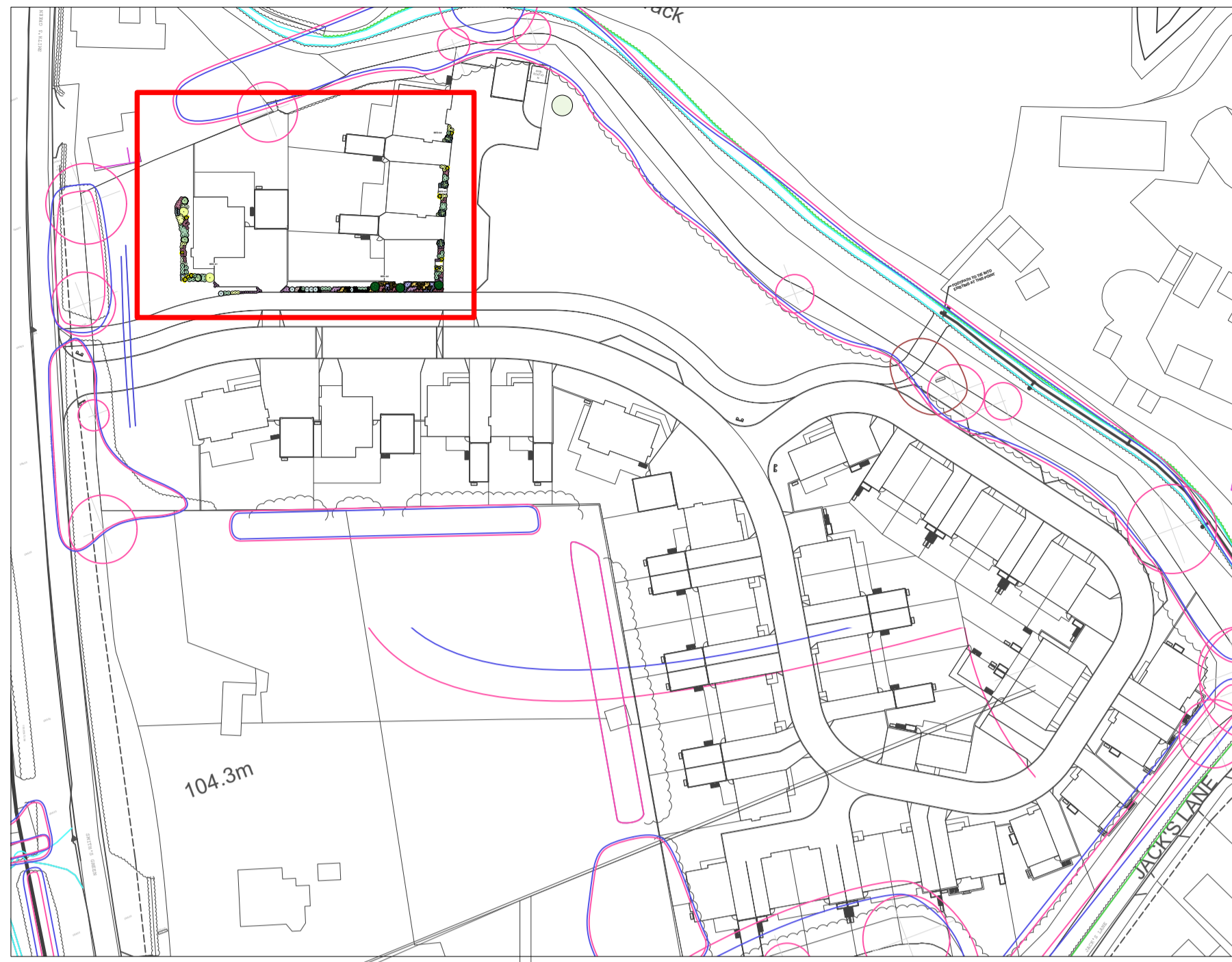
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Detailed Planting Overview

Sheet Scale	Sheet
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Drawn By	Reviewed By
ARM	WD

Sheet No.	Rev.
WH202 B-DLA-ZZ-ZZ-DR-LA-1003	P03

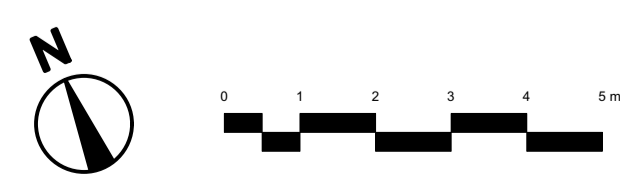
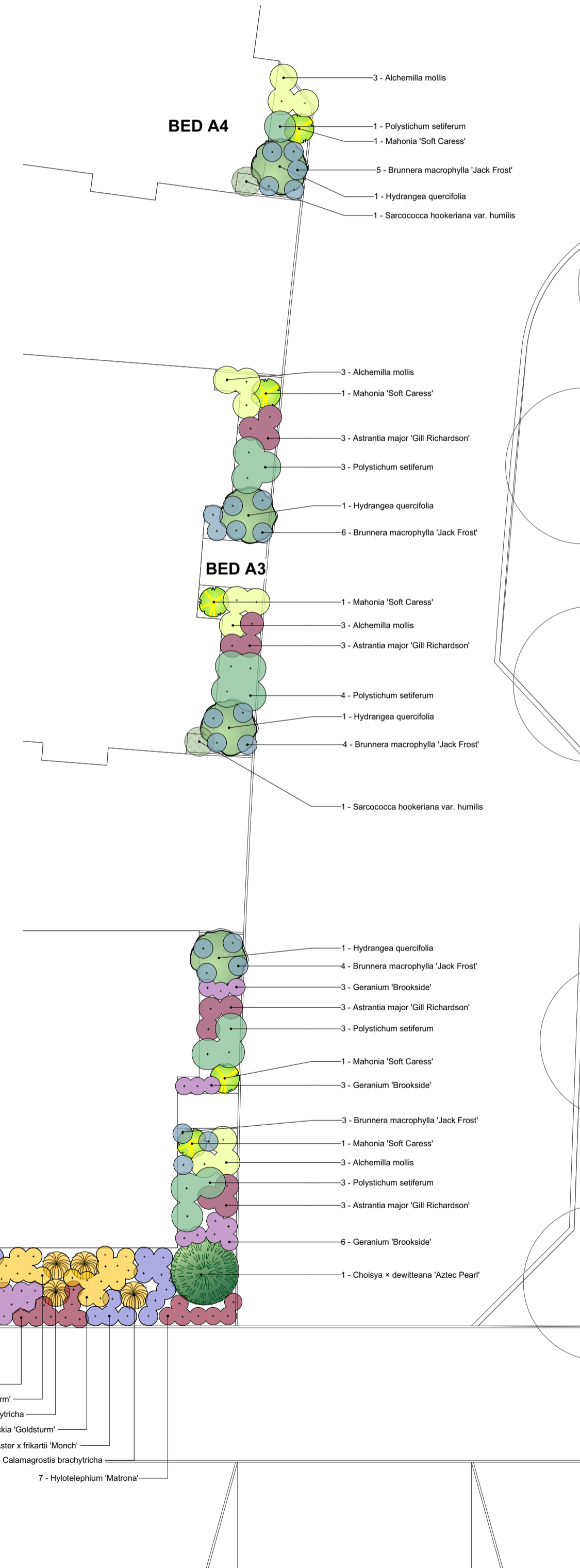
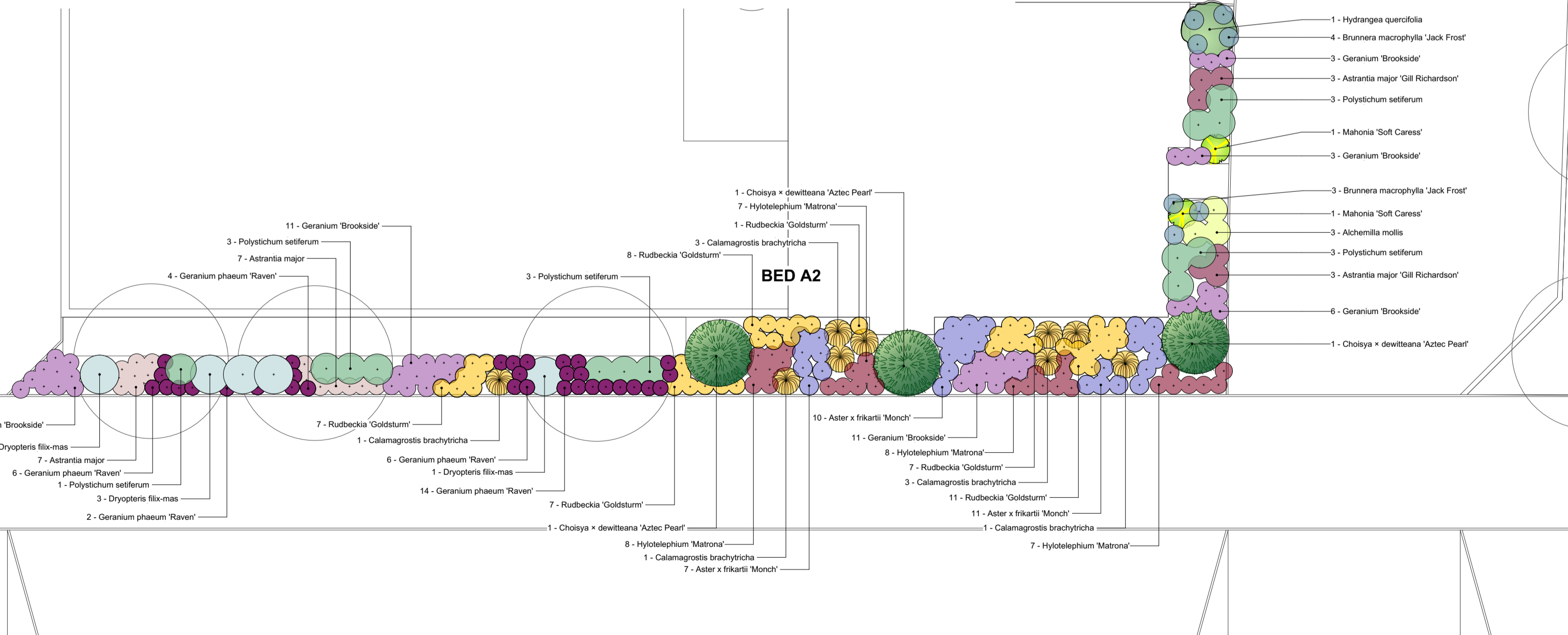
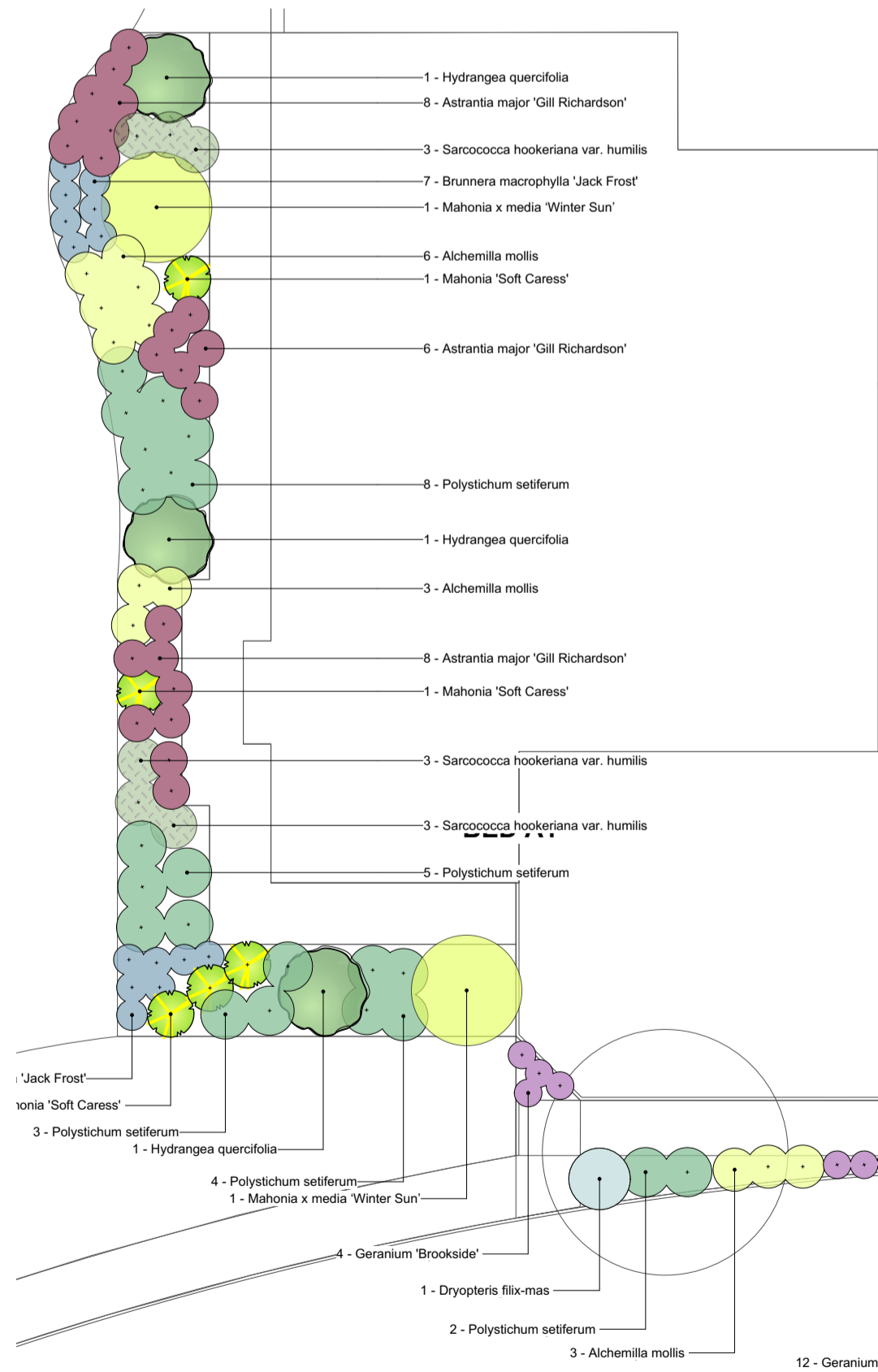
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Status code  
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**Filler planting: Area A**

- 250-Narcissus 'Tête-à-tête'
- 50-Aquilegia alpina



Please see separate document WH202 B-DLA-ZZ-ZZ-DR-LA-0200 for the detailed planting schedule.

