

The Common, Barwell

Landscape & Ecological Management Plan

Client: David Wilson Homes East Midlands

09th September 2026 – Issue 2

Ref: GL2598



Report Issue 1: 16/12/2025
Report Issue 2: 07/09/2025

Status: FINAL ISSUE
Status: REVISION

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CONTENTS

1 MANAGEMENT OPERATIONS..... 1

2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES 14

APPENDIX A – GL2598 01-06 LANDSCAPE PROPOSALS



1 MANAGEMENT OPERATIONS

Introduction

- 1.1 This Landscape Management Plan has been prepared by Golby + Luck Landscape Architects in support of the planning application by David Wilson Homes East Midlands for residential development at The Common, Barwell. This document provides a comprehensive schedule of maintenance for annual operations and long-term management plan for the proposed open spaces.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed residents Management Company. This plan will run in perpetuity, and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management plan are:
 - To secure the long-term health and retention of the existing trees and hedgerows to the site and secure wildlife and ecological benefits where possible;
 - To secure the implementation and establishment of the proposed landscaping scheme, and to secure wildlife and ecological benefits;
 - To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
 - To ensure best horticultural and health and safety practices at all times;
 - To maintain high standards of landscape development thorough considered management procedures;
 - To ensure that methods employed respect and encourage wildlife at all times; and
 - Defects in the landscape are identified early and addressed promptly.
- 1.4 This document should be read in conjunction with the latest revision of the site landscape proposals, see **Appendix A**. This drawing details all existing and proposed habitats.

Insurances and Certification

- 1.5 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the Management Company to ensure that all submitted insurances and certificates are



up to date and provide the appropriate level of cover for the specified works.

1.6 **Ecological Trends and Constraints**

Trends in the performance of the management plan will be monitored and documented as part of the monthly site visits carried out by the Management Company's approved Contractor. Ecological monitoring shall also be carried out to ensure the presence of any protected species is recorded. Subject to the findings of this monitoring, the management plan will be reviewed in consultation with the relevant statutory bodies (see section 2). Where appropriate, maintenance regimes will be adjusted to promote suitable habitat and sensitive management for any protected species identified.

1.7

Consideration must also be given to vegetation development; i.e. the development and management of the existing and proposed hedgerows, and success of the tree planting and grassland management. This should be judged relative to the management objectives and procedures detailed below. In addition, as areas covered by the Management Plan are open to public access, it will be important to ensure features such as such boundary fencing and site furniture are checked for signs of damage and repaired/replaced if necessary. An inspection should also be made for the areas around individual plots for evidence of unauthorised garden waste disposal or littering and to ensure habitat features (e.g. bat & bird boxes) have been retained and are appropriately accessible to wildlife.

Landscape Operations

1.8 The following sets out the landscape components that are considered in detail in this management plan:

- Litter, dog waste and debris removal;
- Management of existing trees and hedgerows;
- Amenity grass cutting;
- Meadow grass cutting;
- Native scrub and woodland maintenance;
- Amenity tree and shrub maintenance;
- Hedgerow maintenance;
- SUDS maintenance;
- Hard landscape and site furniture maintenance; and
- Children's play area.



Environmental Considerations

- 1.9 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:
- The Food and Environment Protection Act (1985);
 - The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Environment Protection Act (1990)
- 1.10 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.
- 1.11 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.
- 1.12 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Company and should not be used as a measure to dump arisings on the site.
- 1.13 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.
- 1.14 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Company. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.15 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.16 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and



existing structures and vegetation. Damage so occasioned is to be made good at the Contractors expense.

- 1.17 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect will be replaced at their cost.

Litter Removal

- 1.18 The Contractor will ensure that the entire site is kept free of litter, dog waste and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting. All bins, including both litter and dog waste, will be emptied at each maintenance visit.
- 1.19 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.20 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- 1.21 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.
- 1.22 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- 1.23 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Management of Existing Trees and Hedgerows

- 1.24 Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all



retained trees and boundary hedgerows. Where levels and/or surfaces are considered unsatisfactory these will be rectified to a satisfactory condition.

- 1.25 At each visit all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.
- 1.26 All works to trees and hedgerows will be carried out to avoid the Birds Nesting Season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.
- 1.27 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998: 2010 'Tree work recommendations' and guidance from by a suitably qualified arboriculturalist (level 4 Arboricultural qualification or above).
- 1.28 Tree inspections shall be completed by a suitably qualified arboriculturalist. Deadwood will be assessed using visual tree assessment techniques (VTA) from ground level, with the assistance of binoculars where necessary. The VTA will consider the size of deadwood and its capacity to cause damage or injury in the target area. Deadwood will be removed in the following circumstances, including, but not limited to, deadwood appearing in an advanced state of decay; end weighted deadwood liable to failure or displacement under wind stress; deadwood greater than 50mm diameter in high usage areas; deadwood that is visibly fractured, hung-up or split; and deadwood in brittle wooded species that have a propensity to shed branch material. For example, poplar, willow and lime. Large diameter stable deadwood appearing of sound attachment, for example in durable heartwood species such as oak, shall be retained wherever possible. Remedial pruning may be used to shorten and stabilise deadwood of ecological interest in consultation with the advising ecologist. These judgements shall be the responsibility of the appointed arboricultural consultant.
- 1.29 Any deadwood removed from trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.
- 1.30 Retained native hedgerows will be cut every other year, or on a rotation cycle to ensure that not all sections of hedgerow are cut in the same growing season. Where appropriate sections of hedgerow should be left to allow the maximum opportunity to:
 - Encourage species diversity;
 - Provide suitable habitat for ground foraging wildlife;



- Provide suitable habitat for nesting birds and insects; and
 - Maximise opportunity for pollen and nectar production as a resource for bees and butterflies.
- 1.31 Operations should be carried out to encourage the wildlife and biodiversity potential of all native hedgerows. Further guidance can be found in Hedgerow cutting: answers to 18 common questions – Natural England (2007). Reference should also be made to Hedgelink UK (www.hedgelink.org.uk).
- 1.32 Native hedgerow margins (existing & proposed): where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for bio-diversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.
- 1.33 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.
- 1.34 Where necessary the hedgerow will be gapped up using appropriate native species to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.
- 1.35 All arisings are to be removed from site to the Contractors specified tip.

Amenity Grassland

- 1.36 Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.
- 1.37 All operations will be carried out using machinery appropriate to the task; cylinder, rotary or mulch mowers. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging.
- 1.38 Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.
- 1.39 During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task.



Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each trees of a radius of not less than 500mm from the outside edge of the trunk. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is suppressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where it occurs.

- 1.40 All cuttings are to be evenly dispersed over the ground.
- 1.41 Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip, or dispersed over the plot.

