

LANDSCAPING SPECIFICATION - CLAVERING



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Proposal: Proposed Detached Dwelling with Associated Hard and Soft Landscaping
on Land to the West of Hill House, Wicken Road, Clavering, Essex CB11 4QT

Client : London and Country Homes Clavering Limited

January 2024. V1

Project No JDA/2023/925

This is a reserved matters application in respect of application UTT/ 21/ 3648/ OP for Outline planning permission for the erection of 1 no. dwelling with all matters reserved except for access and scale at Hill House, Wicken Road, Clavering CB11 4QT. Outline permission was granted on 28th January 2022 with all matters reserved.

Overview

The site's physical constraints and boundaries are indicated on the associated Landscaping Drawing and the Topographic Survey drawing.

We have chosen to plant a limited number of indigenous specimen trees only in strategic locations within the site. This form and quantum of planting is considered both sufficient and appropriate given the nature

of the proposed development. The combination of different yet complimentary forms of hard surfacing is also deemed appropriate.

Existing hedgerows will be maintained and strengthened where required and gaps infilled with new indigenous hedgerow planting where required for strengthening.

The private drive, parking and maneuvering areas have been shown with permeable surfaces.

Landscape Management Plan CONTENTS

1. LANDSCAPE SPECIFICATION
2. LANDSCAPE MANAGEMENT PLAN

1.0 Landscape Specification

1.0 DRAWINGS AND OTHER DOCUMENTS.

Items to which the contractor should refer and which make up the contract documents are :- This Landscape Specification – Landscape Proposal Drawing attached - Drawing No JDA/ 2023/ 925/ **SITE.001**

The Contractor should note that he is fully responsible for ensuring that the Landscape Works meet the full requirements necessary to comply with Planning Permission and should allow in his tender accordingly.

General

All landscape proposals must be referred to by the Structural Engineer during sub and superstructure designs.

All planting to be implemented in accordance with horticultural best practice guidelines.

No species, variety, size or position to be amended without the Clients prior approval.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/ garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g., waterlogged/ frozen ground or poor soils, the Site Manager must be notified. All works will halt until conditions are considered acceptable.

All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

If planting is required outside the October-March season, bare root shrubs will be replaced by pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project manager.

2 GENERAL INFORMATION AND SCOPE OF WORKS.

2.1 SCOPE OF WORKS :

2.1.1 The landscape work involves the supply, spreading and cultivation of topsoil application of fertilisers and weed killers; planting trees; hedging plants; shrubs; perennials and climbers.

3.00 TOPSOIL AND GROWING MEDIA

3.1 GRADING SUBSOIL

General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
Areas of thicker topsoil: Excavate locally.

3.2 SUBSOIL SURFACE PREPARATION

General: Excavate and/ or place fill to required profiles and levels, as section D20.

Loosening:

Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm by ripping.

Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm by ripping.

Rock and chalk subgrades: Lightly scarify to promote free drainage.

Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.

Remove Arisings, contaminants and debris.

3.3 TOPSOIL ANALYSIS

Not required

3.4 Blank

3.7 COMPOST FOR ALL PLANTING AREAS

Standard: In accordance with PAS 100.

Supplier: Local source.

Product reference: Peat-free compost, contractor's choice.

Type: Sanitized and stabilized compost.

Horticultural parameters:

- pH (1:5 water extract): 7.0-8.7.
- Electrical conductivity (maximum, 1:5 water extract): 200 mS/ m.
- Moisture content (m/ m of fresh weight): 35-55%.
- Organic matter (minimum): 25%.
- Grading (air dried samples): 99% passing 25 mm screen, and 90% a 10 mm screen mesh aperture.
- Carbon:Nitrogen ratio (maximum): 20:1.

Texture: Friable.

Objectionable Odour: None.

Composting Association certification: Required.

Submit: Declaration of analysis.

Additional analyses: Not required.

Samples: Supply 5 kg sample before ordering.

Application rate: As per tree pit drawing.

Timing: Apply prior to cultivation.

3.8 PEAT - Peat or products containing peat: Do not use.

3.9 CONTAMINATION

General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:

- Corrosive, explosive or flammable.
- Hazardous to human or animal life.
- Detrimental to healthy plant growth.

Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.

4.0 MATERIALS AND GENERAL WORKMANSHIP.

4.1 SEASON AND WEATHER

Landscape operations involve living materials, which include topsoil. All work should be carried out at an appropriate season and in weather conditions suitable for the operation. In exceptional circumstances work may be carried out in adverse conditions only if permission has been given by The Employers Agent and appropriate precautions taken.

No planting shall take place in frosty weather, during periods of drought or when the ground is water-logged. The Employers Agent shall be responsible for all damage caused by frost or inclement weather which can in any way be attributed to failure on his part to take reasonable precautions against same.

4.2 MATERIALS

All materials, plants and other landscape items should be the best of their respective kinds and in accordance with the details provided elsewhere in this specification.

4.3 POLLUTION

Any ground fouled with diesel oil or other chemicals should be excavated and replaced with suitable, approved topsoil.