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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

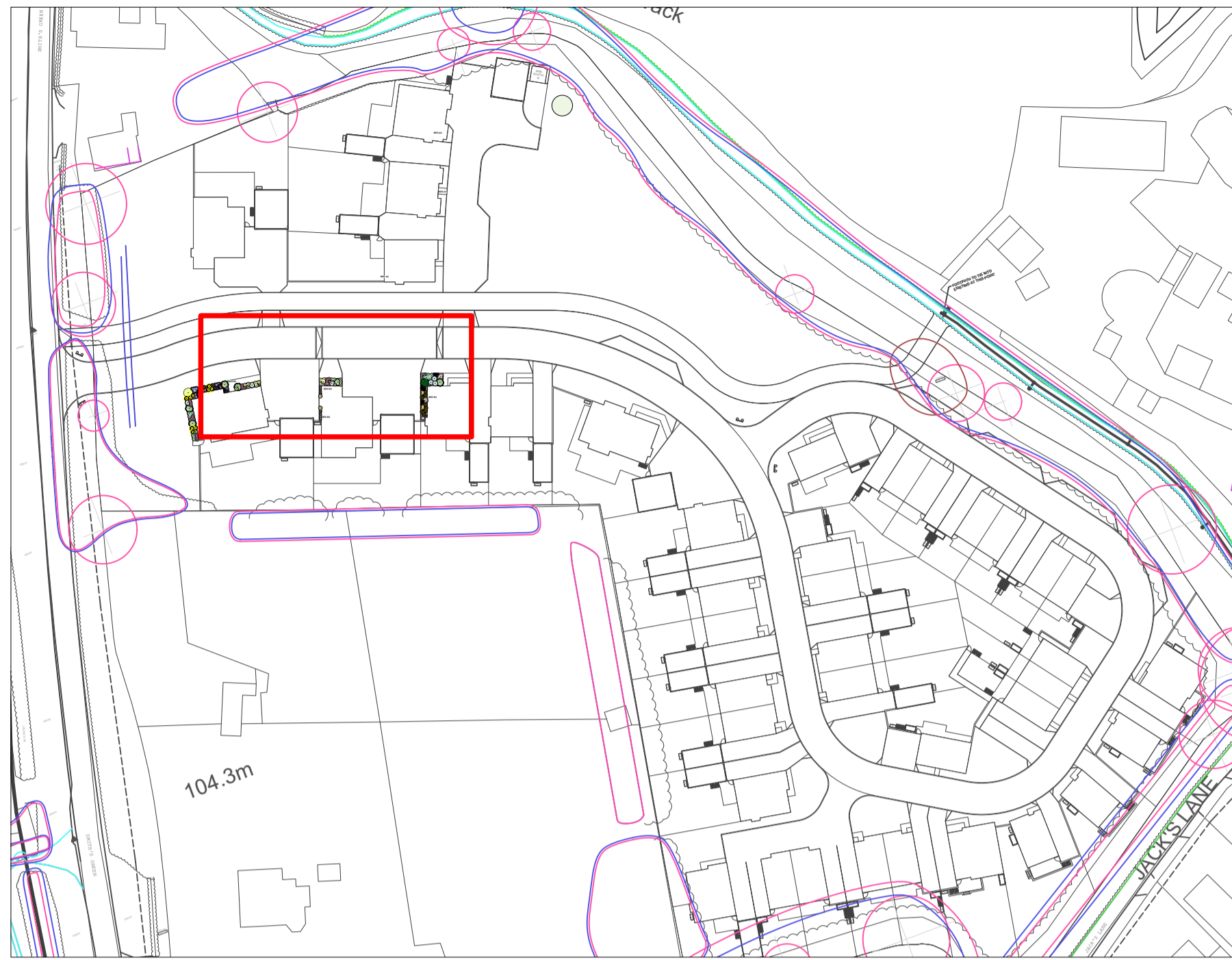
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Sheet Scale 1:100 @A1	Sheet 4 of 13
Drawn By ARM	Reviewed By WD

Sheet No. WH202 B-DLA-ZZ-ZZ-DR-LA-1004	Rev. P03
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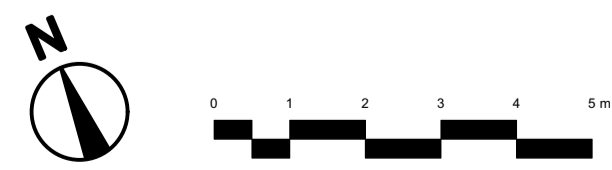
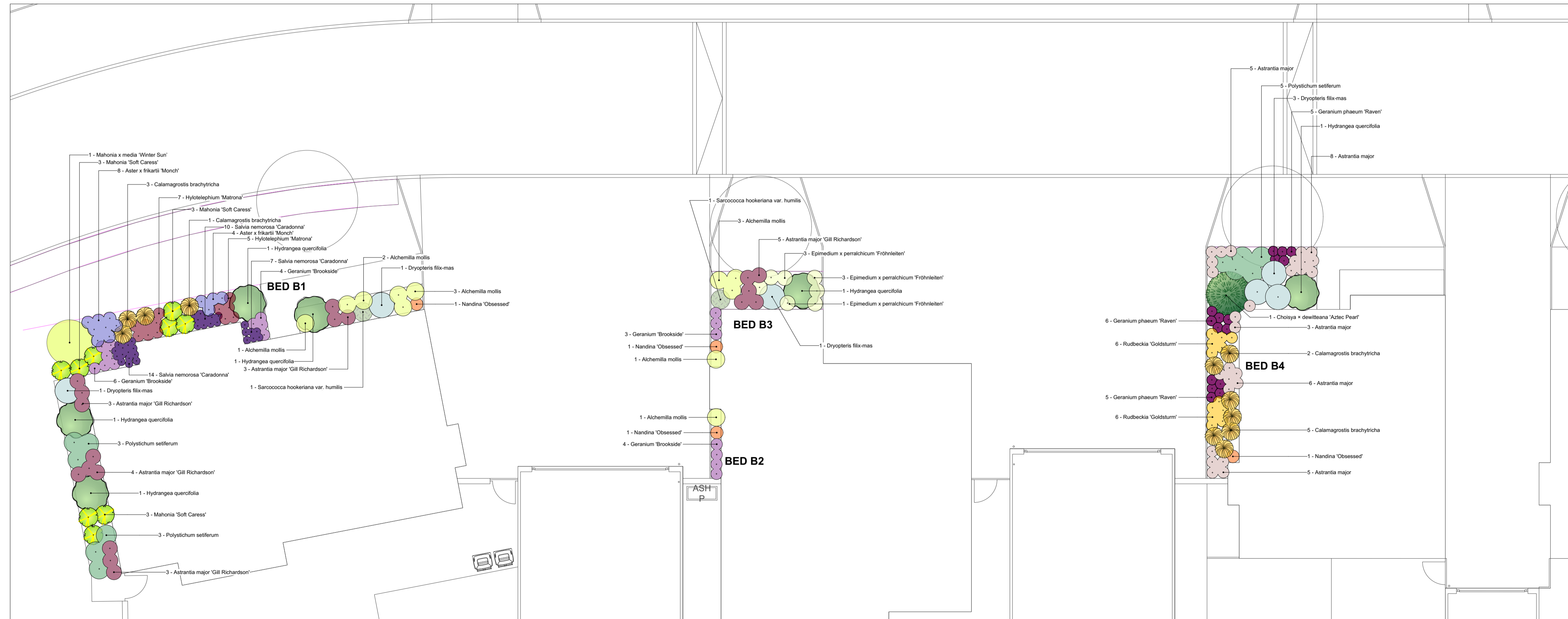




**Filler planting: Area B (TOTAL)**

250-Narcissus 'Tête-à-tête'  
50-Aquilegia alpina

Please see separate document  
WH202 B-DLA-ZZ-ZZ-DR-LA-0200  
for the detailed planting schedule.



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Jack's Green  
Warish Hall Farm, Takeley