Meadow Grassland

- 1.42 In Year 1 following seeding, the first cut shall be carried out in late July. Meadow grassland shall be left to establish before this period. The initial flush of weed growth may also be left to persist during this time, as this affords shelter to the underlying seed for germination and establishment. Prior to the first cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 100mm in late July. Arisings shall be cleared and removed from site.
- 1.43 Re-growth shall then be mown monthly through to late winter to a cutting height of 75mm and kept short until the following March. Dig out any residual perennial weeds such as docks in late autumn. Cutting frequency may cease or be reduced throughout the winter period when growth rate slows.
- 1.44 In following seasons (Year 2 onwards), meadow grassland shall be subject to an annual hay cut in late July/ early August following flowering and seed dispersal. Note: The time of cut may alter with seasonal variation.
- 1.45 Prior to the annual hay cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 75mm using a suitable scythe, strimmer or tractor mounted mower. Cutting should be carried out in a forecast period of dry weather. Arisings shall be left to dry and shed seed for 7 days then removed from site. Dig out any residual perennial weeds such as docks in late autumn.



- 1.46 An additional late autumn cut may be carried out in November to leave the grass short over the winter period (cut to 75mm). A spring cut should be carried out prior to the end of May to remove the first flush of grass (cut to 50mm).
- 1.47 The diversity of the grassland should be subject to on-going monitoring to ensure maximum ecological benefit.

Native Scrub and Woodland Planting

- 1.48 Native Scrub and Woodland Planting will be managed to achieve full natural growth potential and deliver its landscape function.
- 1.49 Year 1. Areas of new tree and shrub planting will be attended to monthly. All stock deemed to be dead, dying or diseased within this period will be replaced. Weed clearance: all planting areas are to be kept weed free by hand weeding or herbicide treatment.

Litter clearance: all litter is to be removed from planting beds

Watering: planting areas are to be brought up to field capacity at each visit and each tree is to receive 5 gallons

Checking trees: all tree ties and stakes are to be checked and adjusted if too loose, too tight or if chafing is occurring; any broken stakes are to be replaced.

Formative pruning: any damaged shoots/branches are to be pruned back to healthy wood; plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.

- 1.50 Year's two to five inclusive. Areas of new tree and shrub planting will be attended to three times during the growing season (April to September inclusive) and one during the dormant period (October to March inclusive). The following operations will be carried out on each visit:

Litter clearance: all litter is to be removed from planting beds.

Firming up: all plants to be checked and firmed up in the ground as necessary.

Pruning: any damaged shoots/branches are to be pruned back to healthy wood using secateurs cutting back to above a live outward facing bud or shoot. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.



Weed clearance: weed growth to be eliminated during summer visits with a suitable translocated herbicide such as 'Round-up', in line with the manufacturer's instructions and in compliance with the Pesticides Act 1998. Tree shelters shall be lifted as necessary to achieve weed control and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.

Grass control: grass growth within the planting beds shall be treated during the winter visit with a suitable residual herbicide such as 'Kerb' (pbi), in line with the manufacturer's instructions and in compliance with the Pesticides Act 1998.

Tree shelters: tree shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.

Dead trees/shrubs: any dead trees or shrubs are to be removed and the resulting hole filled. Replacement planting is to be carried out during the next planting season.

- 1.51 Year 6 onwards. The appropriate level of annual maintenance for new tree and shrub planting will be dependent on how well the trees and shrubs have established. The number of maintenance visits will generally be reduced from year six onwards, although the same operations as described above are likely to be required until at least year ten. At least two visits should be undertaken each year, one at the start of the growing season and one at the end of the growing season to inspect stakes and ties. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as needed. Where stakes are no longer required, they will be removed from site. Dead trees are to be replaced, as required. At year ten the overall condition and structure of planting will be reviewed and a programme for future management prepared.

Specimen Tree Planting

- 1.52 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically all trees will be inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified as being defective, declining, or damaged by the adopting authority will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.



- 1.53 In years 1 – 5 following planting, trees are to be watered as required between March and September to maintain a vigorous and healthy condition. Trees are to receive 20 gallons of water per tree or be watered to field capacity. As a guide, a minimum of 12 watering visits are likely to be required annually in years 1 – 3, however, this may be adjusted relative to weather conditions such as prolonged dry or wet spells. Where necessary, a suitable nitrogen, phosphorus and potassium (N:P:K) fertiliser should also be selected by the Contractor, based on the site's existing soil conditions, and applied to trees in April.
- 1.54 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.55 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standard set out below in reference to amenity shrub planting).
- 1.56 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.
- 1.57 Any trees which have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.58 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.

Amenity Shrub Planting

- 1.59 During years 1-5 or until canopy closure, planting will be maintained during annual visits.
- 1.60 Prior to maintenance, all areas shall be cleared of litter and debris in accordance with details set out above.
- 1.61 All plants will be checked and where necessary firmed into the ground.
- 1.62 Any damaged shoots or branches will be pruned using secateurs.
- 1.63 The Contractor will ensure that all shrub beds are maintained 90% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual



herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.

- 1.64 The Contractor will remove any dead, dying or diseased plants, during each maintenance visit. The appointing company will be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.65 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.
- 1.66 All replacement planting will be carried out using similar species to those removed unless alternative species are agreed with the appointing company.
- 1.67 In any mulched beds where the depth of cover is below 50mm additional mulch will be added to maintain a minimum of 50mm of cover.
- 1.68 The Contractor will clean all hard standing, gullies, drains, and grassed areas of soil spillage, bark mulch, and leaves. All arisings will be removed from Site to an approved tip.

Hedgerow Planting

- 1.69 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.
- 1.70 Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.
- 1.71 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work.
- 1.72 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.
- 1.73 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may



require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction.

- 1.74 The base of hedges shall be inspected and if necessary kept free of weeds throughout the growing season by the use of translocated herbicides such as 'Round-up' glyphosate herbicide, in accordance with manufacturer's instructions, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). If appropriate mechanical methods to be used. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable herbicide application should not be carried out. Such locations are to be agreed with by the appointing company.

SUDS Facility

- 1.75 The grass areas within the facility have been specified to cater for seasonal flooding and damp conditions, and will only require limited management. In addition areas of native shrub planting with tree planting have been specified to the boundaries of the facility to provide increase habitat and foraging opportunities.
- 1.76 The attenuation pond will be managed in accordance with CIRIA SUDs Manual C753. At each maintenance visit the Contractor will inspect the SUDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.
- 1.77 The Contractor will inspect all outfall features, check grilles (if present), and remove any obstructions.
- 1.78 Excess silt is to be removed from the base of facilities to maintain volume capacity and safeguard functionality of the balancing ponds themselves as necessary. A suggested 5-10 year clean-out cycle is to be adopted initially but this is to be monitored and reviewed by the contractor.
- 1.79 Where material is removed it should be placed for a 2 week period at the edge of the pond to allow insects and creature to return to the waterbody. Following this period all material will be removed from site to the Contractor's tip.
- 1.80 The management of the pond should be reviewed by the ecological consultant and appropriate measure taken to enhance biodiversity and wildlife potential where appropriate, and without affecting the drainage function of the pond.