4.4 CLIMATIC CONDITIONS

Carry out the work while the soil and weather conditions are suitable for the relevant operations. Transplant only during the following periods :

Deciduous trees and shrubs – Late October to late March

Conifers and evergreens – Early or late spring

Containerised, pot grown and root bailed plants – At any time if ground and weather conditions are favourable.

5.00 TIMES OF YEAR FOR PLANTING

Deciduous trees and shrubs: Late October to late March.

Conifers and evergreens: September/ October or April/ May.

6.0 MACHINES AND TOOLS

All soils where able should be cultivated with a compact tractor and a Rotadairon stone burier.

All cultivated areas should be graded-leveled-formed with a seed bed harrow.

Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

7.00 VARIATIONS IN GROUND WATER LEVEL

Give notice: If levels encountered are significantly different from levels in the site investigation report or previously measured.

8.00 DROUGHT CONDITIONS

Water supply is, or is likely to be restricted by emergency legislation:

Inform Employers Agent without delay and ascertain availability and additional cost of second class water from a sewage works or other approved source.

If planting has not been carried out, do not do so until instructed.

If planting has been carried out, obtain instructions on water supply.

9.00 SETTING OUT

Where alterations are needed, obtain approval with Employers Agent before starting work.

10.00 CHEMICALS

Use only where specified or approved and then only products on the current list of the Agricultural Chemicals Approval Scheme.

Where work is near water, drainage ditches or land drains comply with the Ministry of Agriculture, Fisheries & Food "Code of Practice for the use of Herbicides on weeds in water courses and lakes" - - only use herbicide for spot treatment for invasive weeds.

Observe all precautions recommended by the manufacturer and remove containers from site immediately they have been emptied or are no longer required.

11.00 SITE CLEARANCE GENERALLY

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

Stones: Remove those with any dimension exceeding 50 mm.

Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Vegetation: Clear scrub to ground level

Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

12.00 STORAGE COMPOUND

Refer to CEMP.001

13.00 PROPOSED SERVICES

The Contractor is responsible for coordinating the landscape works with the installation of new services and the position of existing services. Any damage caused to landscape works and a result of install of services will be made good at the Contractor's expense.

The Contractor should take all necessary precautions when undertaking cultivation and planting operations to avoid damage to any services. Slight adjustment to planting stations may be required but any major repositioning should only be undertaken after approval from the Employers Agent.

Utility trenches near trees

Hand Dig Method of Excavation within the Root Protection Area of the Tree or Trees for Installation of Pipe Work (if required). Where installation of pipe work for water, electricity, gas or drainage purposes needs to be undertaken within the root protection zone of the trees, a hand dig method of excavation will be undertaken.

Where possible the route and locations of such pipes/ features should be kept at the furthest possible point from the location of the tree to minimise damage to the trees roots, ideally this should be out of the RPA.

Where this cannot be achieved and encroachment into the RPA is allowed by the local planning authority the following sequence of steps for hand digging and installation of the pipes should be adopted.

Hand Dig Specification – if shown

Where excavations have to take place within root protection areas of trees the first operation shall be to move tree protection fencing back (if required) to a line 150mm inside the nearest edge of the proposed excavation, where it shall be immediately re-erected in full accordance with BS 5837 2012 and specification of the AMS.

Hand dig excavations inside the root protection area shall then be carried out by hand very carefully, avoid de-barking, breaking, splitting, splintering or shattering the roots. If it is proposed to sever any roots of 25mm in diameter or greater an explanation will need to be submitted to the local authority tree officer for approval with justification as to why an alternative method of installation (e.g. moling) cannot be undertaken. Where roots under 25mm in diameter are to be severed or where root severance has been agreed in writing by the local authority tree officer they will be cut back to a point 150mm beyond the nearest edge of the construction towards the tree, they must be pruned back cleanly with a sharp clean pruning saw or bypass loppers making level, smooth right angle cuts with no ragged edges. Where roots of 25mm in diameter or greater are encountered they will not be cut back or damaged unless approval has been granted by the local authority Tree Officer.

Timber shuttering shall then be erected as the excavation proceeds both to protect the cut ends of the roots and to retain the edge of the excavation. Construction of the permanent retaining (if being used) can then commence,

At all times keeping substances toxic to roots away from roots and the root protection area, i.e. tars, fuels, oils, bitumen, cement, plaster etc.

At completion of the construction works the shuttering shall be removed and the 150mm void between the back edge of the construction and the face of the excavation shall be backfilled with an approved purpose-made tree planting compost mix, properly consolidated to prevent subsequent settlement and finished up to adjacent surface levels.

14.00 CONTRACT PERIOD

The landscape work will be executed during the contractor or the next available planting season or as directed by the Employers Agent.

In any event, work should only be carried out while the soil and weather conditions are suitable for the relevant operation.

15.00 DEFECTS LIABILITY PERIOD

The Contractor shall be responsible for the Landscape Works against any defects due to faulty workmanship or materials for a period to be agreed.

16.00 PLANTING

16.10 TREES/ PLANTS – GENERAL

Source – Obtain from approved source(s) with soil and climatic conditions similar to those prevailing on site. Adequately and carefully pack and protect against mechanical damage, extremes of temperature and drying out.