Sheet Title  
Planting Details Area B

Sheet Scale  
1:100 @A1

Sheet  
5 of 13

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ARM

Reviewed By  
WD

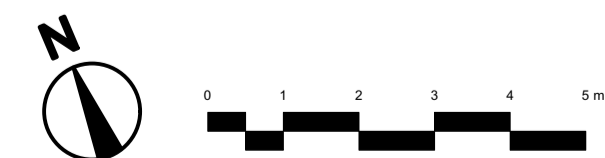
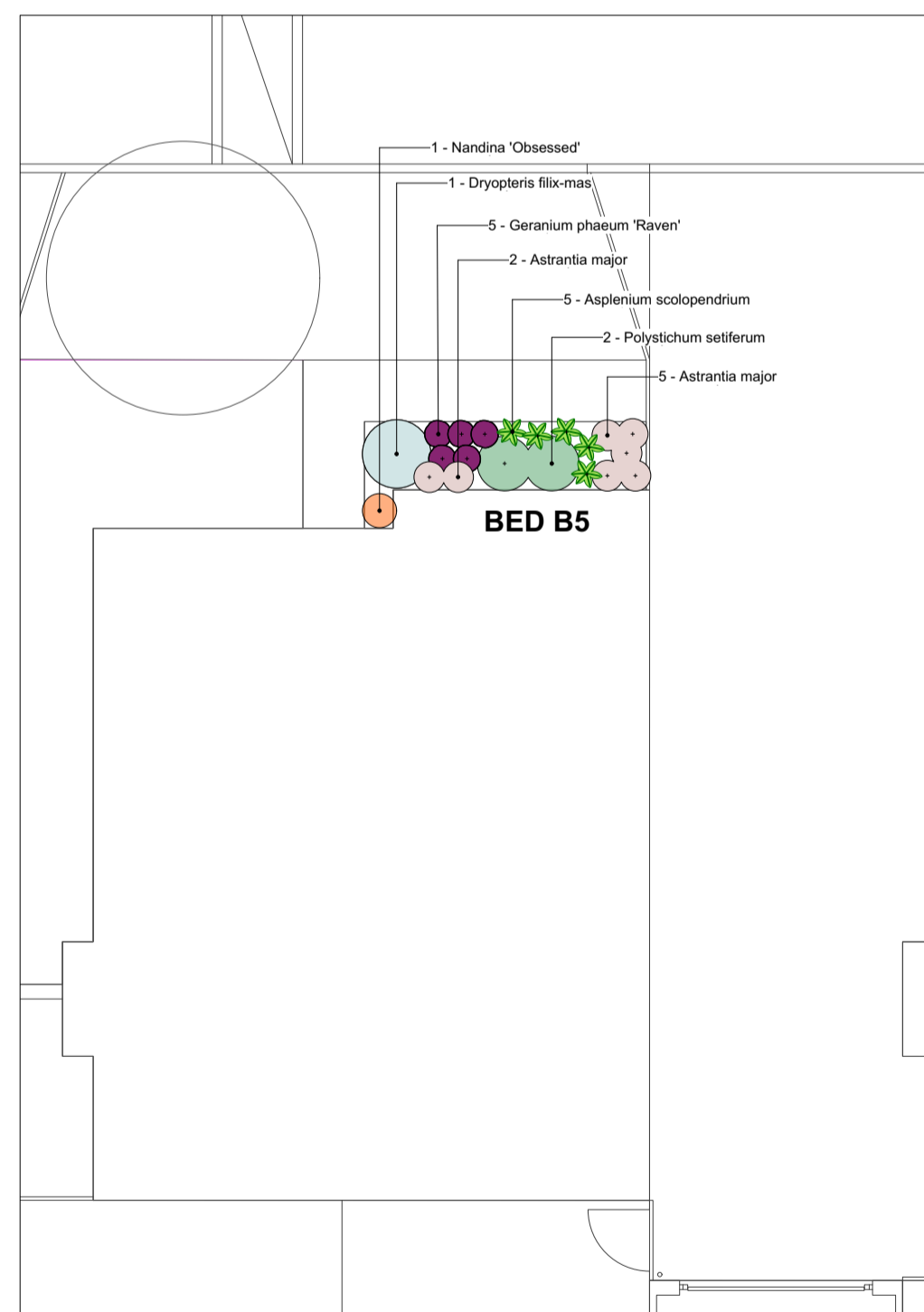
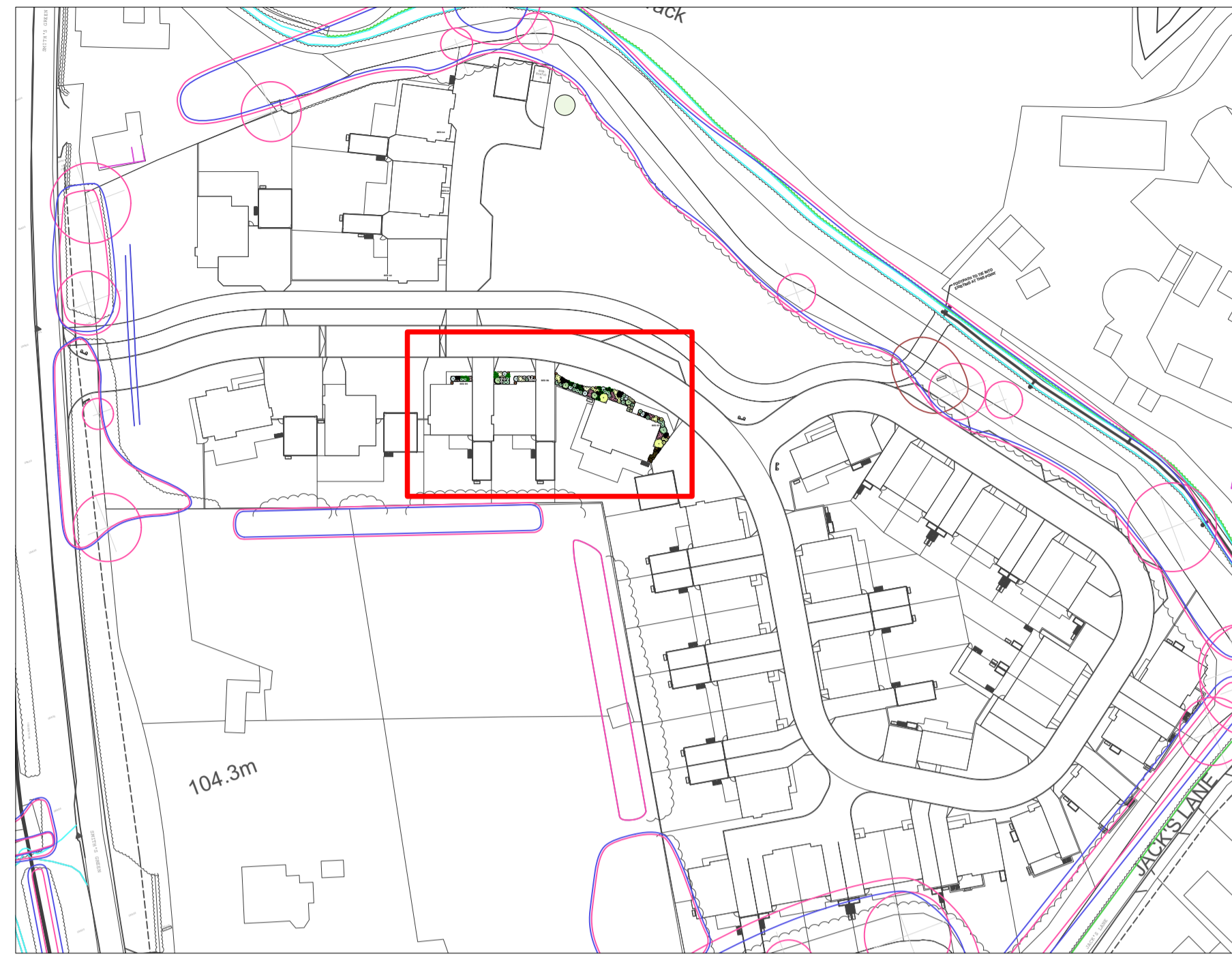
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Rev.  
P03

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Status code  
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Jack's Green  
Warish Hall Farm, Takeley

Sheet Title

Planting Details Area B cont/d

Sheet Scale 1:100 @A1  
Sheet 6 of 13  
Drawn By ARM  
Reviewed By WD

Sheet No. WH202 B-DLA-ZZ-ZZ-DR-LA-1006 P03

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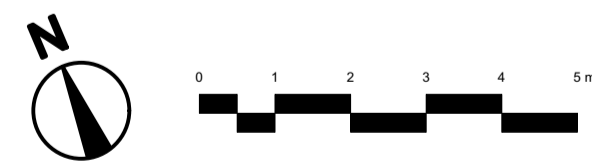
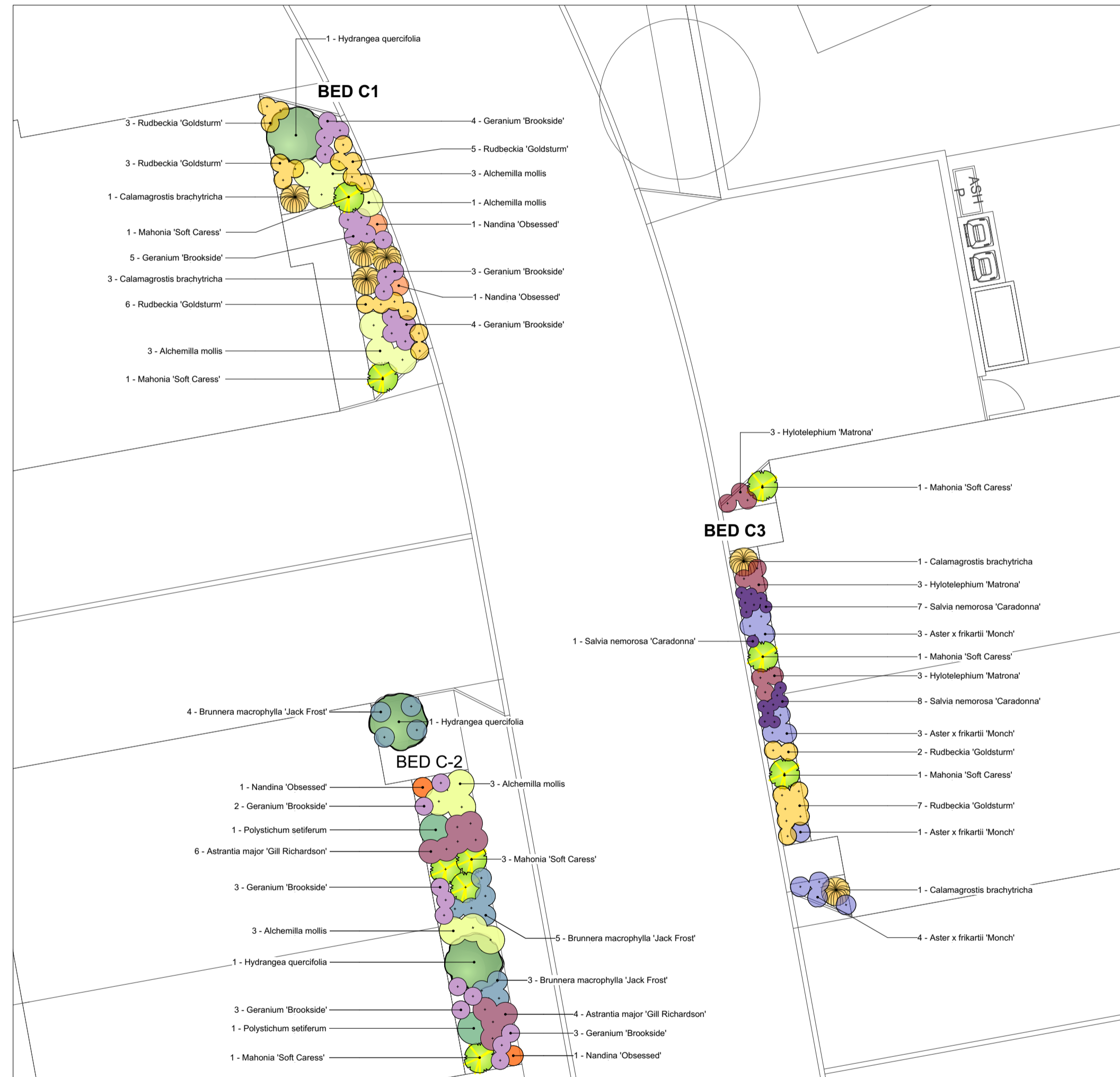
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**Filler planting: Area C (TOTAL)**

250-Narcissus 'Tête-à-tête'  
50-Aquilegia alpina



Please see separate document  
WH202 B-DLA-ZZ-ZZ-DR-LA-0200  
for the detailed planting schedule.

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Jack's Green  
Warish Hall Farm, Takeley

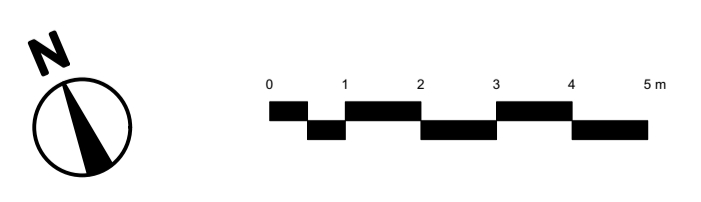
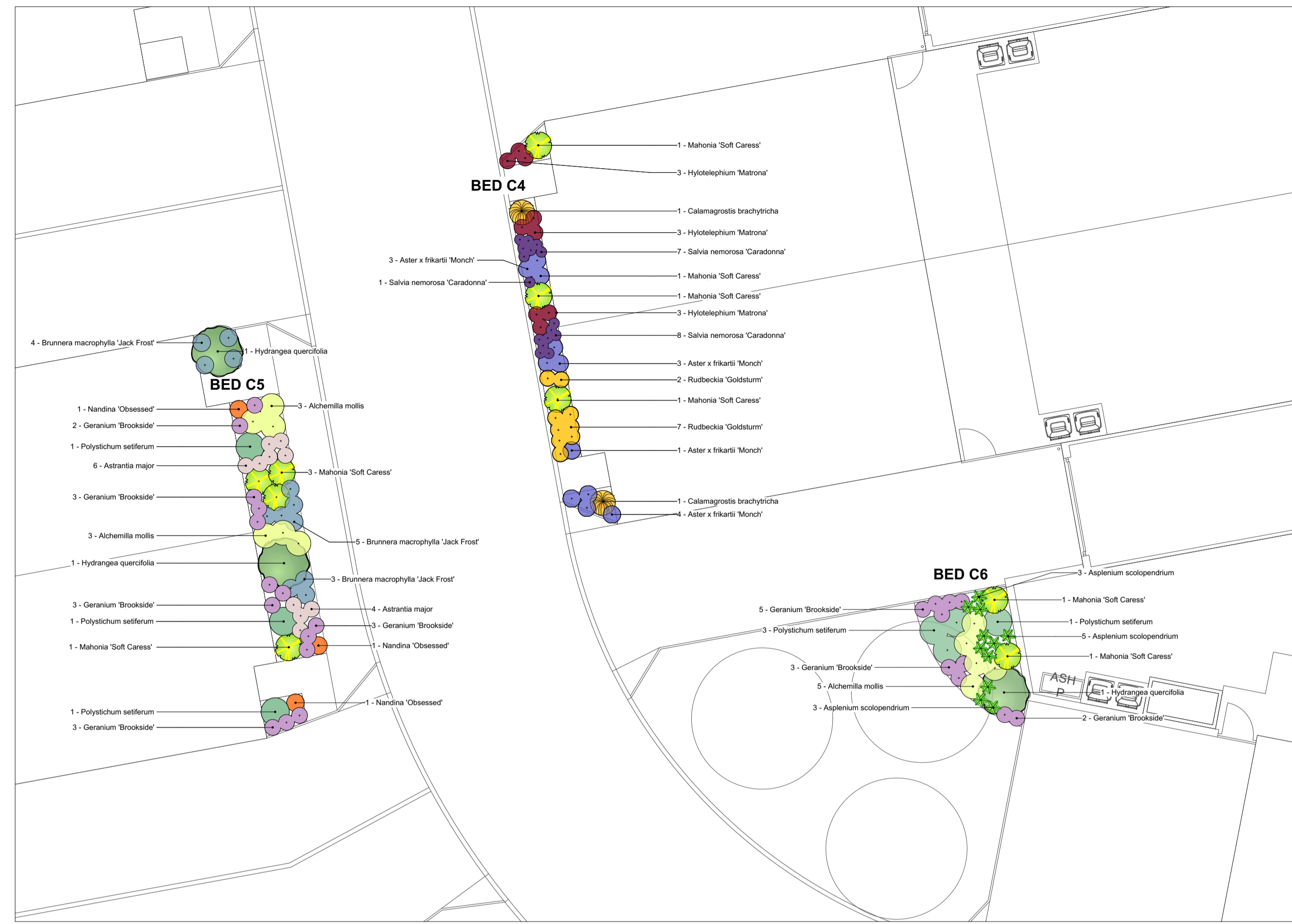
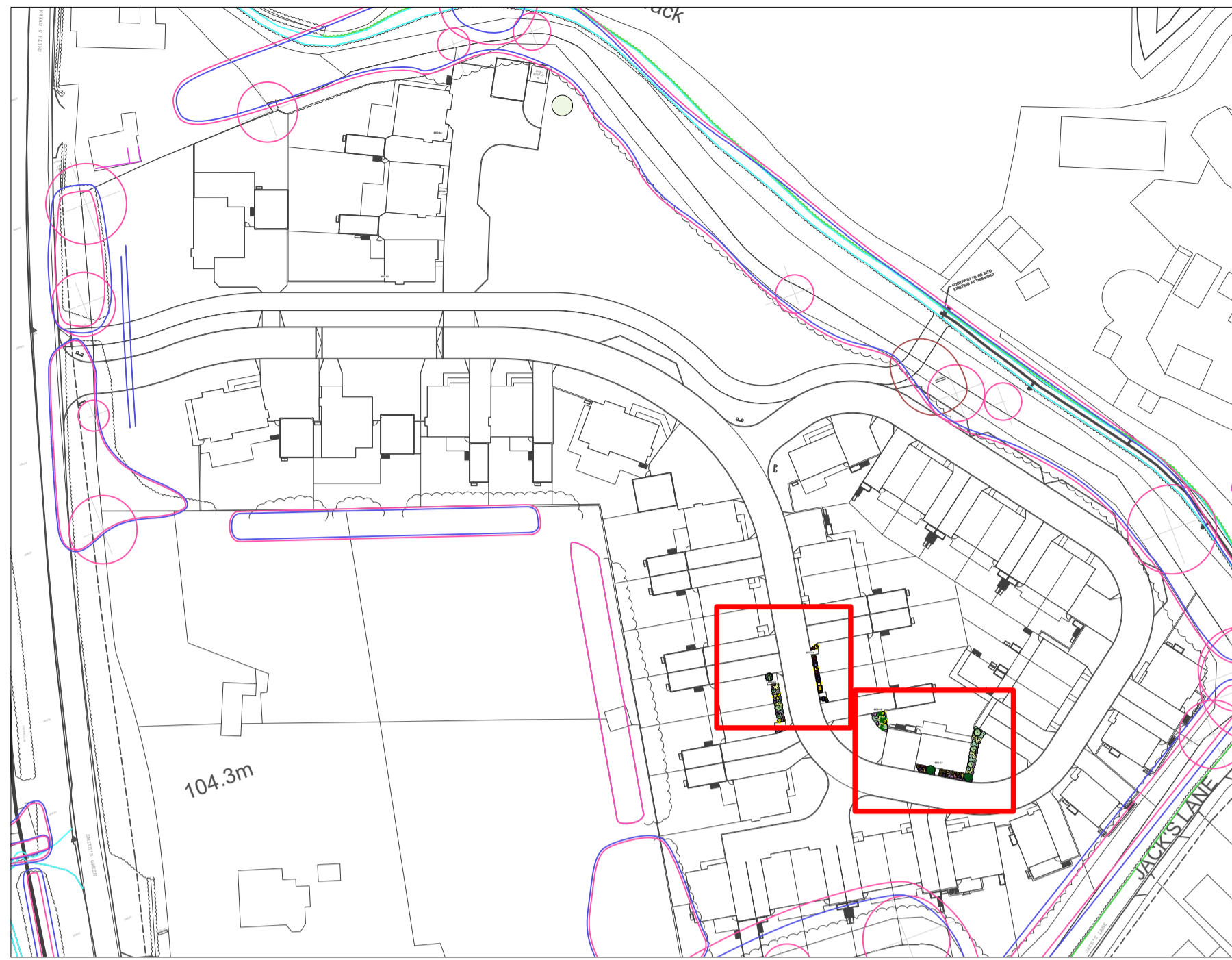
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Please see separate document WH202 B-DLA-ZZ-ZZ-DR-LA-0200 for the detailed planting schedule.