Hard Surfaces and Street Furniture

- 1.81 The Contractor will check at each visit that all the hard surfaces and street furniture is safe and fit for purpose.
- 1.82 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.83 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.
- 1.84 All furniture will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise the item will be made safe and/or cordoned off and made good as soon as practically possible. All repairs to street furniture will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.

Children's Play Area

- 1.85 Prior to the play area opening for public use the Management Company will produce a play area risk assessment in accordance with the Management of Health and Safety at Work Regulations 1999 and RoSPA guidelines. This will include the identification of 'risk', assessing the risk and actions for risk reduction. This will be retained by the Management Company and reviewed on an annual basis.
- 1.86 At each maintenance visit all areas will be cleared of litter and debris in accordance with the section set out above.
- 1.87 Dog fouling presents a significant health and safety risk within play areas. Play areas shall be inspected at every maintenance visit (no less frequently than weekly) and any issues with dog fouling addressed immediately. All play areas are to be maintained as dog free zones to prevent fouling and risk of dog attacks. The Management Company shall take appropriate action to enforce this measure at all times.



- 1.88 All areas for play will be inspected and maintained in accordance with requirements of BS EN 1176/77 and best practice guidelines from the Royal Society for the Presentation of Accidents (ROSPA).
- 1.89 Recorded weekly safety inspections will be carried out by RoSPA qualified play inspectors, followed up by a 6 weekly structural check. The frequency may vary depending on use or with any variation agreed with the Management Company and Local Authority following best practice guidance.
- 1.90 A visual assessment of all facilities will be undertaken at each site visit by the Management Company. Any defects or hazards considered dangerous are to be dealt with immediately by immobilising the item and making the item safe until repair and only if necessary, will the play facilities will be closed until appropriate measures have been taken to make the facilities safe and fit for purpose. The Local Authority is to be notified of any closures
- 1.91 All inspections as set out above are to be carried out by a suitably qualified person (please refer to the Register of Play Inspectors International (RPII) for requirements).
- 1.92 An Outdoor Annual Inspector accredited by the RPII shall carry out certified inspections annually, and permanent record maintained to ensure continued compliance with legislation.
- 1.93 Contact details for the Management Company will be displayed in a suitable location at each play facility and updated should this change promptly. The contact information must include a direct telephone number so that any faults can be reported and dealt with in an appropriate timeframe. The Management Company to have out of hours arrangements to allow reporting of faults at any time.
- 1.94 Maintenance of equipment and safety surfacing will be undertaken in strict accordance with the manufacturer's recommendations. This will include painting, vandalism, graffiti and sweeping.
- 1.95 All replacement parts must be sourced from an accredited manufacturer/supplier and be appropriate for the intended use. The Management Company is to retain a record of all warranty inspections, maintenance, repairs and modifications carried out to any part of the play apparatus and/or associated safety surfacing.

2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES



2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Company and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Company, and the Local Authority.

2.2 The following tables set out the Year 1 to 5 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.	.	.	.	.	.	.	.	.	.	.	.	.
Site ecological monitoring												
Site to be inspected on all monthly visits in line with the considerations set out at 1.7 & 1.8	.	.	.	.	.	.	.	.	.	.	.	.
Existing Trees and Hedgerows												
Inspect all existing trees and hedgerows.	.	.	.	.	.	.	.	.	.	.	.	.
Action required works to existing trees and hedgerows. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010.	.	.	.							.	.	.
Carry out hedgerow maintenance biennially and adopt a rotational maintenance strategy to ensure that not all hedgerows are cut in the same growing season.										Biennial rotation cut		
Inspect hedgerow at each visit carryout infill planting measures as necessary.	.	.	.						.	.	.	.
Remove cuttings from site.										.		
Amenity grassland												



Cut grass and remove arisings from site.				•	•	•	•	•	•			
Control/remove weeds.				•	•	•	•	•	•			
Repair worn areas.				•	•	•	•	•	•			
Remove cuttings from site.										•		
Meadow grassland												
Cut grassland from late summer, and kept short until following March (Year 1 only)	•	•	•				•	•	•	•	•	•
In Year 2 onwards, complete annual hay cut in August after flowering and seed dispersal.								•				
Autumn cut carried out to leave grassland short over the winter period (50mm) if required											•	
Spring cut to be carried out <u>once</u> to remove the initial flush of grass cover (50mm), prior to end of May					•							
Remove cuttings from site.					•						•	
Native tree & shrub planting												
Hand weed (Or if necessary, spray ground with herbicide). No strimmers to transplant areas.	•			•		•			•			
Replace shelters and guards as necessary, firm plants as required	•			•		•			•			
Replace dead/dying/vandalised transplants and shelters	•											
Prune back plants encroaching over kerbs/road edges etc				•		•			•			