17.00 INSPECTION

Site Manager responsibility

18.00 SUBSTITUTES

The tender must be based on plants, which are available. If specified plants are unobtainable, alternatives may be submitted with the tender, stating price and how they differ from the specification. Such substitutions may not be acceptable and submission of further alternatives may be required. Obtain approval before making any substitution.

19.00 STORAGE

Plants which are not to be planted on day of delivery to site to be stored as follows or by other approved methods:

Root balled plants : place together and cover root balls with sand or wet straw, (not peat).

Bare rooted plants : Heel in to prepared trenches, cover with soil and water thoroughly.

20.00 SURPLUS MATERIAL

Surplus material, arising from the landscape works including subsoil, stones, debris, wrapping material and pruning's to be removed from site.

21.00 PLANTING TREES

NURSERY STOCK TREES

SIZES – To BS 3936:Part 1, size designation as for Planting Plan.

ROOT BALLED TREES-PLANTING

Plant trees upright, unless otherwise instructed.

Firm back-filling material around root ball in 150mm layers, taking care not to disturb the root ball, and heel in firmly around root collar.

Water tree thoroughly immediately after back-filling.

22.00 STAKING

STAKES – 75 x 75mm square section or 75mm diameter round section softwood, pressure impregnated to BS 4072, straight, free of projections and pointed at one end.

Replace any stakes which are split and remove any snags or burrs which may cause chafing of trees.

23.00 TIES

Should be rot-resistant material and should include a buffer to prevent chafing and a buckle to allow for adjustment. All ties to be nailed in position to prevent slippage.

23.10 DOUBLE STAKING ROOT BALLED NURSERY STOCK

Drive stakes vertically at least 150mm into the bottom of the pit on either side of the tree position until firm. Height of stake above ground to be one-third height of tree. Consolidate material around stakes during

backfilling. Firmly fix cross bar on windward side of tree and as close as possible to the stem. Secure tree firmly but not rigidly to the cross bar with a tie of an approved type.

24.00 PREPARATION OF PLANTING BEDS (INC. TREE & HEDGE PLANTING).

Supply and apply at a rate of 75g/ m2 in accordance with manufacturer's instructions and allow the required period of time to elapse as recommended by the manufacturer, before cultivation.

GENERAL FERTILISER – Supply and apply a general fertiliser at 75g/ m2, evenly over all the planting areas immediately before cultivation.

25.00 CULTIVATION

Break up any compacted soils to full depth using a compact tractor and tyres prior to planting. Cultivate top 300mm of all planting areas by using a Compact Tractor and Rotodairon stone burier and/ or double digging in restricted areas. Level and firm surface with seed bed harrow and/ or rakes.

Remove undesirable material brought to the surface including stones and clay balls larger than 25mm in any dimension, roots, tufts or grass and foreign matter.

26.00 PLANTING-GENERAL PLANTING INSTRUCTIONS

Before planting, remove any non-perishable containers and carefully prune any badly damaged roots.

Plant upright or well balanced with best side to front. Carefully return excavated, top-soil, packing around evenly spread roots or root ball and heel well in.

Water plants thoroughly immediately after planting, use a fine rose.

Immediately after planting shrubs carefully cut back any damaged, dead or diseased branches and remove any weak, thin or malformed growth. Where and to the extent appropriate for the species, cut back to encourage growth.

After planting, fork and/ or rake soil to a fine tilth with approved cambers and no hollows.

32.00 TREE PLANTING SPECIES LIST

Refer to Drawing No JDA/ 2023/ 925/ [SITE.001](#)

33.00 NEW FRUIT TREES -

See above planting schedule

34.00 ROOT BARRIERS

Not applicable

35.00 GRAVEL MARGINS. Not applicable.

36.00 BARK MULCH

Only Melcourt Ornamental Bark Nuggets to be used unless others specified.

Supply and spread bark mulch to a litre, shrub and hedge planting area to a minimum depth of 50mm.

37.00 Blank

38.00 MAINTENANCE

38.10 PLANTING – MAINTAINING/ MAKING GOOD DEFECTS.

38.20 WATERING

Water all plants immediately after planting, thoroughly and without damaging or displacing plants or soil. Watering to ensure moisture levels are maintained appropriate for optimum growth of trees. Suggest to Employers Agent when watering may be required and when instructed carry out using a fine rose or sprinkler until full depth of top soil is saturated. Allow four wanderings minimum.

38.30 CLEANLINESS: Remove soil from all hard surfaces and leave the works in a clean and tidy condition at Practical Completion.

38.40 FAILURES OF PLANTING: Post Practical Completion maintenance of the planting is to be carried out by the Contractor as specified in this section. Any trees 1 shrubs 1 plants which are dead, dying or otherwise defective at the end of the Defects Liability Period will be regarded as defects due to materials or workmanship not in accordance with the Contract. They must be replaced by approved equivalent tree / shrubs / plants at the next suitable planting season unless otherwise instructed this will not apply if the defects are caused by malicious damage after Practical Completion.

38.50 PLANTING MAINTENANCE OPERATIONS

During the Defects Liability Period, carry out maintenance of the planted areas as follows:

Make visits at approximately fortnightly intervals during the growing season or as necessary to fulfill the requirements of this specification.

Keep all beds clear of weeds by hand or chemical means and use of approved herbicides - - only use herbicide for spot treatment for invasive weeds.