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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

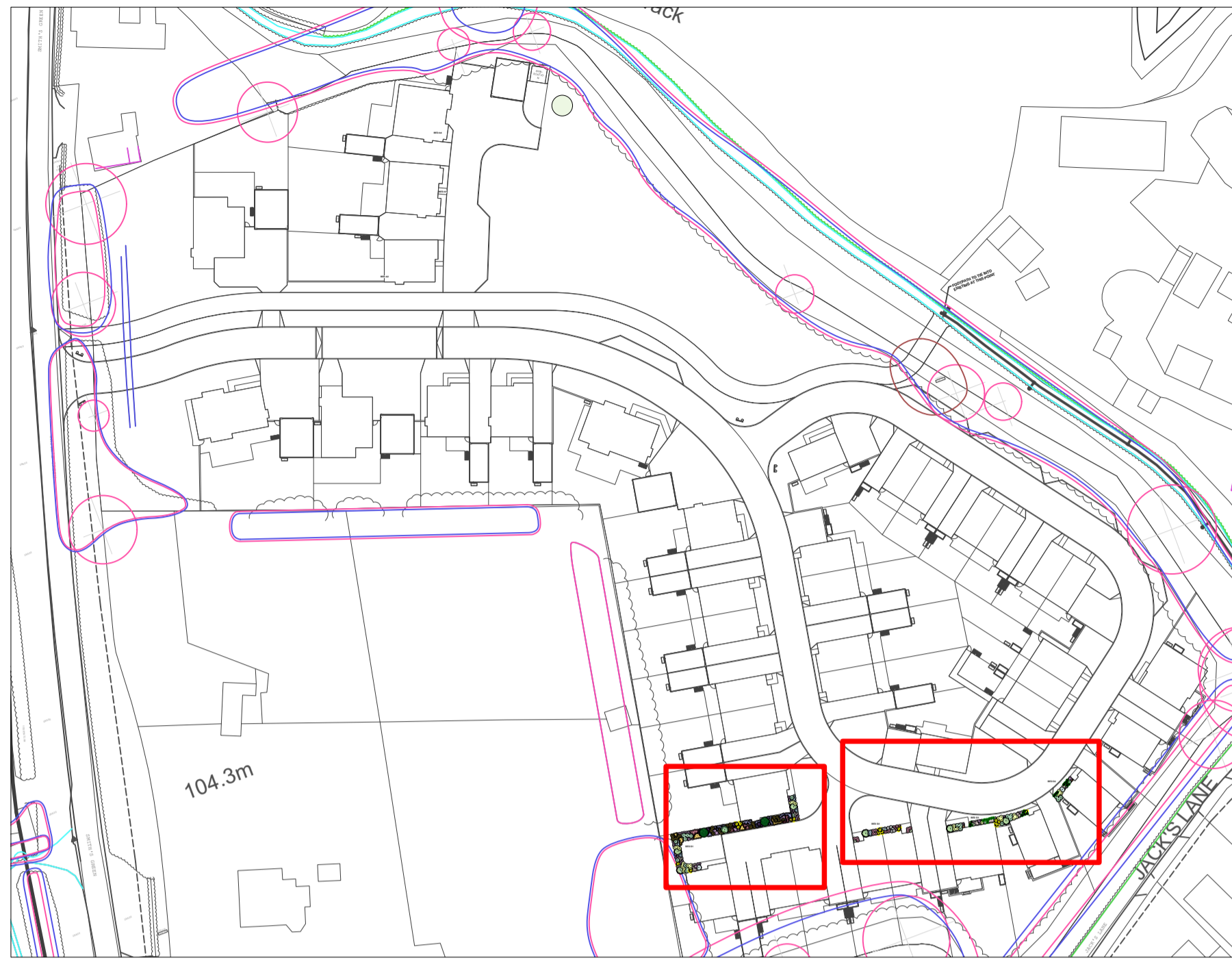
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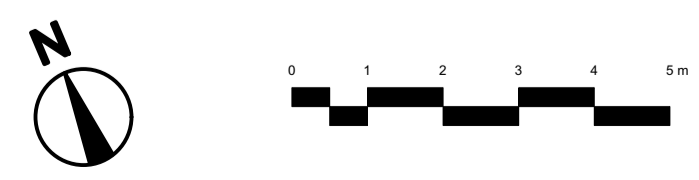
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**Filler planting: Area D (TOTAL)**

300-Narcissus 'Tête-à-tête'  
75-Aquilegia alpina



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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

Sheet Title  
Planting Details Area D

Sheet Scale  
1:100 @A1

Sheet  
9 of 13

Drawn By  
ARM

Reviewed By  
WD

Sheet No.  
WH202 B-DLA-ZZ-ZZ-DR-LA-1009

Rev.  
P03

File Name  
WH202 B-DLA-ZZ-ZZ-MALA-1001.dwg

Status code  
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**Filler planting: Area E (TOTAL)**

- 250-Narcissus 'Tête-à-tête'
- 50-Aquilegia alpina



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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

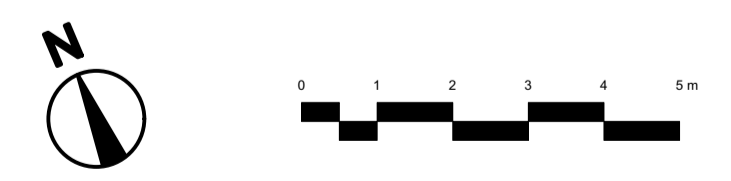
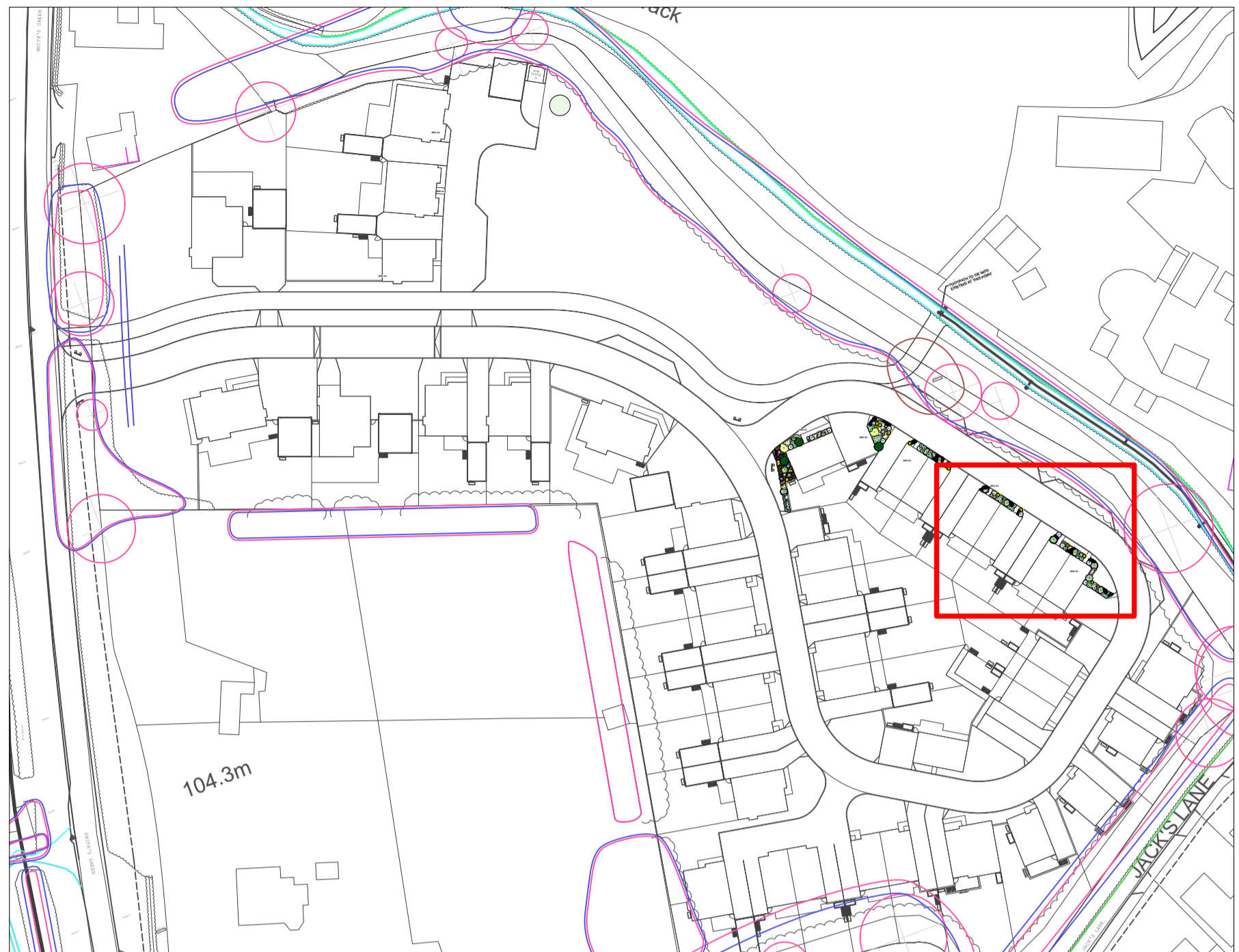
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Sheet Title  
Planting Details Area E cont/d