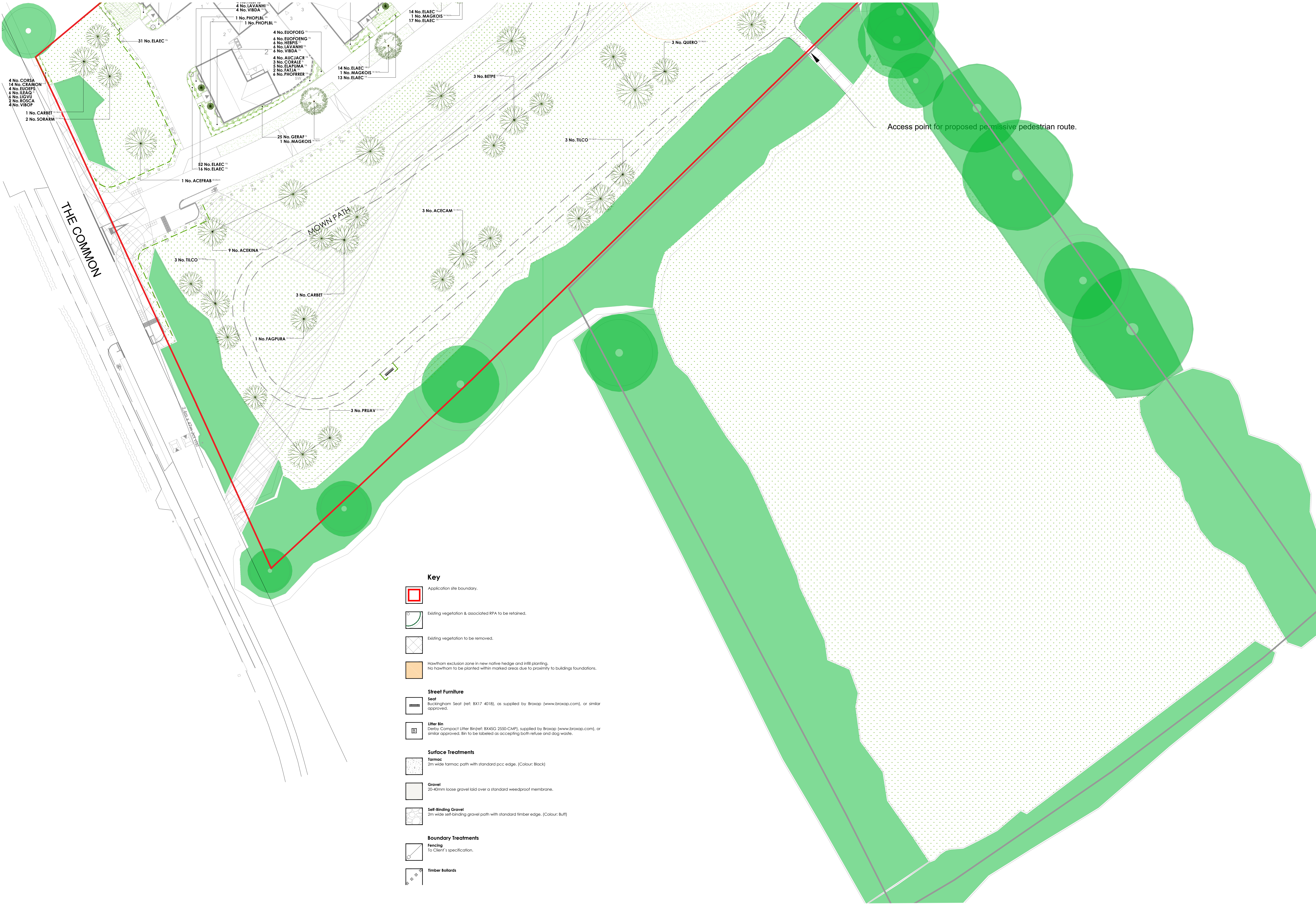
Remove shelters/stakes/ties from established plants	Approximately 4-5 years after planting											
Coppice shrubs species (except Holly)	Approximately 4-5 years after planting. Carryout works between October to March											
Specimen tree, shrub & hedge planting												
Spray grass and weeds (no strimmers to bases)				.		.			.			
Water and fertilise as necessary as specified			.	.	.	.	.	.	.			
Adjust/ replace stakes/ties/guards as necessary	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	.	.	.								.	.
Deal with individual problems as they arise	.	.	.	.	.	.	.	.	.	.	.	.
Prune to BS. 3998 2010 or horticultural standards as appropriate for species			.							.		
SUD's Facility												
Inspect SUDS facility and remove all litter and debris. Ensure that channel and outfalls are free of obstructions.	.	.	.	.	.	.	.	.	.	.	.	.
Programme specific operation to remove leaf litter during autumn months. Allow for 2 week creep back period.	.	.								.	.	.
Mow grassland within SUDS facility.			.	.				.	.			
Annual inspection to review management and agree wildlife and biodiversity enhancement measures										.		
Hard landscape & site furniture												



Inspect, clean, repair or replace.	•	•	•	•	•	•	•	•	•	•	•	•
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.	•	•	•	•	•	•	•	•	•	•	•	•
Children's Play Area												
Visually inspect children's play areas. Inspection to be carried out by qualified staff member. Observe any hazards, defect or act of vandalism.	•	•	•	•	•	•	•	•	•	•	•	•
	Initially frequency of play area maintenance to be every visit. To be reviewed / determined more accurately once in use and usage pattern can be confirmed. Best practice to be followed with any variation to monthly inspections will be agreed with the appointing authority.											
Any repairs are to be carried out during the inspection. Otherwise the facility is to be made safe and works programmed within a reasonable timeframe.	Any repair works that cannot be carried out at the maintenance visit are to be programmed in as soon a practically possible taking into consideration order lead in times etc. Any temporary closure of and/or partial closure of the facility is to be checked on a daily basis to ensure that the area remain safe and for purpose until such time that the facility is in full working order.											

APPENDIX A

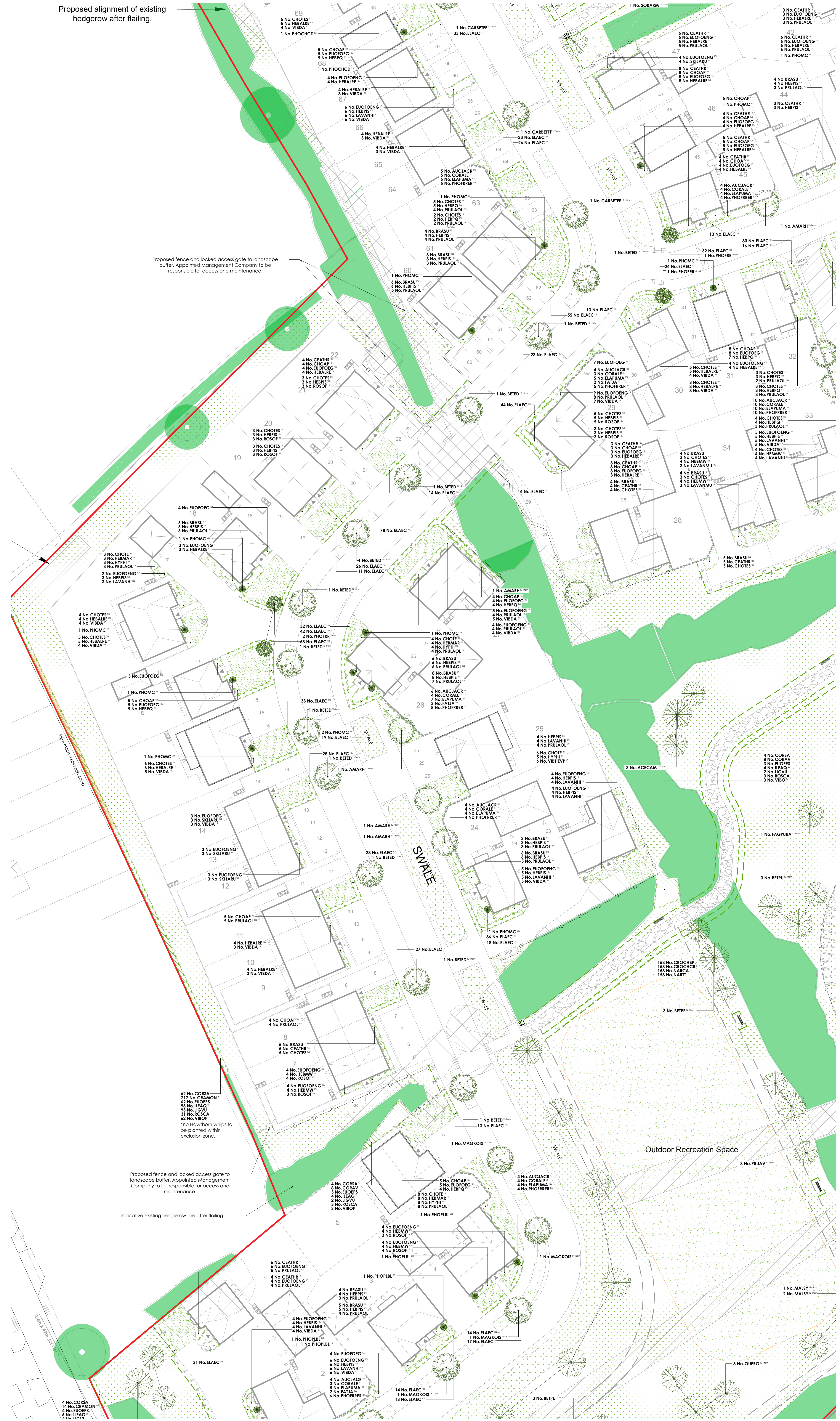
Golby + Luck Landscape Proposal GL2598 01-06