Once during the Period, in March or April, apply a 15:15:16 – N:P:K or approved similar Straight Agricultural or slow-release type fertiliser to the planting areas.

Prune plants at appropriate time to remove dead or dying and diseased wood and suckers to promote healthy growth and natural shape.

Regularly check condition of stakes and ties. Replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark.

Ensure that sufficient water is applied to maintain healthy growth. Suggest to Employers Agent when watering may be required and when instructed carry out using a fine rose or sprinkler until full depth of top soil is saturated. Allow four wanderings minimum.

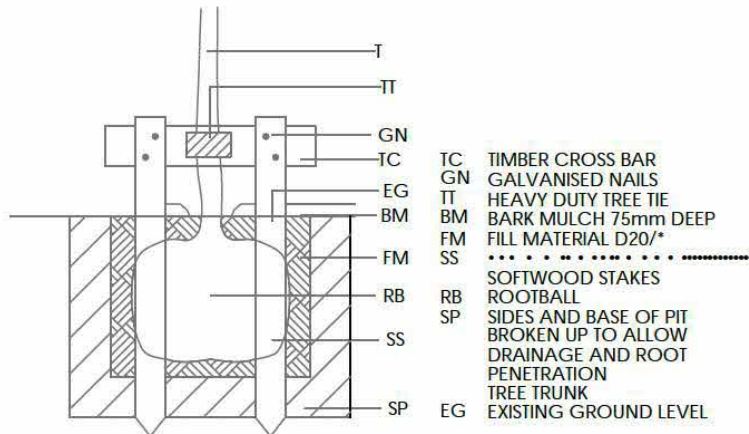
At the end of the 12 months Defects Liability period, apply final top-up of bark mulch to bring depth back to minimum of 50mm.

Tree Aftercare

Any necessary formative pruning will be carried out and where appropriate woodchip/ bark mulch applied to a depth of 75mm, and to at least the edge of the planting pit.

A properly planned maintenance programme should be kept up until successful establishment of the trees. This may include watering when necessary, checking of the support systems, weed control and further mulching.

Tree Pit and Staking Detail (NTS)



Herbicide treatment

Where the site has developed any weed or grass growth which will be incorporated into the future landscaped areas of the site, these areas will be treated with a glyphosate based herbicide at least 3 weeks prior to cultivation, in a manner conforming to industry best practice and to be applied by suitably qualified persons. The works will be undertaken to ensure that all pernicious weeds and grass growth are controlled prior to the landscape operations commencing

39.00 Root Barrier Provision - if specified by Engineer or JDA

Where shown on the plans OR WHERE SPECIFIED BY ENGINEERS in relation to underground services or surface issues, root barrier protection will be installed to a minimum depth of 600mm. The root barrier will be a suitable proprietary product such as ReRoot 2000 (GreenBlue Urban) and will be installed by a suitably experienced installer. If required by the utility supplier, this installation can be installed under direct supervision from GreenBlu Urban and will have the benefit of full indemnity against damage to adjacent surface treatments and underground features and services.

40.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plan Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retained polymer. All stock to be of native provenance. If topsoil depths are inadequate the contractor should inform the contract administrator.

41.00 PLANNING CONDITION COMPLIANCE

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.

Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

John Dickie C. Build E MCABE

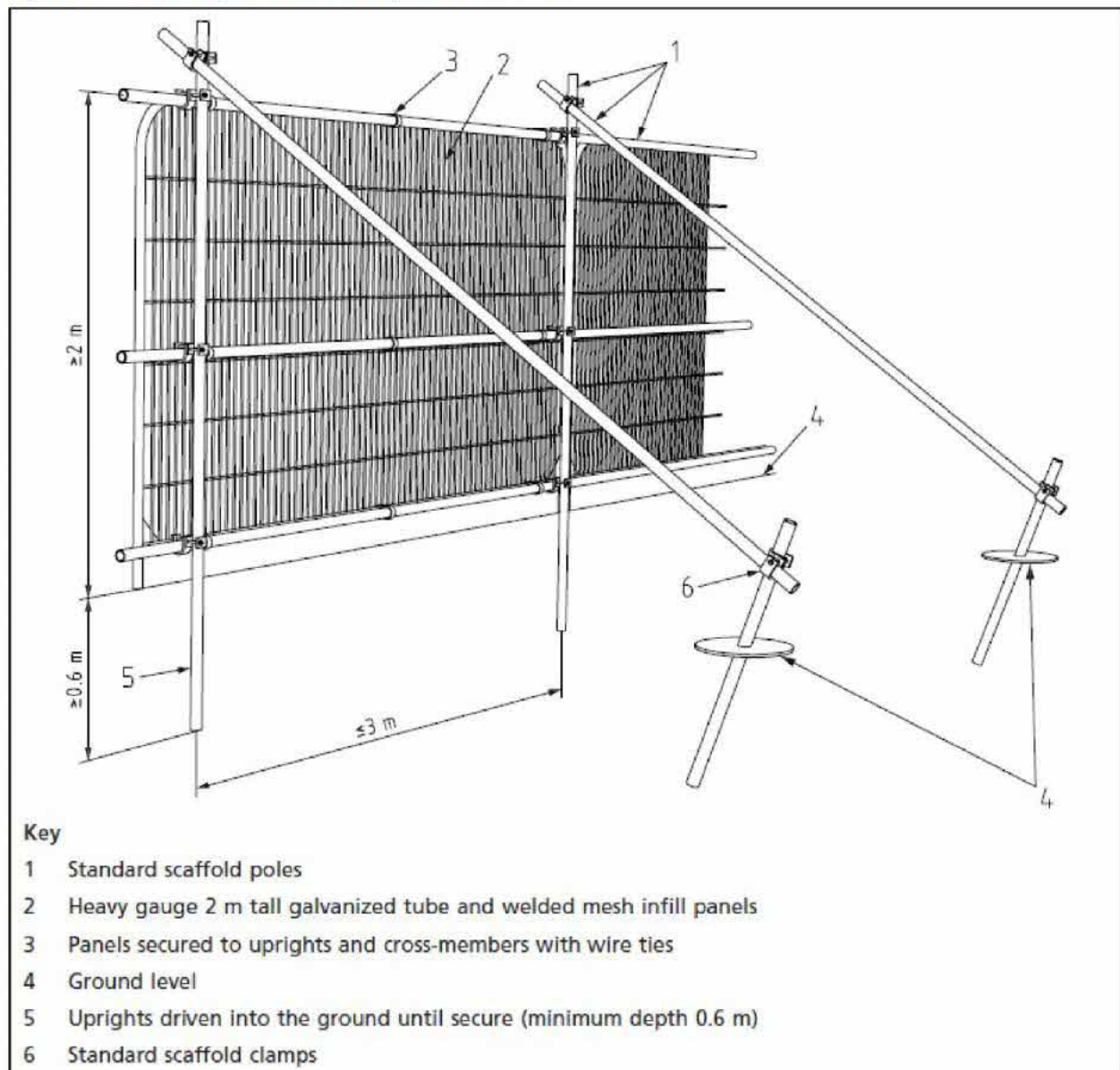
Appendix A. Tree Protection

All retained trees are to be protected in line with BS 5837.

Reference may include: British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations; British Standard BS 3998:2010 Tree Work. It is essential to the successful implementation of the principles set out in this document that effective supervision and enforcement are put in place from the outset.

Appendix 3. Fence specification

Figure 2 Default specification for protective barrier



Appendix 4. Signs.



Appendix B. Biodiversity Enhancements

Habitats and Flora. Refer to above and the proposed Landscaping Design - Drawing No JDA/ 2023/ 925/ **SITE.001**

Roosting Bats - Bat Boxes to be provided as per Elevation.001.

Foraging and Commuting Bats - a low impact lighting strategy will be adopted for the site during and post-development as per Lighting.001. The landscaping design includes the suggested provision of native trees and shrubs to increase foraging opportunities and commuting corridors.

Hedgehogs. Hedgehog friendly fencing has been specified. Existing access for hedgehogs from and to adjacent gardens will be maintained by all internal fencing containing a minimum of two gaps to each garden as below. Gaps are to be left beneath any existing close boarded or chain link fencing in order to allow hedgehogs and amphibians to access the rear gardens of properties as part of a wider forage area for the species.

Birds. Any active nests are to be retained until the young have fledged. Provide Bird Boxes (Swallow) as per Elevation.001.

Appendix C Scheme Designs ;

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with variable drainage channel. Landings to have a fall of 1:80-2:100 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstop.

All new trees and shrubs shall conform to the specifications for nursery stock as set out in the National Plant Specification when it applies to trees, shrubs and plants handling and establishment.
http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/209414/NPS-Standard-Size-10-12m.pdf
All nursery stock trees and hedging plants shall conform to BS 5236: Handling, planting and establishment of trees - shall be in accordance with BS 5236:2014 Terms from nursery to independence in the landscape. Recommendations.

Mixed native hedging where indicated. Standard hedge planting, two staggered rows. Five plants per metre, cases of robin parakeets, species mix - Hawthorn, crab apple, hawthorn, field maple, guelder tree, holly, privet, hawthorn, with both dog & field rose within. Size of stock - bare root 80-100cm.

Existing hedgerows will be maintained and strengthened and gaps filled with new hedging/balancing planting. Hedgerows to be cut on a three year rotation cycle to maximum pollen, nectar and fruit supplies.

Hedging Details
It is recommended that new hedging opportunities for hedging be included within the development proposals. The detail of such measures, including the excavation and number of features. This once the detailed landscaping proposals are finalised. These features would be integrated within the detailed landscape proposals, contiguous to off-site connecting habitats where possible.

Nesting Birds - General Safeguarding
All habitats capable of supporting nesting birds should not be subject to clearance and/or management works during the recognised nesting bird seasons (March - August inclusive).
Where this is neither practicable nor possible, any habitats capable of supporting nesting birds should only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present, and isolate an appropriate buffer to the proposed works. Such a buffer zone should remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of vegetation works commencing.