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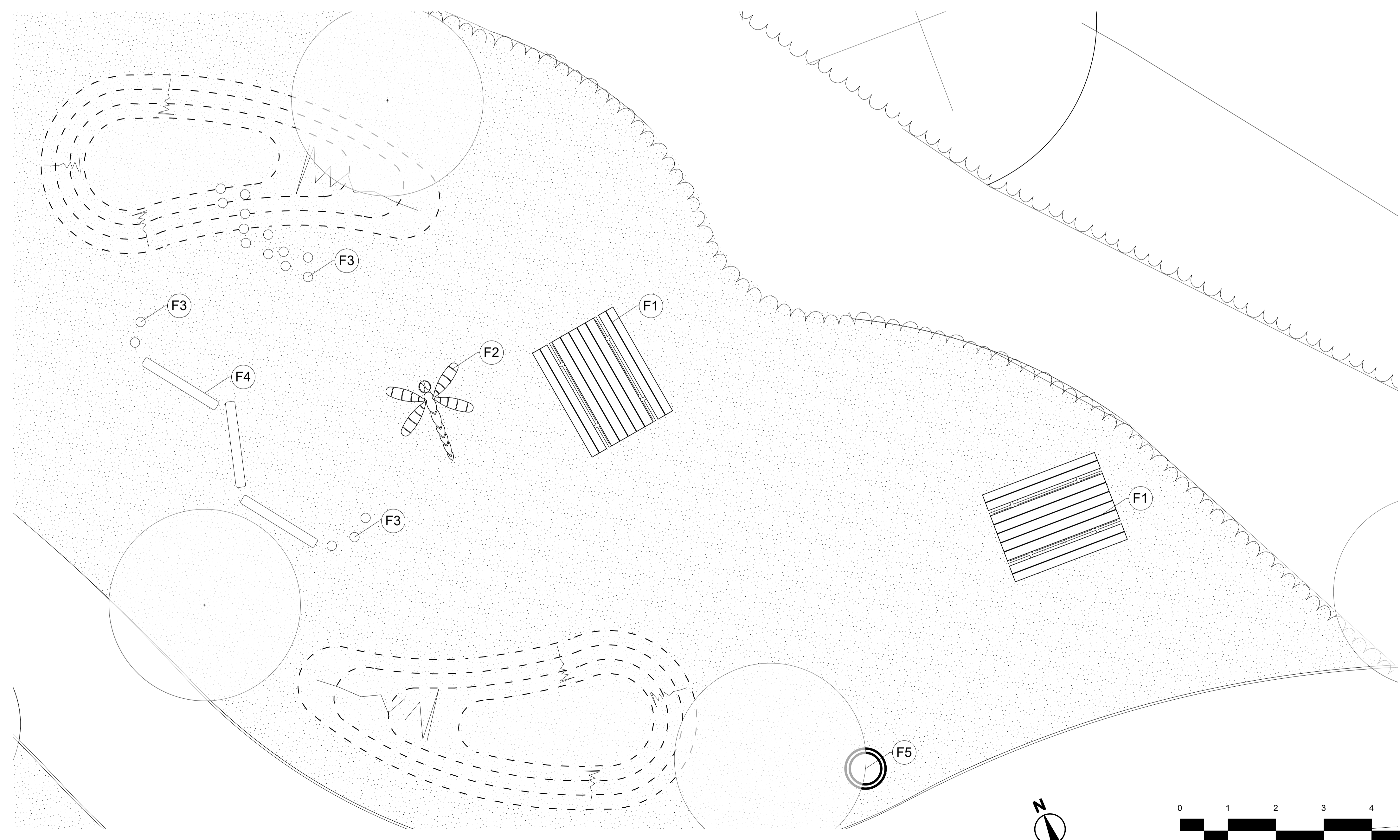
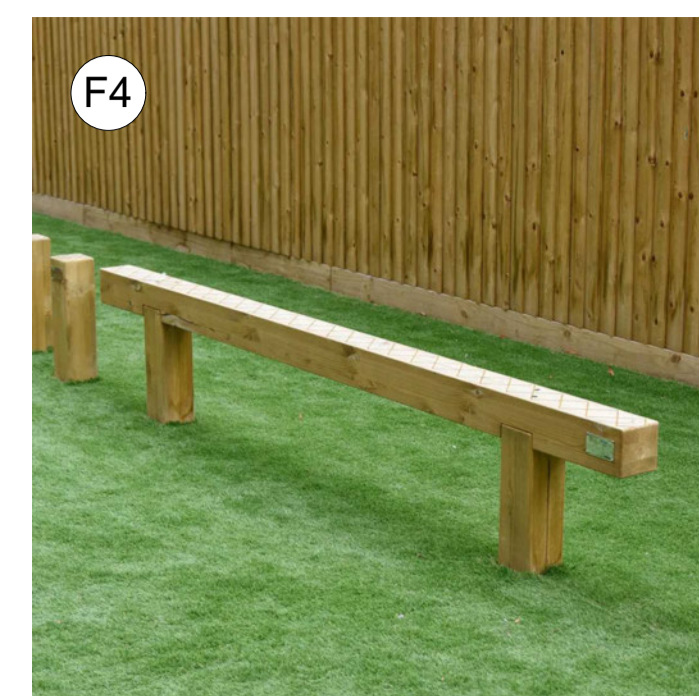
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**LEGEND**

- F1** H-Frame timber picnic bench by Hand Made Places
- F2** Dragonfly play sculpture by Hand Made Places
- F3** Stepping Logs by Hand Made Places
- F4** Balance Beam by Hand Made Places
- F5** Litter Bin



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Sheet Title  
Play Area Design - LAP

Sheet Scale 1:50 @A1	Sheet 12 of 13
Drawn By ARM	Reviewed By WD

Sheet No. WH202 B-DLA-ZZ-ZZ-DR-LA-1012	Rev. P03
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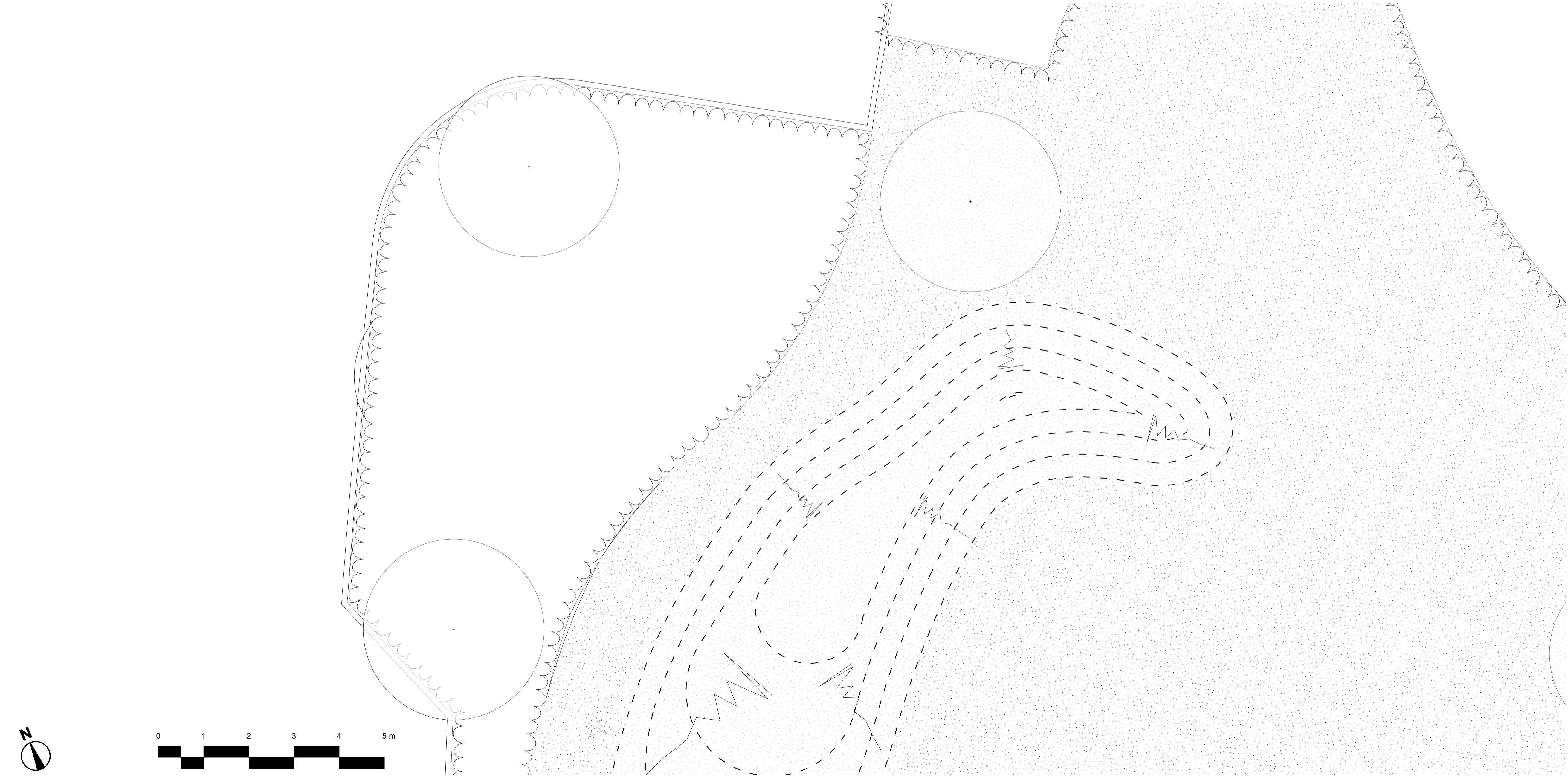
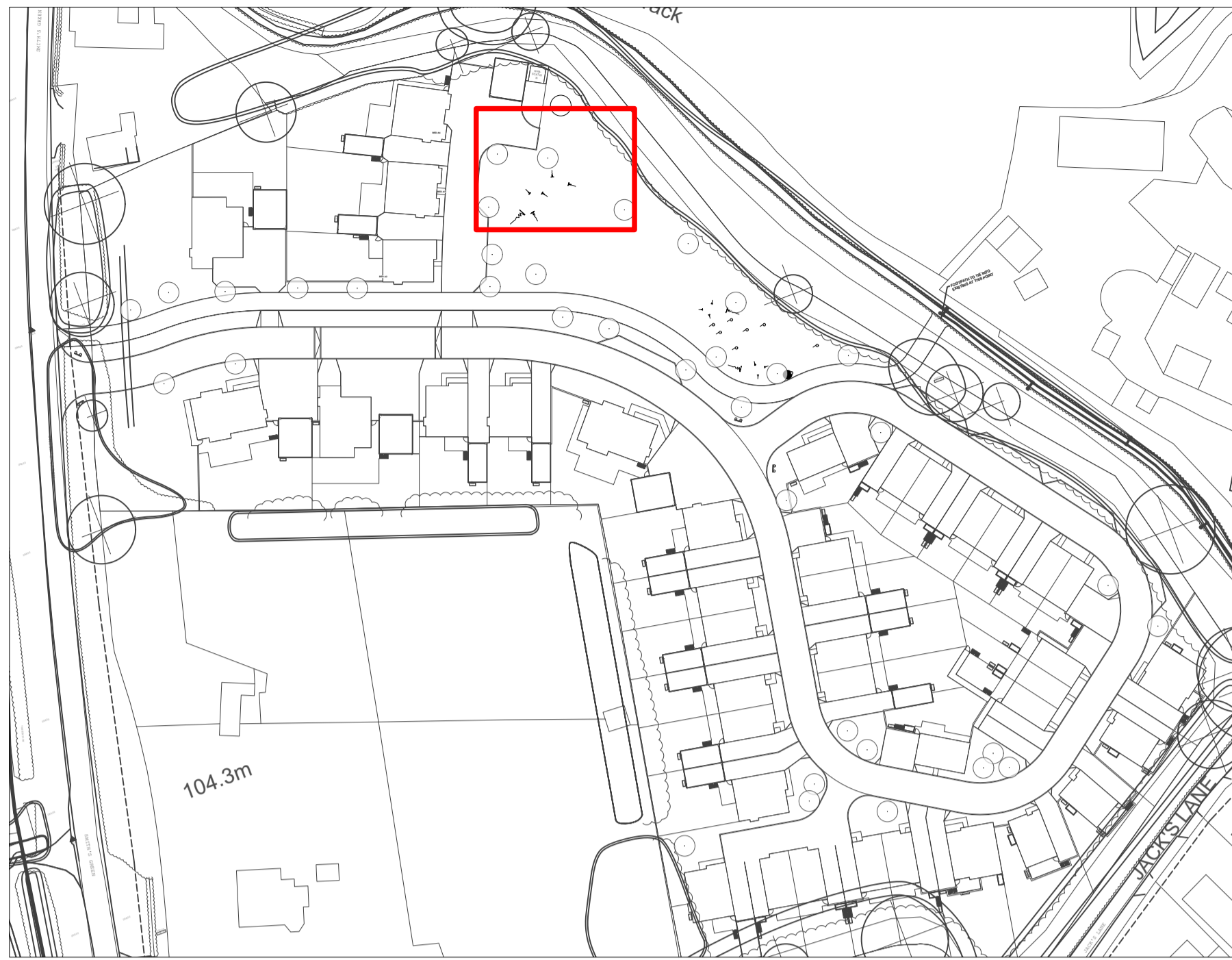
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Status code  
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Please see separate document  
WH202 B-DLA-ZZ-ZZ-DR-LA-0200  
for the detailed planting schedule.