Planting Schedule

Trees - Plots					
Abbr	Species	Supply	Size	Girth	Number
AMAR	Amelanchier alabamica Robin Hill	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	11
MAGROIS	Magnolia kobus 'S'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
Total: 14					14
Trees - Public Open Space					
Abbr	Species	Supply	Size	Girth	Number
ACECAM	Acer campestre	H&B: BR: Clear Stem 175-200cm	300-425cm	12-14cm	13
ACGOLA	Acer glaberrimus 'Princeton Gold'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
AUCO	Aulus cordata	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	4
BETD	Betula x 'Erdbrugh'	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	12
BETPE	Betula pendula	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	19
BETPU	Betula pubescens	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	9
CABET	Corylus betulus	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	5
CABETB	Corylus betulus 'Frans Fontaine'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	8
CABETB	Corylus betulus 'Frans Fontaine'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
FAGPURA	Fagus sylvatica 'Purpurea'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	2
LIQU	Liquidambar styraciflua	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	1
MALEY	Morus nigra	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	13
MALEY	Morus nigra	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	2
PRUAV	Prunus avium	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	9
PRUAV	Prunus avium	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	1
PRUAV	Prunus avium	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	12
QUERO	Quercus robur	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	1
SALAL	Salix alba	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	4
SORAM	Sorbus aria 'Magnifica'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	5
TICO	Tilia cordata	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	11
TICO	Tilia cordata	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
MAGROIS	Magnolia kobus 'S'	H&B: BR: Clear Stem 175-200cm	425-450cm	14-16cm	5
ACERNA	Acer glaberrimus 'Crimson King'	H&B: BR: Clear Stem 175-200cm	450-480cm	18-20cm	9
ACIFRAA	Acer x freemontii 'Autumn Blaze'	S&K: BR: Clear Stem 175-200cm	500cm	20-25cm	1
Total: 147					147
Specimen Shrubs					
Abbr	Species	Pat Size	Height	Habit	Number
PHOCHC	Phlox paniculata 'Chief'	25L	100-125cm	Top Cm	14
PHOCHC	Phlox paniculata 'Chief'	25L	100-125cm	Top Cm	13
PHOCHC	Phlox paniculata 'Chief'	25L	100-125cm	Top Cm	11
PHOCHC	Phlox paniculata 'Chief'	25L	100-125cm	Top Cm	7
VERLO	Veronica bonariensis 'Lollipop'	5L	250-300cm	Full Pot	17
Total: 62					62
Single-Species Hedgerows					
Abbr	Species	Pat Size	Height	Habit	Density
ELAC	Elaeagnus x 'Elaeagnus Compacta'	10L	40-60cm	Bushy	0.4Cm
ELUAFH	Elaeagnus japonica 'Aeon Hughes'	10L	40-60cm	Bushy	0.4Cm
ELUAFH	Elaeagnus japonica 'Aeon Hughes'	10L	40-60cm	Bushy	0.3Cm
CABET	Corylus betulus	150-175cm	PH&B: BR Single Row	0.3Cm	35.9m
Total: 142.07m					142.07m
Shrubs - Plots					
Abbr	Species	Pat Size	Height	Habit	Number
CORAL	Cornus alba 'Elegantissima'	3L	60-80cm	Bushy	49
GERAF	Geum 'Anni Folkard'	3L	60-80cm	Full Pot	25
AUCJACE	Aucuba japonica 'Cordata'	10L	40-60cm	Bushy	83
BRASU	Brachyglottis 'Sunrise'	10L	40-60cm	Bushy	131
CEAHF	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	105
CHOP	Chorizanthe 'Aeon Hughes'	10L	40-60cm	Bushy	145
CHOTE	Chorizanthe 'Aeon Hughes'	10L	40-60cm	Bushy	46
CHOTE	Chorizanthe 'Aeon Hughes'	10L	40-60cm	Bushy	140
CHOTE	Chorizanthe 'Aeon Hughes'	10L	40-60cm	Bushy	80
ELAFUMA	Elaeagnus pungens 'Maculata'	10L	60-100cm	Bushy	24
ELAFUMA	Elaeagnus pungens 'Maculata'	10L	60-100cm	Bushy	244
ELAFUMA	Elaeagnus pungens 'Maculata'	10L	60-100cm	Bushy	137
FALIA	Fatsia japonica	10L	60-80cm	Bushy	26
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	43
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	78
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	82
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	206
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	179
HEMAR	Hebe 'Margaret'	10L	40-60cm	Bushy	54
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	99
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	43
OSAMU	Osmanthus x burkeoides	10L	40-60cm	Bushy	16
PHOCHC	Phlox paniculata 'Chief'	10L	80-100cm	Bushy	93
PHOCHC	Phlox paniculata 'Chief'	10L	80-100cm	Bushy	9
PRUAV	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	216
ROGOF	Rosa 'Graham Thomas'	10L	40-60cm	Bushy	39
SAROHU	Sarcococca humilis	10L	30-40cm	Bushy	14
SKUABU	Skimmia japonica 'Rubra'	10L	40-60cm	Bushy	22
VIBRA	Viburnum davidii	10L	40-60cm	Bushy	160
VIBREY	Viburnum davidii 'Sue Price'	10L	40-60cm	Bushy	9
Total: 1124.15m ²					1124.15m ²
Shrubs - Plots					
Abbr	Species	Pat Size	Height	Habit	Number
CHOP	Chorizanthe 'Aeon Hughes'	3L	30-40cm	Bushy	49
LAVANH	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	36
MESIM	Miscanthus sinensis 'Morning Light'	3L	Full Pot	0.5Cm	71
PENVI	Pennisetum villosum	3L	Full Pot	0.5Cm	71
STIGI	Stipa gigantea	3L	Full Pot	0.5Cm	49
Total: 241					241
Native Hedgerow - Species-Rich (Transplants)					
Abbr	Species	Supply	Height	Density	Number
CORSA	Cornus sanguinea	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	105
CRAMM	Crataegus monogyna	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	374
EUOPS	Eurotia europaea	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	107
LEAG	Leucanthemum vulgare	2L: 3 Bks	40-60cm	0.3Cm Double Staggered at 0.3m offset	161
LIQUV	Ligustrum vulgare	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	23.92m
ROCCA	Rosa canina	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	25
VIBOP	Viburnum opulus	11+1: 3 Bks	60-80cm	0.3Cm Double Staggered at 0.3m offset	107
Total: 159.43m					159.43m
Native Scrub - Species-Rich					
Abbr	Species	Supply	Height	Mix %	Number
CORSA	Cornus sanguinea	11+1: 3 Bks BR	60-80cm	15%	43
CORAV	Corylus avellana	11+1: 3 Bks BR	60-80cm	35%	142
EUOPS	Eurotia europaea	11+1: 3 Bks BR	60-80cm	10%	43
LEAG	Leucanthemum vulgare	2L: 3 Bks	40-60cm	15%	43
LIQUV	Ligustrum vulgare	11+1: 3 Bks BR	60-80cm	35%	24
ROCCA	Rosa canina	11+1: 3 Bks BR	60-80cm	10%	43
VIBOP	Viburnum opulus	11+1: 3 Bks BR	60-80cm	10%	43
Total: 398.17m ²					398.17m ²
Native Woodland - Species-Rich					
Abbr	Species	Supply	Height	Mix %	Number
ACECAM	Acer campestre	11+1: 3 Bks	60-80cm	15%	899.61m ²
BPE	Betula pendula	11+1: 3 Bks	60-100cm	15%	899.61m ²
CABET	Corylus betulus	11+1: 3 Bks	60-100cm	15%	419.82m ²
CORAV	Corylus avellana	11+1: 3 Bks	60-80cm	10%	899.61m ²
CRAMM	Crataegus monogyna	11+1: 3 Bks	60-80cm	10%	899.61m ²
LEAG	Leucanthemum vulgare	2L: 3 Bks	40-60cm	10%	899.61m ²
MALEY	Morus nigra	11+1: 3 Bks	60-80cm	5%	299.86m ²
PRUAV	Prunus avium	11+1: 3 Bks	60-100cm	15%	899.61m ²
SORAM	Sorbus aucuparia	11+1: 3 Bks	60-80cm	5%	479.78m ²
Total: 5997.39m ²					5997.39m ²
Marginal / Aquatics					
Abbr	Species	Supply	Density	Mix %	Number
CANAC	Carex acutis	Plug 100cc	10m ²	12%	12.61m ²
ELAL	Elaeagnus latifolia	Plug 100cc	10m ²	12%	12.61m ²
GLYMAX	Glyceria maxima	Plug 100cc	10m ²	12%	12.61m ²
IRPS	Iris pseudacorus	Plug 100cc	10m ²	16%	16.82m ²
JUNE	Juncus effusus	Plug 100cc	10m ²	12%	12.61m ²
JUNIN	Juncus inflexus	Plug 100cc	10m ²	12%	12.61m ²
SAGSA	Sagittaria sagittifolia	Plug 100cc	10m ²	12%	12.61m ²
SCILA	Scilla maritima	Plug 100cc	10m ²	12%	12.61m ²
Total: 105.09m ²					105.09m ²
Bulbs					
Abbr	Species	Supply	Density	Number	
CROCHP	Crocus chrysanthus 'Blue Pearl'	Bulb	25m ²	877	
CROCHP	Crocus chrysanthus 'Cream Beauty'	Bulb	25m ²	877	
NARCA	Narcissus 'Candlelight'	Bulb	25m ²	877	
NARIT	Narcissus 'Tete a Tete'	Bulb	25m ²	877	
Total: 3508					3508
Turf & Seeding					
Abbr	Species	Supply	Height	Density	Number
Turf	Turf to gardens to be laid as 'Robur' 'Medallion', or similar approved.				
Amenity Grass					
Abbr	Species	Supply	Height	Density	Number
AMG	Amenity Grass	AMG low maintenance seed mixture, as supplied by Gemini (www.geminiamenity.com) or similar approved.			
Wet Meadow Grassland					
Abbr	Species	Supply	Height	Density	Number
WMS	Wet Meadow Grassland	WMS seed mixture for wetlands, as supplied by Emagrade Seeds (www.wildseed.co.uk) or similar approved.			
Meadow Grassland					
Abbr	Species	Supply	Height	Density	Number
MS	Meadow Grassland	MS seed mixture for meadows, as supplied by Emagrade Seeds (www.wildseed.co.uk) or similar approved.			
Mown grass margins					
Abbr	Species	Supply	Height	Density	Number
MS	Mown grass margins	1m wide			