PLANTING-GENERAL PLANTING INSTRUCTIONS
Before planting, remove any non-perishable containers and carefully prune any badly damaged roots.
Plant upright or well balanced with bare soil to front. Carefully return excavated, topsoil, packing around evenly spread roots or root ball and hand well in.
Water plants thoroughly immediately after planting, use a fine rose.
Immediately after planting shrubs carefully cut back any damaged, dead or diseased branches and remove any weak, thin or unhardened growth. Where and to the extent appropriate for the species, cut back to encourage growth.
After planting, look and make out to a fine film with approved mulches and be full cover.

Water plants thoroughly immediately after planting, use a fine rose

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Proposed Development at
Hill House, Wicken Road, Clavering CB11 4QT
Drawing Title : Site Layout
Date : January 2024
Scales 1 to 250 at A3 Portrait
Drawing No JDA/2023/925/SITE.001

APPLICATION SITE AREA
521 sq m - as per Outline Consent
UT/21/3648/OP

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure the care, attention and maintenance is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulation, or the working rules of any industry are strictly complied with.
Hazardous Substances
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the handling, storage and transport of such substances is safe and without risk to health. A written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.
The employees working with hazardous substances must be fully informed of the nature and suitable instructed on safe handling of the substance.
Safety systems of work
Safe systems of work need to be established for all operations of work by relevant approval and management. Risk assessments will need to be undertaken and where significant, a method statement completed. These need to be reviewed to ensure they reflect the hazards, bearing in mind the constantly changing nature of construction sites.
Should there be any changes to established safe systems of work, these require to be referred to the engineer, whereby revised risk assessments and method statements can be produced.
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.
Provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health. Satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994, and all other acts and regulations are to be complied with.
Plant and machinery
All plant and machinery must be used correctly and be safe and without risk to health. Only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.

APPROVED DOCUMENT R
Physical infrastructure for high-speed electronic communications networks. Building to be equipped with high-speed ready-to-install physical infrastructure, up to a network termination point for high-speed electronic communications networks.
So that copper or fibre-optic cables or wireless devices capable of delivering broadband speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.
If more than one dwelling must have a common access point for high-speed electronic communications networks.

ACCESSIBILITY
LEVEL DWELLING APPROACH
Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheel chair and its user (boom material such as gravel and shingle would not be suitable).
ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with variable drainage channel. Landings to have a fall of 1:80-2:100 away from the door. Principal entrance door to have a minimum 775mm clear opening between the door leaf and doorstop.

GENERAL
No work to commence until all necessary approvals have been obtained.
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimetres.
All levels shown are in metres.
No work is to commence on site until all formal calculations have been approved by the approved Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.
Exact boundary positions are to be determined by reference to the Title Plans and The documents to the property.
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepancies. PHOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Approved Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
If applicable, the development must comply with any and all relevant Planning consents.

EXTERNAL SURFACE WATER DRAINAGE
Drainage of paving areas to be carried out in accordance with BS 6707:1983 and Approved Document H.
Hard surfaces around the building should be provided with a proprietary non-slip permeable surface laid to manufacturer's details and in compliance with BS8117, to allow adequate drainage or provided with a non-slip surface and cross fall of 1:40 - 1:50 draining away from the building (to a minimum of 500mm to a suitable soakaway).
Paths, driveways and other areas open to foot traffic should be free-draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

SOLID WASTE STORAGE (REFUSE)
Site design to be in accordance with BS 5966:2005 Code of Practice for waste management in buildings to ensure that there is suitable space/closets for bin.
Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.
The new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers.
Separate containers are to be provided for recycling and non-recycling household waste. Waste collections that are less than weekly may require increased capacity in agreement with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 600 litres per dwelling or as agreed with the Waste Collection Authority.
Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the bin/closet does not need to carry more than three bins. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

PLANNING CONSENT COMPLIANCE
The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained herein.
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or suffer for purposes in the opinion of the LPA within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developer, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedges dying within five years of planting shall themselves be replaced with an equivalent size, number and species.
Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

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Proposed Development at
Hill House, Wicken Road, Clavering CB11 4QT
Drawing Title : Site Location
Date : January 2024
Scales 1 to 1000 at A3 Portrait
Drawing No JDA/2023/925/LOCATION.001

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2.0 Landscape Management Plan

Protecting/ maintaining to practical completion

Maintenance

1. Duration: Carry out the operations in the following clauses from completion of planting until: the end of the rectification period
2. Frequency of maintenance visits: fortnightly during growing season.

Failures of planting

1. General: Plants/ trees/ shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during period stated in clause 710, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Replace with equivalent plants/ trees/ shrubs.
2. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
3. Timing of making good: During the next suitable planting season

Cleanliness

1. Soil and arisings: Remove from hard surfaces and grassed areas.
2. General: Leave the works in a clean tidy condition at Completion and after any maintenance operations.

Planting maintenance

1. For 12 months from practical completion
2. Monthly maintenance record sheets shall be submitted to the main contractor for circulation to the client's team. A client's representative will inspect and sign off the works as being complete and acceptable, any maintenance operations that fail shall be re-undertaken by additional herbicide or hand weeding.