### LEGEND

(F1) Timber picnic bench



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Date	No.	Revision Notes
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Project Title  
Jack's Green  
Warish Hall Farm, Takeley

Sheet Title  
Open Space, Northern End

Sheet Scale	Sheet
1:50 @A1	13 of 13

Drawn By	Reviewed By
ARM	WD

Sheet No.	Rev.
WH202 B-DLA-ZZ-ZZ-DR-LA-1013	P03

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**APPENDIX B**

WH202 B-DLA-ZZ-ZZ-DR-LA-0200 - P03 - Detailed planting schedule

Category	Quantity	Latin Name	Scheduled Size
<b>Trees</b>	14	Carpinus betulus 'Frans Fontaine'	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	3	Acer campestre	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	2	Amelanchier lamarckii 'Ballerina'	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	5	Betula pubescens	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	1	Juglans nigra	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	5	Pinus sylvestris	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	2	Prunus avium	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
	4	Prunus maackii 'Amber Beauty'	180-200mm girth, 4500mm tall, Extra Heavy Standard, Clear stem min 2000mm
<b>Shrub</b>	13	Choisya x dewitteana 'Aztec Pearl'	100-120cm, 15L, Bushy: 7 brks: C
	53	Hydrangea quercifolia	100-120cm, 15L, Bushy: 7 brks: C
	76	Mahonia 'Soft Caress'	40-60cm, 10L, Bushy: 7 brks: C
	7	Mahonia x media 'Winter Sun'	100-120cm, 15L, Bushy: 7 brks: C
	39	Nandina 'Obsessed'	40-60cm, 10L, Bushy: 7 brks: C
	17	Sarcococca hookeriana var. humilis	40-60cm, 10L, Bushy: 7 brks: C
<b>Perennial</b>	139	Alchemilla mollis	2L, Full pot
	129	Aster x frikartii 'Monch'	2L, Full pot
	205	Astrantia major	2L, Full pot
	97	Astrantia major 'Gill Richardson'	2L, Full pot
	112	Brunnera macrophylla 'Jack Frost'	2L, Full pot
	57	Epimedium x perralchicum 'Fröhnleite'	2L, Full pot
	14	Eurybia divaricata	2L, Full pot
	265	Geranium 'Brookside'	2L, Full pot
	167	Geranium phaeum 'Raven'	2L, Full pot
	147	Hylotelephium 'Matrona'	2L, Full pot
	203	Rudbeckia 'Goldsturm'	2L, Full pot
	185	Salvia nemorosa 'Caradonna'	2L, Full pot
<b>Grasses</b>	78	Calamagrostis brachytricha	5L, Full pot
<b>Ferns</b>	57	Polystichum polyblepharum	2L, Full pot
	56	Asplenium scolopendrium	2L, Full pot
	38	Dryopteris filix-mas	5L, Full pot
	171	Polystichum setiferum	2L, Full pot
<b>Bulbs</b>	1550	Narcissus 'Tete a Tete'	Dry bulb, top size

Category	Quantity	Latin Name	Scheduled Size
<b>Native Hedge</b>	69	Corylus avellana	Bare root; 1+2: Transplant - seed raised
<b>5 Plants/sq m</b>	46	Cornus sanguinea	Bare root; 1+2: Transplant - seed raised
	115	Acer campestre	Bare root; 1+2: Transplant - seed raised
	46	Euonymus europaeus	Bare root; 1+2: Transplant - seed raised
	69	Rosa canina	Bare root; 1+2: Transplant - seed raised
	23	Ilex aquifolium	Bare root; 1+2: Transplant - seed raised
	92	Fagus sylvatica	Bare root; 1+2: Transplant - seed raised

Category	Quantity	Latin Name	Scheduled Size
<b>Scrub Mix</b>	96	Corylus avellana	Bare root; 1+2: Transplant - seed raised
<b>1 Plants/sq m</b>	128	Cornus sanguinea	Bare root; 1+2: Transplant - seed raised
	160	Acer campestre	Bare root; 1+2: Transplant - seed raised
	128	Rosa canina	Bare root; 1+2: Transplant - seed raised
	32	Ilex aquifolium	Bare root; 1+2: Transplant - seed raised
	96	Euonymus europaeus	Bare root; 1+2: Transplant - seed raised



## APPENDIX C

### ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
<b>General Operations:</b>												
Weeding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves									✓	✓	✓	✓
Re-firming plants (as required)		✓	✓							✓	✓	
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement Planting	✓	✓	✓							✓	✓	✓
<b>Shrub Areas and Hedges</b>												
Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
<b>New Trees:</b>												
Check condition and treat (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning for good habit & safety (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check, adjust, repair trees stakes & ties		✓			✓			✓			✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
<b>Sedum Roofs:</b>												
Weeding				✓					✓			
Fertilising				✓					✓			
Gullies etc - keep clear (as required)				✓					✓			
<b>Hard Landscape Areas &amp; Enclosure:</b>												
Weeds in hard surfaces - spray with herbicide					✓	✓	✓	✓	✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and gates - check condition & repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

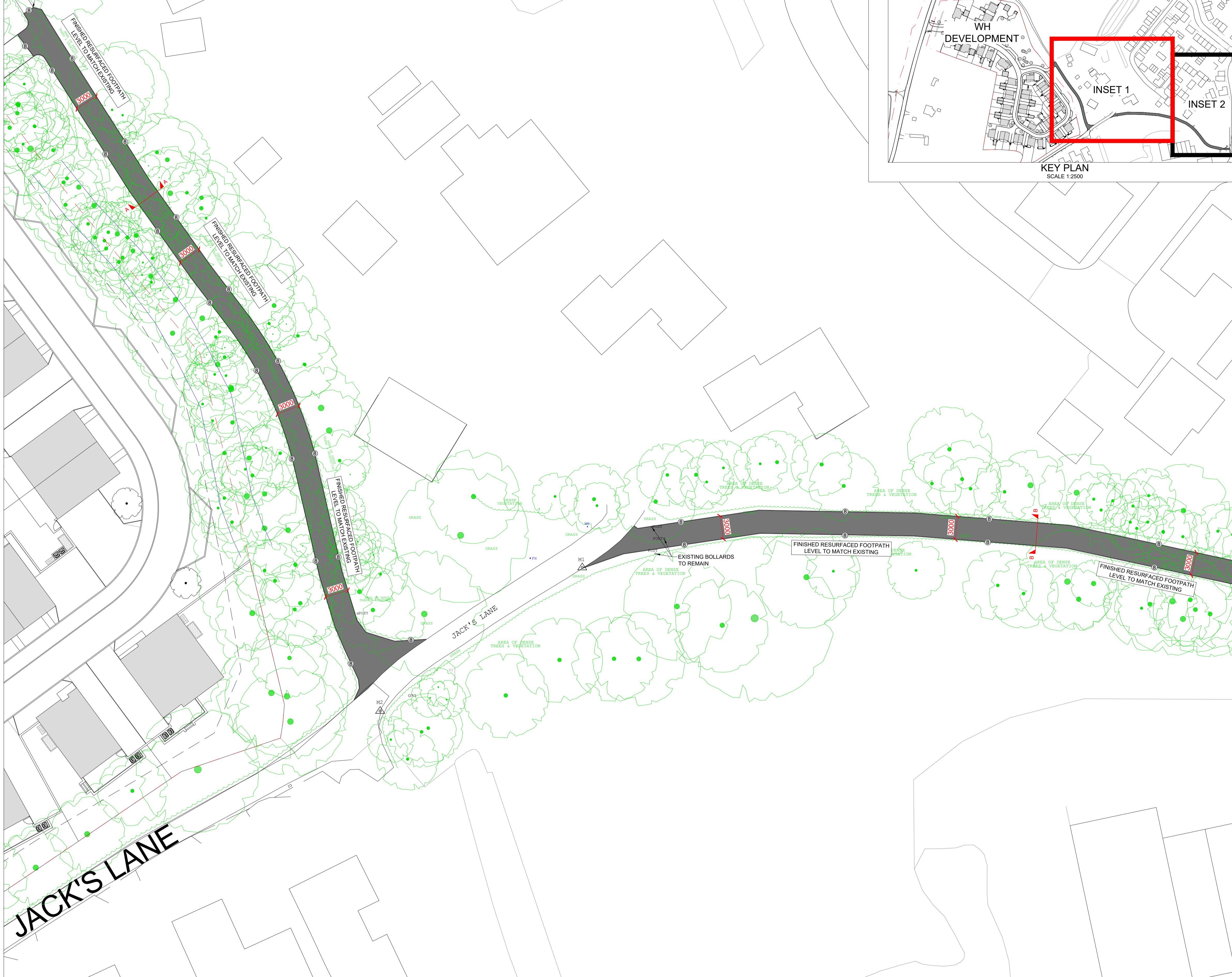
Note: This table lists the key routine operations required during both the defects and long term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

**APPENDIX D**

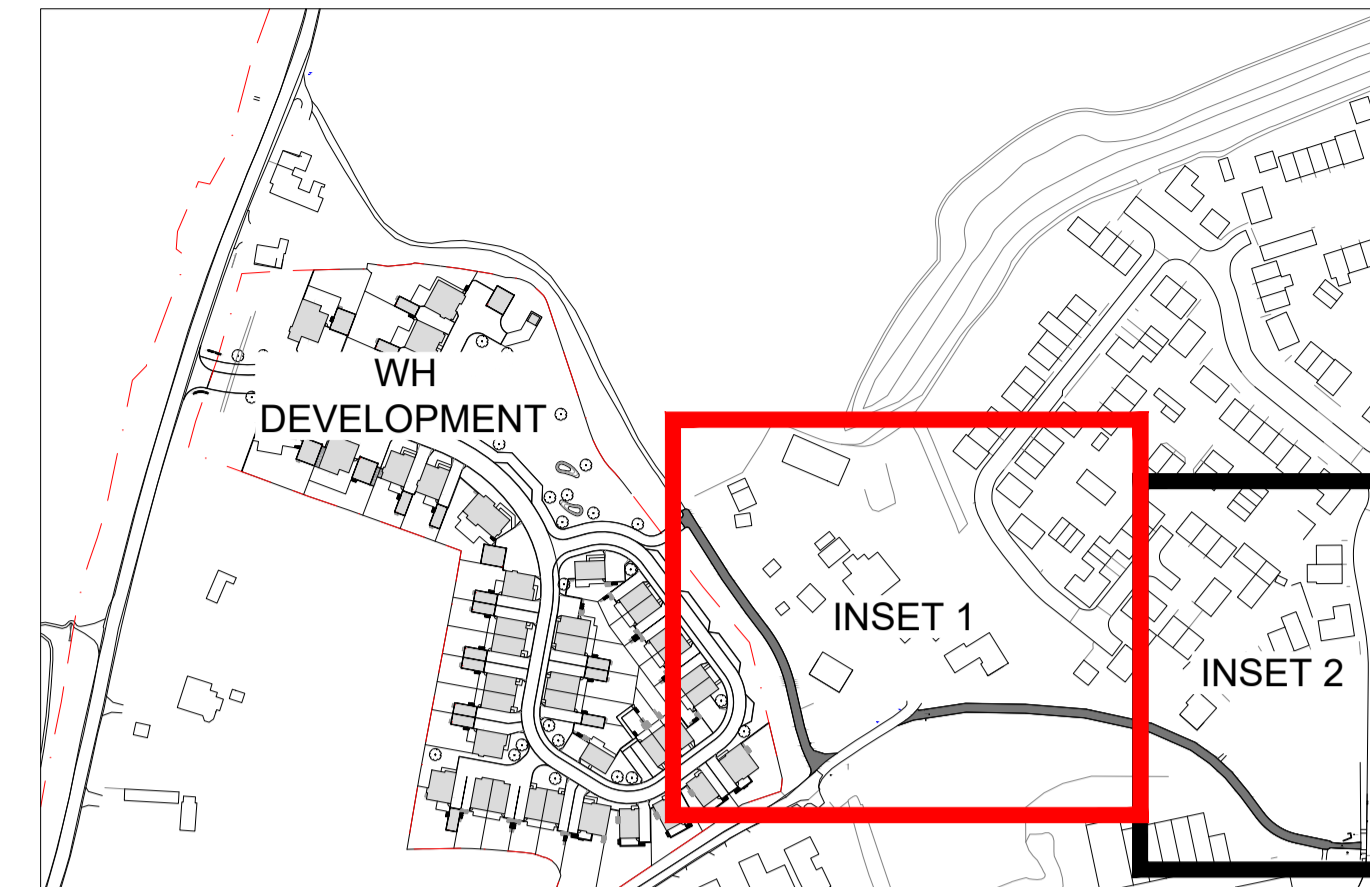




WH CONTRACTOR TO ENSURE TOP OF EDGING MATCHES LEVEL OF EXISTING PATH TO AVOID FORMING A STEP



INSET 1



KEY PLAN  
SCALE 1:2500

**NOTES**




General Notes:

1. This drawing is to be read in conjunction with all other drawings. Any discrepancy found between information shown on this or any other drawing to be reported to WH engineer immediately.
2. All dimensions are in millimeters unless shown otherwise.