Drawing to be read in conjunction with GL2598 SP 01 Landscape Specification.



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Drawing to be read in conjunction with GL2598 SP 01 Landscape Specification.



Key

- Application site boundary.
- Existing vegetation & associated RPA to be retained.
- Existing vegetation to be removed.
- Howthorn exclusion zone in new native hedge and infill planting. No howthorn to be planted within marked areas due to proximity to buildings foundations.

Street Furniture

- Seat: Nottingham Seat (Ref: BX17 4016), as supplied by Broap (www.broap.com), or similar approved.
- Litter Bin: Dettol Compact Litter Bin (Ref: BM5G 2550 CMP), supplied by Broap (www.broap.com), or similar approved. Bin to be labeled as accepting both refuse and dog waste.

Surface Treatments

- Tarmac: 2m wide tarmac path with standard pcc edge. (Colour: Black)
- Gravel: 20-40mm loose gravel laid over a standard weedproof membrane.
- Self-Binding Gravel: 2m wide self-binding gravel path with standard timber edge. (Colour: Buff)

Boundary Treatments

- To Client's specification.
- Timber Bollards

Planting Schedule

Trees - Plots		Supply	Size	Girth	Number
ABBR	Species				
AMARH	Amelanchier alnifolia 'Robin Hill'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	11
MAGKOS	Magkoria kobus 'Is'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
Total: 14					