TREES:

3. Maintain a 1.2m diameter weed free area around each tree in accordance with clause 790 with herbicide treatment or hand weeding if necessary.
4. Treat against pests and diseases;
5. Application of fertiliser in accordance with clause 755 in April and August;
6. Adjustment guys, refirming and replacing stakes and ties. Replace broken or missing items, adjust if necessary to allow for growth and prevent rubbing of bark;
7. Refirm plants, guy angle irons and stakes after heavy winds, frost or other disturbances;
8. Watering to ensure moisture levels are maintained appropriate for optimum growth of trees.
9. Remove any vandalised trees
10. Remove any dead or dying trees and replace with original specification during the next available

planting season.

SHRUBS:

11. Maintain shrub beds by hand weeding and or herbicide treatment to ensure weed free beds at all times - with all arisings removed from site ;
12. Remove litter and deleterious material during every site visit
13. Top up bark mulch levels in accordance with clause 790 to ensure full depth on mulch is retained;
14. Application of fertiliser in accordance with clause 755 in April and August;
15. Treat against pests and disease;
16. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch;
17. Refirm plants after heavy winds, frost or other disturbances;
18. Prune plants in accordance with best practice and appropriate to species, remove arisings;
19. Watering to ensure moisture levels are maintained appropriate for optimum growth.
20. Remove any vandalised plants
21. Remove any dead or dying trees and replace with original specification during the next available planting season.
22. Blank
23. Remove litter and deleterious material during every site visit;
24. Top up bark mulch levels in accordance with clause 790 to ensure full depth on mulch is retained;
25. Application of fertiliser in accordance with clause 755 in April and August;
26. Treat against pests and disease;
27. Blank
28. Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch;
29. Refirm plants after heavy winds, frost or other disturbances;
30. Prune plants in accordance with best practice and appropriate to species, remove arisings;
31. Watering to ensure moisture levels are maintained appropriate for optimum growth.
32. Remove any vandalised plants
33. Remove any dead or dying trees and replace with original specification during the next available planting season.

Contents

- 1.0 Introduction

2.0 Site Management Considerations

3.0 Management Operations (including Maintenance Schedule)

4.0 Monitoring and Review

Appendix A: Summary of Relevant Legislation

1.0 Introduction

Purpose of the Management Plan

This Management Plan has been produced by John Dickie Associates on behalf of London and Country Homes Clavering Limited.

Scope of the Management Plan

This long term Management Plan provides information on managing landscape elements within the Site boundary to enhance amenity and biodiversity value and strengthen its connectivity to the wider landscape.

This Management Plan covers all landscape areas within the Site.

The Management Plan should be read in conjunction with the following drawing ;

JDA/ 2023/ 925/ **SITE.001**

2.0. Site Location

The site is located as shown on the Site Location Plan

3.0 Development/ Project Proposals

Refer to Design and Access Statement

4.0. Responsibility for Site Management

The developer and the main contractor

Management Objectives

The long-term management objectives of this Plan are:

To safeguard and enhance the biological and physical integrity of the Site

To provide continuity and connectivity of the site with the wider countryside

To balance both wildlife conservation and public amenity interests carefully due to close proximity to residential properties.

To ensure all amenity areas are maintained to a high standard to provide an attractive setting to the development and useable space for the residents

To maintain access within the Site and to provide connections to the wider network of streets and

footpaths

To successfully establish proposed landscape features including trees, shrub planting and SuDS features; and

To comply with legal obligations and constraints.

5.0. Land Designations and Protection

The land is not 'designated'

6.0. Ecology

Scoped out of this document

7.0 Health and Safety

The developer will retain ultimate responsibility for the health and safety of the Site and will review health and safety as part of its regular inspections of the Site. The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon through appropriate risk management procedures.

The Site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive (HSE) guidance. The landowner will be responsible for ensuring that risk assessments are undertaken for the site as required under the Management of Health and Safety at Work Regulations 1999, and for monitoring and reviewing the effectiveness of control measures implemented as a result of the risk assessment to ensure their effectiveness.

They will also be responsible for ensuring that accidents and incidents which occur on the Site are reported to the relevant enforcing authority as required by the Reporting of Injuries, Disease and Dangerous Occurrences Regulations (RIDDOR) 2013.

The health and safety regime for any work undertaken on the Site will follow the guidelines as laid down in the HSE publications, including HSG65 'Managing for Health and Safety' and HSG268 'How to Control Risks at Work'.

8.0. Management Operations

This section describes the management operations required for the landscape elements proposed, as shown on the Landscape Plans and listed below

Existing trees

Tree planting

Ornamental/ native shrub planting

Amenity grass

Footpaths

Fencing

Cycle stands

Bins

The management operations are described over the following pages and summarised within the management operations schedule at the end of this section.

9.0. Inspections

The Site will be inspected regularly to confirm the Site is being managed appropriately.

An annual health and safety inspection will be undertaken to identify any health and safety hazards. Any hazards will be made safe as far as is practicable. Health and safety inspections will ensure any hazards are identified and remedial measures are actioned.

Results from the health and safety inspection, as well as any remedial measures, will be compiled and presented within an annual report which will be used in the review of the management plan

10.0. Management Operations

Cleaning

A general cleanse of the Site will be carried out on a fortnightly basis.

All litter will be removed from the Site and disposed of in an authorised manner.

Fly-tipping may occur from time to time and this will be removed as soon as possible in order to discourage occurrences.