Construction Notes:

- C1. Sub-base thickness shown is minimum. Excavation to formation levels should be made ensuring all organic materials and soft spots are removed and backfilled to formation level with granular material.
- C2. Sub-base to be Type 1 granular material in accordance with D.O.T. Specification, Clause 803.

**LEGEND**

-  TIMBER EDGING. REFER TO DETAIL ON DWG. 15.11-104
-  SECTION MARKS. REFER TO DETAIL ON 15.11-104
-  RECONSTRUCTED TARMAC PUBLIC FOOTPATH

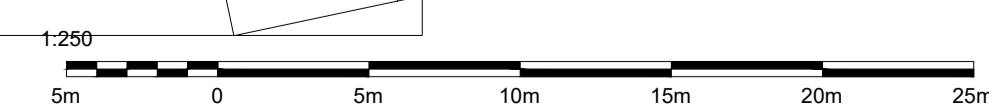
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A1	PRELIMINARY DOCUMENT ISSUE	BQ	08/09/23
Checked Prelim Issue:		Checked Condec Issue:	
Author:	Manager:	Author:	Manager:
CC	BQ	****	****
Date:	Date:	Date:	Date:
08/09/23	08/09/23	****/****	****/****

**PRELIMINARY DOCUMENT ISSUE**

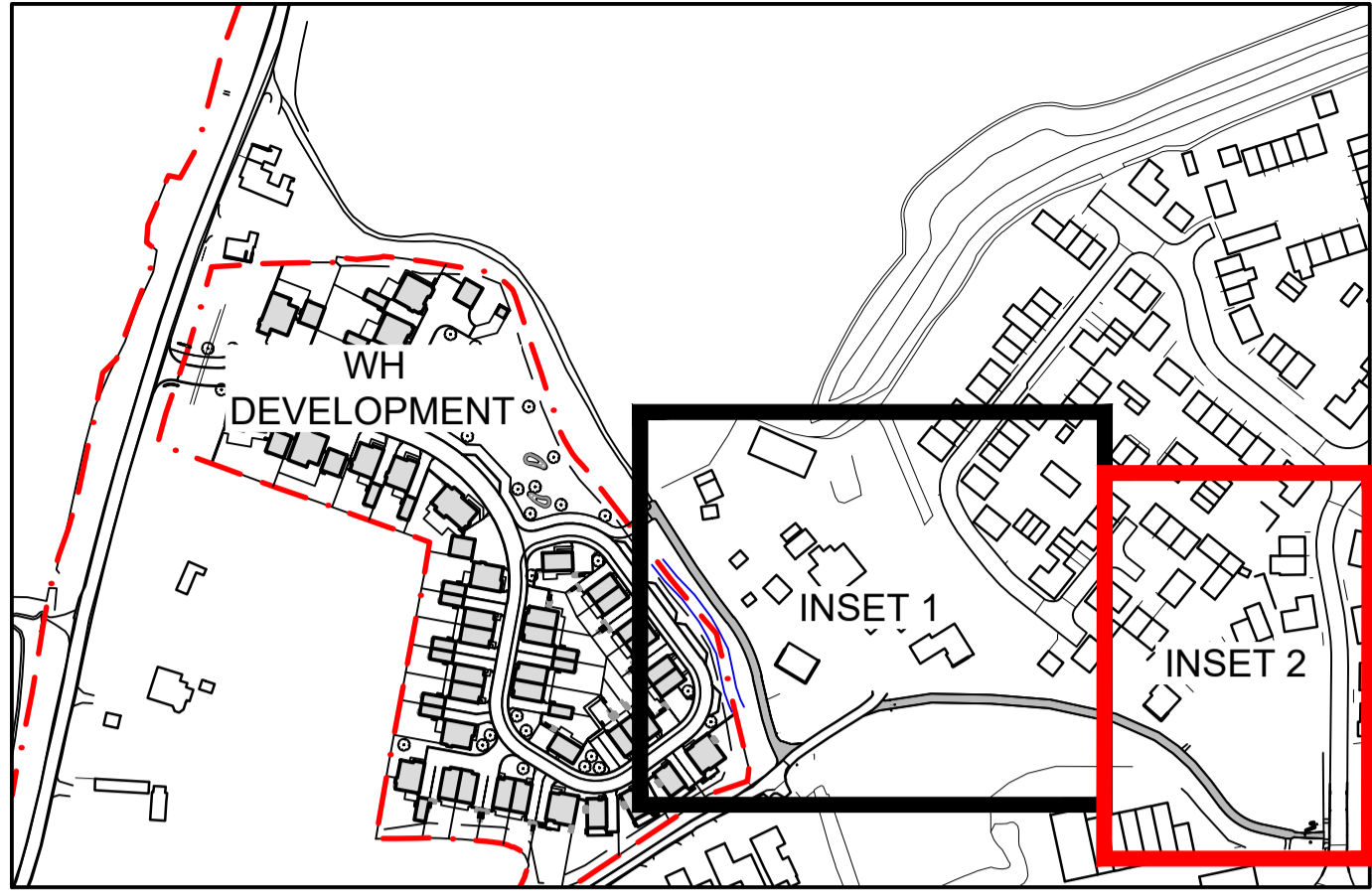
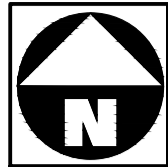
Title	
JACKS GREEN OFF-SITE FOOTPATH SHEET 1 OF 2	
Site	
Warish Hall Farm, Takeley	
Drg.	
WH202/22/15.11-103	
Date	Rev
21/07/2023	A1
Drawn	Scale
CC	1:250 @ A1



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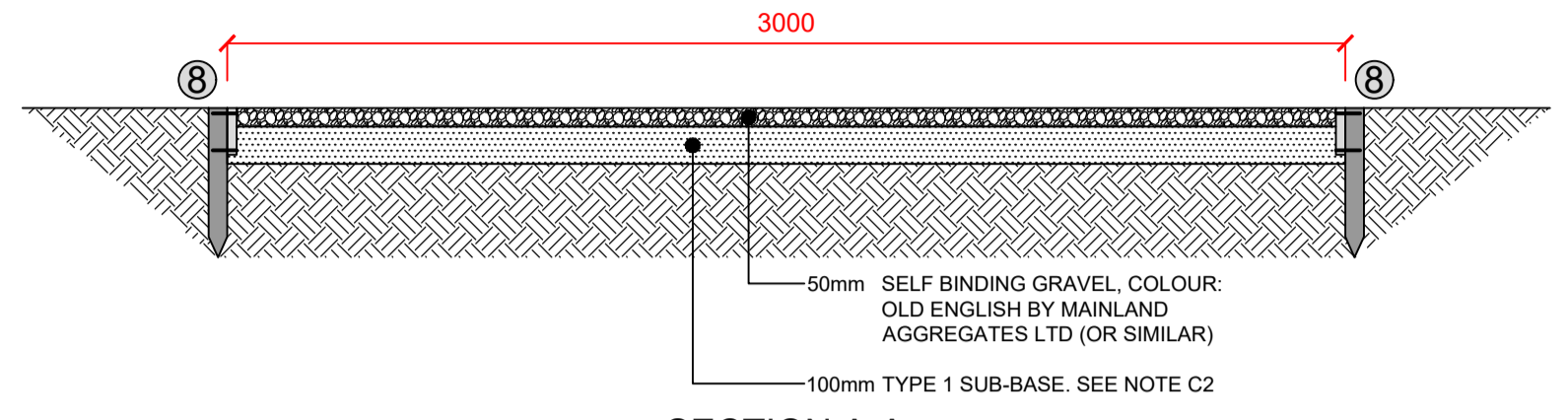




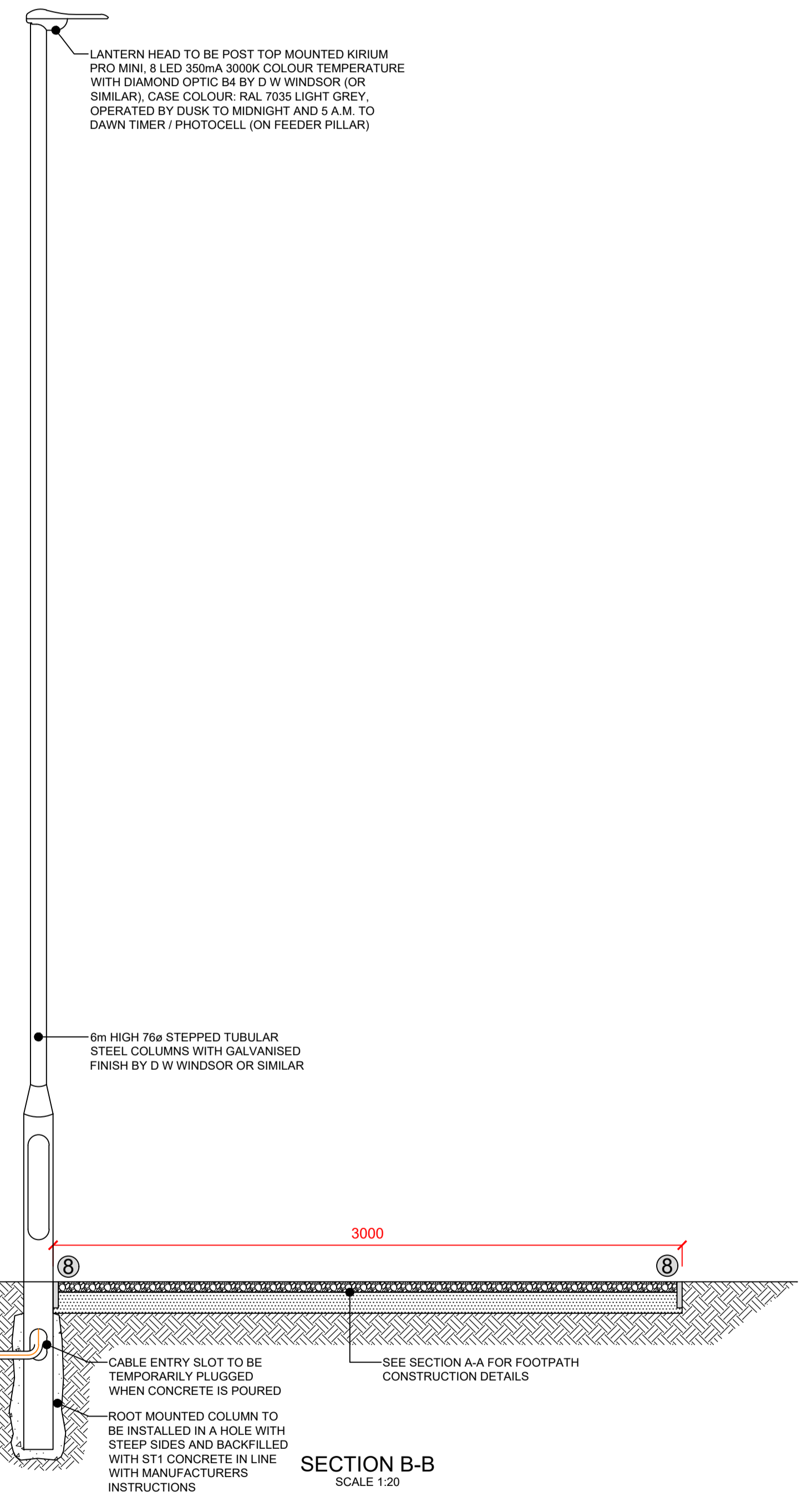
INSET 2

LEGEND	
	TIMBER EDGING. REFER TO DETAIL ON DWG. 15.11-104
	SECTION MARKS. REFER TO DETAIL ON 15.11-104
	RECONSTRUCTED TARMAC PUBLIC FOOTPATH

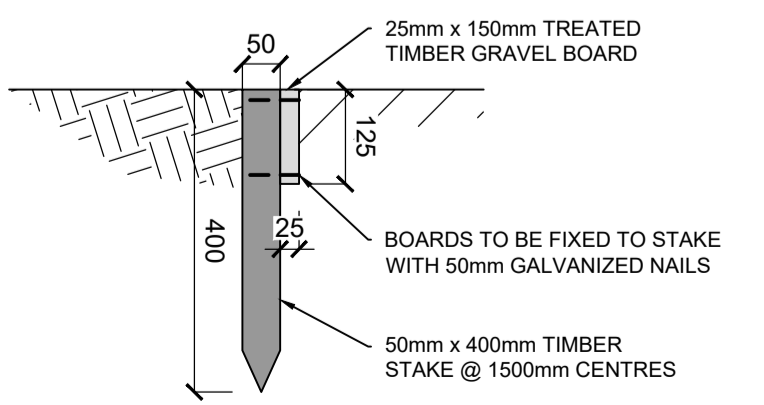
NOTES	
<b>General Notes:</b>	
1. This drawing is to be read in conjunction with all other drawings. Any discrepancy found between information shown on this or any other drawing to be reported to WH engineer immediately.	
2. All dimensions are in millimeters unless shown otherwise.	
<b>Construction Notes:</b>	
C1. Sub-base thickness shown is minimum. Excavation to formation levels should be made ensuring all organic materials and soft spots are removed and backfilled to formation level with granular material.	
C2. Sub-base to be Type 1 granular material in accordance with D.O.T. Specification, Clause 803.	