Trees - Public Open Space		Supply	Size	Girth	Number
ABBR	Species				
ACECAM	Acer campestre	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	13
ACEGUA	Acer platanoides 'Princeton Gold'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
AINCO	Alnus cordata	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	6
BETED	Betula x 'Edinburgh'	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	12
BETFE	Betula pendula	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	19
BETFE	Betula pubescens	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	9
CARBET	Carpinus betulus	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	5
CARBET	Carpinus betulus 'Frans Fontaine'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	8
CASAT	Cassiope yollae	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
FAGURA	Fagus sylvatica 'Purpurea'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	2
IGBT	Liquidambar styraciflua	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	1
MALST	Malus sylvestris	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	13
MALTS	Malus tchotchikoffii	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	2
PRUAV	Prunus avium	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	9
PRUPA	Prunus padus	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	1
PRYCACH	Prunus caversana 'Chanticleer'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	12
QUERO	Quercus robur	H&B: C: 30L: Clear Stem 175-200cm	350-425cm	12-14cm	11
SALAL	Salix alba	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	4
SORAM	Sorbus aria 'Magical'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	5
TILCO	Tilia cordata	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	11
TILCORA	Tilia cordata 'Variegata'	H&B: BR: Clear Stem 175-200cm	350-425cm	12-14cm	3
MAGKOS	Magkoria kobus 'Is'	H&B: BR: Clear Stem 175-200cm	420-460cm	16-18cm	5
ACEKINA	Acer platanoides 'Crimson King'	H&B: BR: Clear Stem 175-200cm	420-460cm	18-20cm	9
ACEFRAS	Acer x 'Freemont' Autumn Blaze'	SW: BR: Clear Stem 175-200cm	500cm+	20-25cm	1
Total: 147					

Specimen Shrubs		Pat Size	Height	Habit	Density	Length	Number
ABBR	Species						
PHOCHD	Phormium tenax 'Chief'	25L	100-125cm	Tip Ctn	14		14
PHOBL	Phormium tenax 'Black'	25L	100-125cm	Tip Ctn	13		13
PHOCHD	Phormium tenax 'hookerii' 'Cream Delight'	25L	100-125cm	Tip Ctn	11		11
VERCO	Veronica bonariensis 'Red Robin'	70-90L	250-300cm	H&B: 12-14cm	7		7
VERCO	Veronica bonariensis 'Lollipop'	SL		Full Pot	17		17
Total: 42							

Single-Species Hedgerows		Pat Size	Height	Habit	Density	Length	Number
ABBR	Species						
ELAEC	Eleagnus x 'ebbingae' 'Compacta'	10L	40-60cm	Bushy	0.4Ct	635.95m	1619
EUJAFH	Euroglossum japonicum 'Jean Hughes'	10L	40-60cm	Bushy	0.4Ct	51.96m	132
EUJAFH	Euroglossum japonicum 'Jean Hughes'	30-40cm	Bushy	0.3Ct	16.18m	63	
CARBET	Carpinus betulus	150-175cm	FR&G: BR Single Row	0.3Ct	35.98m	120	
Total: 1742.07m Total: 1934							

Shrubs - Plots		Pat Size	Height	Habit	Density	Area	Number
ABBR	Species						
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.7Ct	30.41m²	69
GEAF	Geum 'Ann Folkard'	3L	60-80cm	Full pot	0.45Ct	5m²	25
AUCIACR	Aucuba japonica 'Chlorostola'	10L	40-60cm	Bushy	0.7Ct	36.17m²	83
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ct	36.89m²	131
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ct	46.08m²	105
CHOP	Chorisia 'Aster Pearl'	10L	40-60cm	Bushy	0.7Ct	46.08m²	105
CHOTE	Chorisia tenax	10L	40-60cm	Bushy	0.7Ct	19.96m²	46
CHOTES	Chorisia tenax 'Sundance'	10L	40-60cm	Bushy	0.7Ct	40.35m²	140
ELAFUNA	Eleagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.7Ct	35.43m²	80
EUOFONG	Euroglossum fortunei 'Emerald in Gold'	10L	30-40cm	Bushy	0.7Ct	104.72m²	244
EUOFONG	Euroglossum fortunei 'Emerald in Gold'	10L	40-60cm	Bushy	0.7Ct	40.87m²	137
FATIA	Fatsia japonica	10L	40-60cm	Bushy	0.7Ct	16.51m²	26
HEMAR	Hebe 'Wisper'	10L	40-60cm	Bushy	0.7Ct	16.44m²	43
HEMAR	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ct	34.19m²	78
HERQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ct	34.99m²	82
HEALIE	Hebe albertiana 'Red Edge'	10L	30-40cm	Bushy	0.7Ct	69.68m²	164
HERPIS	Hebe pinguifolia 'Sutherland'	10L	30-40cm	Bushy	0.7Ct	76.66m²	179
HPHPI	Hypericum 'Hidale'	10L	40-60cm	Bushy	0.7Ct	23.27m²	54
LAVANNI	Lavandula angustifolia 'Hidale'	10L	30-40cm	Bushy	0.7Ct	43.18m²	99
LAVANNI	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ct	18.78m²	43
OSAMU	Osmunda x burkwoodii	10L	60-80cm	Bushy	0.7Ct	6.97m²	16
PHOFRER	Phloxia x 'Royal Red Robin'	10L	60-100cm	Bushy	0.7Ct	41.18m²	94
PITEG	Pittosporum tenuifolium 'Golf Ball'	10L	40-60cm	Bushy	0.7Ct	6.97m²	9
PRULAO	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ct	92.77m²	216
ROSCF	Rosa carolina	10L	40-60cm	Bushy	0.7Ct	16.38m²	39
SARHOU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ct	4.31m²	14
SKIAUR	Silene japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ct	10.09m²	22
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ct	69.17m²	160
VIBREV	Viburnum lous 'Eve Price'	10L	40-60cm	Bushy	0.7Ct	4.26m²	8
Total: 1124.15m² Total: 2593							

Shrubs - Play		Pat Size	Height	Habit	Density	Area	Number
ABBR	Species						
CHOP	Chorisia 'Aster Pearl'	3L	30-40cm	Bushy	0.5Ct	11.61m²	49
LAVANNI	Lavandula angustifolia 'Hidale'	3L	20-30cm	Bushy	0.5Ct	8.7m²	36
MSIML	Myrica sinensis 'Warming Light'	3L	Full Pot	0.5Ct	8.7m²	36	
FEVI	Fernaria villosa	3L	Full Pot	0.5Ct	17.61m²	71	
STGI	Stipa gigantea	3L	30-40cm	Full Pot	0.5Ct	11.61m²	49
Total: 58.03m² Total: 241							

Native Hedgerow - Species-Rich (Transplants)		Supply	Height	Density	Mix %	Length	Number
ABBR	Species						
CORSA	Cornus sanguinea	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	105	15.94m	107
CRAMON	Crataegus maritima	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	355	55.8m	374
EUOEPS	Euroglossum europaeum	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	105	15.94m	107
LEAQ	Ilex aquifolium	2L: 3 Bks	40-60cm	0.3Ct Double Staggered at 0.3m offset	155	23.92m	161
UGUV	Ulex europaeus	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	155	23.92m	161
ROSCA	Rosa carolina	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	35	7.97m	54
VIBOP	Viburnum opulus	T1+1: 3 Bks	60-80cm	0.3Ct Double Staggered at 0.3m offset	105	15.94m	107
Total: 119.43m Total: 1071							

Native Scrub - Species-Rich		Supply	Height	Mix %	Density	Area	Number
ABBR	Species						
CORSA	Cornus sanguinea	1+1: 3 Bks BR	60-80cm	15%	1Ct	59.72m²	63
CORAV	Corylus avellana	1+1: 3 Bks BR	60-80cm	35%	1Ct	159.37m²	142
EUOEPS	Euroglossum europaeum	1+1: 3 Bks BR	60-80cm	10%	1Ct	39.82m²	43
LEAQ	Ilex aquifolium	2L: 3 Bks	40-60cm	15%	1Ct	59.72m²	63
UGUV	Ulex europaeus	1+1: 3 Bks BR	60-80cm	5%	1Ct	19.87m²	24
ROSCA	Rosa carolina	1+1: 3 Bks BR	60-80cm	10%	1Ct	39.82m²	43
VIBOP	Viburnum opulus	1+1: 3 Bks BR	60-80cm	10%	1Ct	39.82m²	43
Total: 398.17m² Total: 421							

Native Woodland - Species-Rich		Supply	Height	Mix %	Density	Area	Number
ABBR	Species						
ACECAM	Acer campestre	T1+1: 3 Bks	60-80cm	15%	1Ct	89.61m²	904
BETFE	Betula pendula	T1+1: 3 Bks	80-100cm	15%	1Ct	89.61m²	904
CARBET	Carpinus betulus	T1+1: 3 Bks	80-100cm	7%	1Ct	419.83m²	425
CORAV	Corylus avellana	T1+1: 3 Bks	60-80cm	15%	1Ct	89.61m²	904
CRAMON	Crataegus maritima	T1+1: 3 Bks	60-80cm	10%	1Ct	59.72m²	604
LEAQ	Ilex aquifolium	2L: 3 Bks	40-60cm	10%	1Ct	59.72m²	604
MALST	Malus sylvestris	T1+1: 3 Bks	60-80cm	5%	1Ct	299.86m²	304
PRUAV	Prunus avium	T1+1: 3 Bks	80-100cm	15%	1Ct	89.61m²	904
SORAM	Sorbus aucuparia	T1+1: 3 Bks	60-80cm	8%	1Ct	479.78m²	484
Total: 1997.39m² Total: 4637							

Marginal / Aesthetics		Supply	Density	Mix %	Area	Number
ABBR	Species					
CARAC	Carex acuta	Pug 100cc	10m²	12%	12.61m²	126
EPAL	Eriophorum polifolium	Pug 100cc	10m²	12%	12.61m²	126
GLYMAX	Glycerhiza maxima	Pug 100cc	10m²	12%	12.61m²	126
IRPS	Iris pseudacorus	Pug 100cc	10m²	16%	16.82m²	170
JUNEF	Juncus effusus	Pug 100cc	10m²	12%	12.61m²	126
JUNIN	Juncus infusus	Pug 100cc	10m²	12%	12.61m²	126
SAGSA	Sagittaria angustifolia	Pug 100cc	10m²	12%	12.61m²	126
SCILA	Scirpus lacustris	Pug 100cc	10m²	12%	12.61m²	126
Total: 105.09m² Total: 1066						

Bulbs		Supply	Density	Number
ABBR	Species			
CROCHRP	Crocus chrysanthus 'Blue Pearl'	Bulb	25m²	877
CROCHIB	Crocus chrysanthus 'Cream Beauty'	Bulb	25m²	877
NARCA	Narcissus 'Candidatus'	Bulb	25m²	877
NARIT	Narcissus 'Tete a Tete'	Bulb	25m²	877
Total: 3508				

Turf & Seeding

- Turf: Turf to gardens to be laid as 'Rolawn Medallion', or similar approved.

Amenity Grass

- A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.

Wet Meadow Grassland

- EW6 seed mixture for wetlands, as supplied by Emorgate Seeds (www.wildseed.co.uk) or similar approved.

Meadow Grassland

- EW1 seed mixture for meadows, as supplied by Emorgate Seeds (www.wildseed.co.uk) or similar approved.

Mown grass margins

- 1m wide

Drawing to be read in conjunction with GL2598 SP 01 Landscape Specification.

Registered Practice

Scale Bar

0m 5m 10m 15m 20m 25m

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Location Plan

Rev	Date	Notes
A	06.01.20	Revised to the latest site layout.
B	20.04.20	Play area layout and planting.
C	02.09.20	Revised to the latest site layout, LPA and ecology comments.

Rev	Date	Notes
ED		
ED		

Project: The Commons Barwell

Drawing title: Soft Landscape Proposals (Sheet 1 of 6)

Status: PLANNING

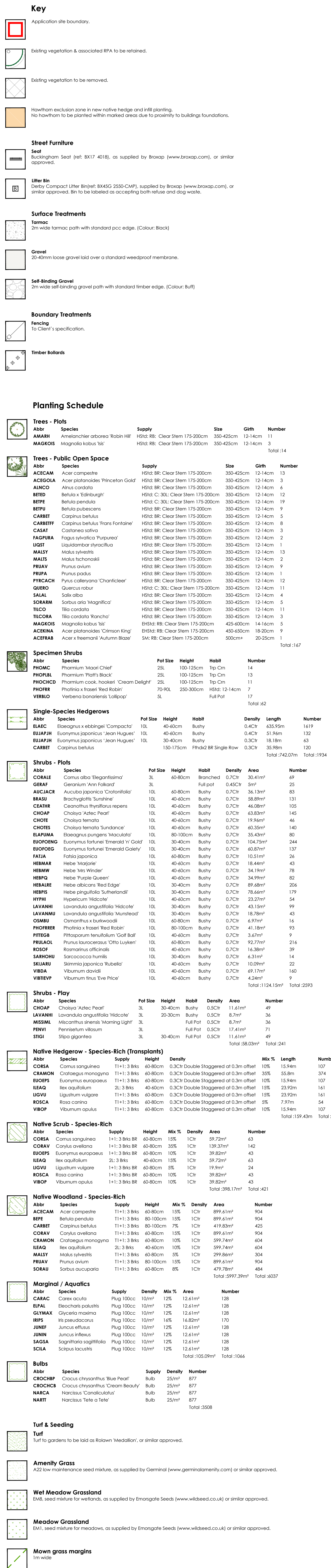
Client: David Wilson Homes East Midlands

Scale: 1:250 @ A0

Date: 15/12/2025

Reference: GL2598 LP 03C

golby+luck landscape architects



Location Plan	Rev	Date	Notes	PM



Drawing to be read in conjunction with GL2598 SP 01 Landscape Specification.



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