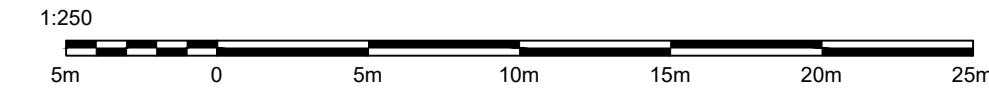
SECTION A-A  
SCALE 1:20



SECTION B-B  
SCALE 1:20



TIMBER EDGING DETAIL - 8  
SCALE 1:10



LANTERN HEAD TO BE POST TOP MOUNTED KIRIUM PRO MINI, 8 LED 350mA 3000K COLOUR TEMPERATURE WITH DIAMOND OPTIC B4 BY D W WINDSOR (OR SIMILAR). CASE COLOUR: RAL 7035 LIGHT GREY. OPERATED BY DUSK TO MIDNIGHT AND 5 A.M. TO DAWN TIMER / PHOTOCELL (ON FEEDER PILLAR)

COLUMN TO BE CONNECTED TO PRIVATE CABLE NETWORK WITH 38mm DUCT INTO COLUMN. REFER TO DWG. 15.21-104 & 15.21-105 FOR CABLE ROUTES

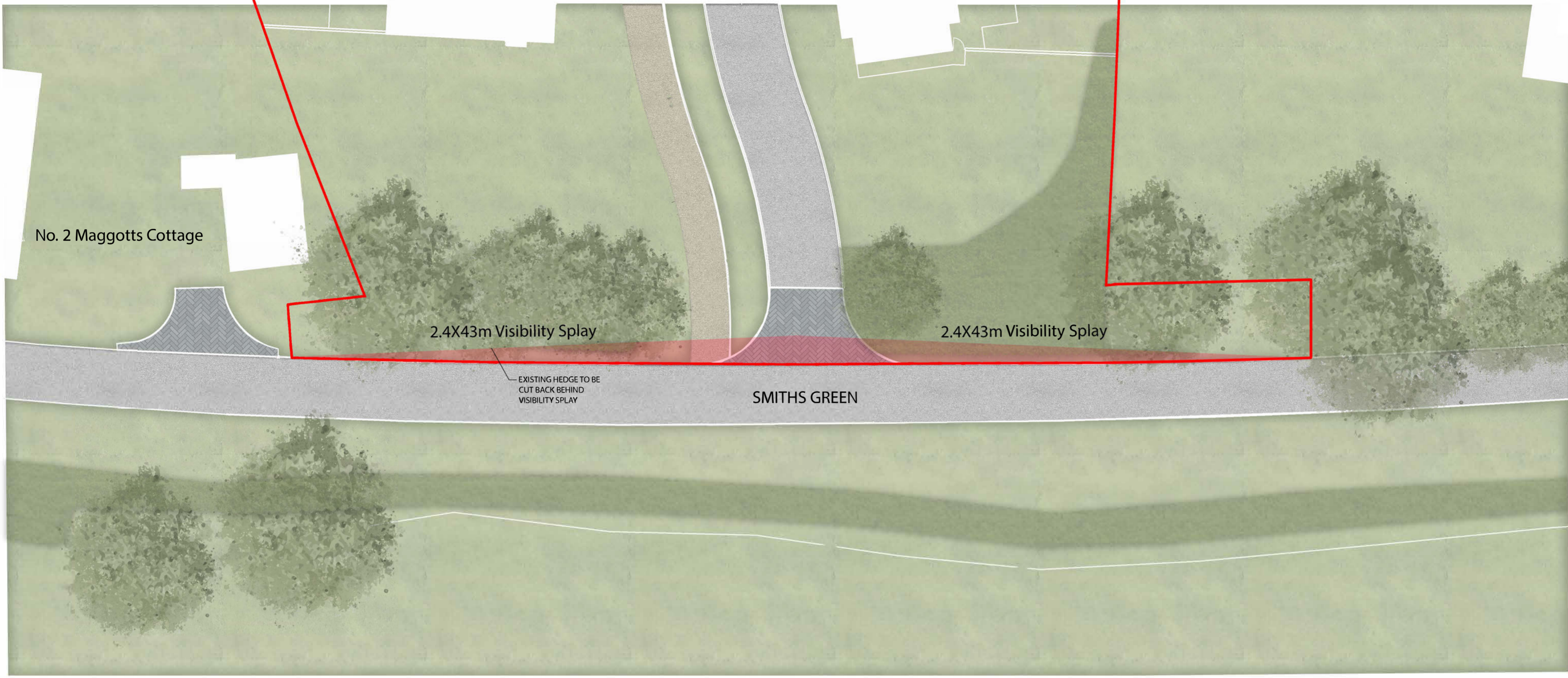
CABLE ENTRY SLOT TO BE TEMPORARILY PLUGGED WHEN CONCRETE IS POURED  
ROOT MOUNTED COLUMN TO BE INSTALLED IN A HOLE WITH STEEP SIDES AND BACKFILLED WITH ST1 CONCRETE IN LINE WITH MANUFACTURERS INSTRUCTIONS

SEE SECTION A-A FOR FOOTPATH CONSTRUCTION DETAILS

WH CONTRACTOR TO ENSURE TOP OF EDGING MATCHES LEVEL OF ADJOINING PATH TO AVOID FORMING A STEP  
FOOTPATH TO NARROW AT THIS POINT TO FOLLOW EXISTING ROUTE THROUGH PINCH POINT. EXISTING EDGINGS TO BE RENEWED

Revision	Description	Checked By	Date
A1	PRELIMINARY DOCUMENT ISSUE	BQ	08/09/23
Checked Prelim Issue		Checked Condoc Issue	
Author	Manager	Author	Manager
CC	BQ	****	****
Date	Date	Date	Date
08/09/23	08/09/23	****/****	****/****
<b>PRELIMINARY DOCUMENT ISSUE</b>			
Title JACKS GREEN OFF-SITE FOOTPATH SHEET 2 OF 2			
Site Warish Hall Farm, Takeley			
Drg. WH202/22/15.11-104			
Date	Rev		
21/07/2023	A1		
Drawn	Scale		
CC	1:250 @ A1		
The Weston Group Business Centre, Parsonage Road, Takeley, Essex. CM22 6PU. T: 01279 873333 E: info@weston-homes.com			





**Key**

- 1 Rumble Strip
- 2 Block Paving
- Site Boundary

**Notes:**

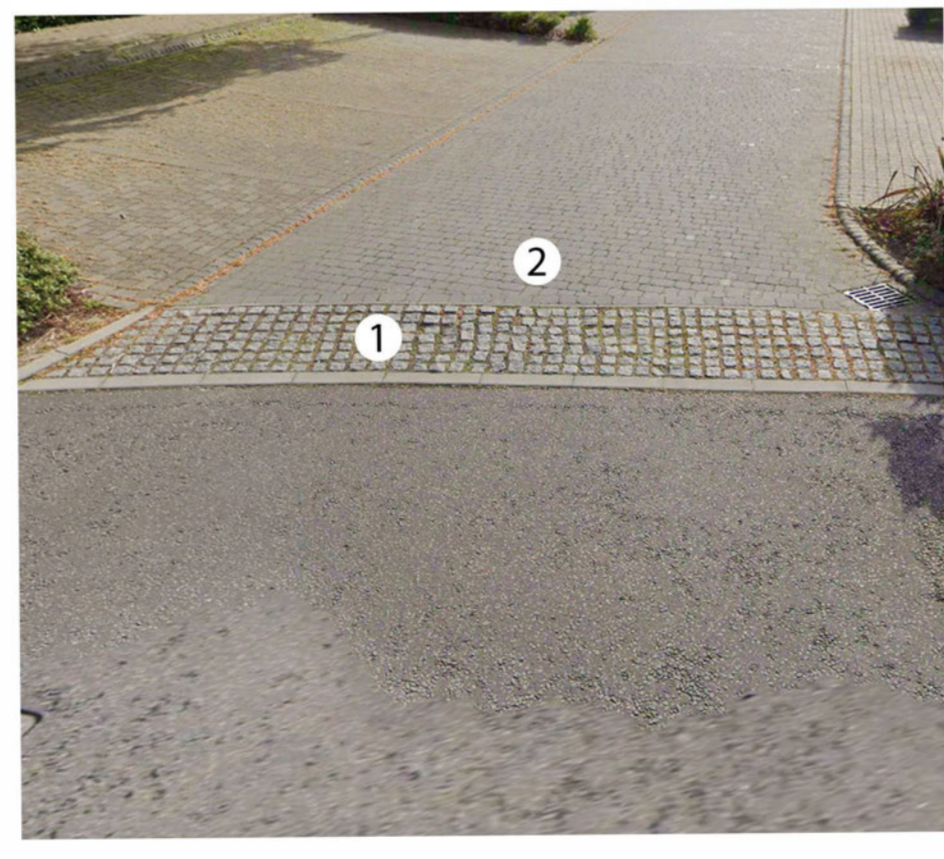
**Rev**

01
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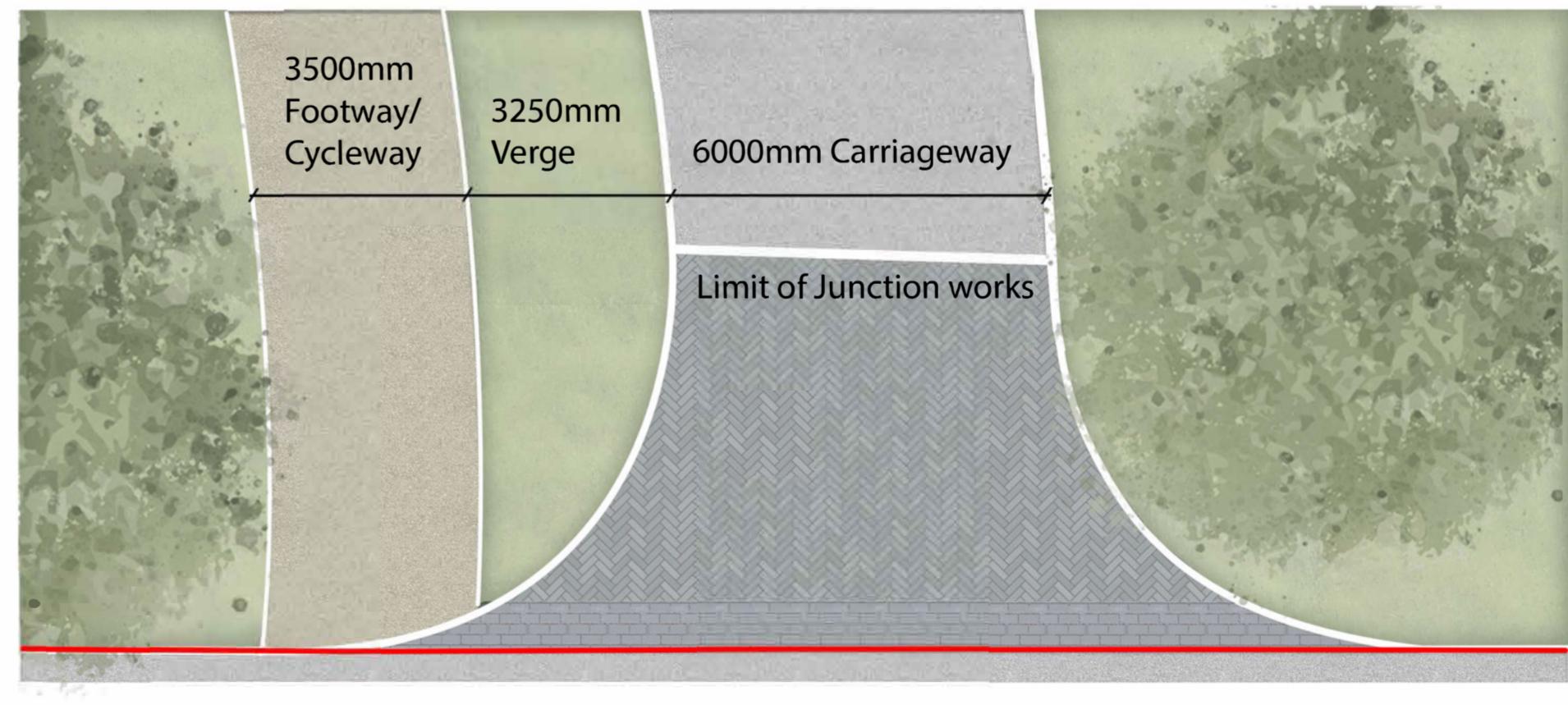
Proposed Entrance to Site 1:250@A2



No. 2 Maggotts Cottage



The Avenue Saffron Walden



Proposed Entrance to Site 1:100@A2



**PLANNING**

**Title**  
Jacks Green, Entrance Works

**Site**  
Jacks Green, Takeley

<b>Date</b> Sept 23	<b>Drawn</b> DJK	<b>Checked</b> PMR
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**Scale**  
1:250@A2

**Drawing No.**  
WH202.WST.P1.22.DR.PK.10.51



**General Notes**

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