Constraints

Care must be taken during cleansing to check for wildlife, which may be hiding in or under items. Any wildlife found will be returned to suitable cover.

11.0. Existing Retained Trees

Existing retained trees will be maintained to provide an attractive setting to the site and provide habitat for local wildlife. Management of existing retained trees will include thinning and improvement through coppicing and pruning, where required. The following specification is applicable to all arboricultural works:

An Arboriculturist must be consulted prior to undertaking any major tree works within the Site boundary. An ecologist should also be consulted if any signs of bat roosting suitability are present.

Wood under 250 mm diameter collected from thinning, brashing, or coppicing will, wherever possible, be chipped and used on site for mulching, either by blowing directly back into planting areas or by storing on site for future use.

Trees for thinning will be cut to a level stump length of 150 mm for treatment with stump killer. A minimum of 50% of the stump surface will be scored over and treated to stop re-growth. Future growth of stumps will be

monitored and additional cuts and applications of stump killer will be made over the following two years as required.

Any deadwood found on site will be stacked and kept onsite where possible as it is of value to invertebrates.

12.0. Constraints

Blank

13.0. Inspections

Blank

14.0. Tree Planting

Where trees are planted in grass, during the first five years of establishment a mulch composted wood chip or bark mulch will be laid around the base of all young plants to suppress weed growth and will be maintained to a depth of 65mm.

Where trees are staked, the stakes and ties will be checked monthly and it is anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.

Remove stakes as necessary, when the tree is suitably established, approximately in year 3 to 5. Newly planted trees may require re-firming during the first three years. To reduce excessive competition, a weed free area will be retained around any trees less than 3m in height and will be maintained to a diameter of 0.5m around the base of the trees using glyphosate spray twice a year. Once trees attain a height of 3m, the maintenance of a weed free base and formative pruning can be discontinued. However, crown pruning is desirable.

Young trees will require formative pruning to maintain a desirable shape as well as to maintain health and vigour.

Any dead or severely damaged trees will be felled and replaced accordingly in the first five years. Deciduous species will be replaced when dormant in early November to late March whilst coniferous/evergreen species may be replaced between October and April.

Newly planted tree may require watering, particularly through the summer months, this should be carried out as required.

15.0. Inspections

Blank

16.0. Hedges – not applicable

17.0. Bulb Planting

Not applicable

18.0 Refer to Drawing no JDA/2023/755/SITE.001

19.0. Schedule of Management Operations

| Operation | Frequency | Years | Time of year | | | | | | | | | | | | |
|---|---------------|-------|--------------|---|---|---|---|---|---|---|---|---|---|---|--|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | |
| Inspections | | | | | | | | | | | | | | | |
| Monthly site inspection for any damage and to review general condition of the site and all landscape elements | Monthly | | | | | | | | | | | | | | |
| Undertake a health and safety inspection to review and identify hazards. | Yearly | 1-10 | | | | | | | | | | | | | |
| Cleaning | | | | | | | | | | | | | | | |
| Cleanse the whole site | Fortnightly | 1-10 | | | | | | | | | | | | | |
| Remove fly-tipping as soon as possible | As req. | 1-10 | | | | | | | | | | | | | |
| Existing Trees | | | | | | | | | | | | | | | |
| Selective thinning, coppicing and pruning as required to maintain visual amenity and biodiversity objectives. | Every 3 years | 1-10 | | | | | | | | | | | | | |
| Monitor stumps left from tree felling and if required, cut any re-growth and re-apply stump killer as required. | Yearly | 1-10 | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|--|---------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Instruct a trained arboriculturist to undertake a tree hazard and condition survey of mature trees | Every 3 years | 1.10 | | | | | | | | | | | | | | |
| Tree Planting | | | | | | | | | | | | | | | | |
| Replenish bark mulch as required to depth of 65mm | Twice Yearly | 1.5 | | | | | | | | | | | | | | |
| Check stakes and ties, (adjust at least twice annually). Replace any damaged or missing stakes and ties. | Monthly | 1.5 | | | | | | | | | | | | | | |
| Remove stakes and ties | Year 5 | 5 | | | | | | | | | | | | | | |
| Re-firm newly planted trees as required. | Yearly | 1.5 | | | | | | | | | | | | | | |
| Glyphosate spot spray around base of trees any vegetation within 0.5m. | Twice yearly | 1.5 | | | | | | | | | | | | | | |
| Prune to maintain health and vigour | Yearly | 5.10 | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|---|--------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Replace failed or damaged deciduous trees. | Yearly | 1.5 | | | | | | | | | | | | | | |
| Replace failed or damaged coniferous/ evergreen trees. | Yearly | 1.5 | | | | | | | | | | | | | | |
| Water new planting | As req. | 1.5 | | | | | | | | | | | | | | |
| Assessment of condition and structure of new tree planting. | Yearly | 1.10 | | | | | | | | | | | | | | |
| Hedges - not applicable | | | | | | | | | | | | | | | | |
| Ornamental and Native Shrubs | | | | | | | | | | | | | | | | |
| Replenish bark mulch as required to depth of 65mm | Twice Yearly | 1.5 | | | | | | | | | | | | | | |
| Weed control. weeds will be removed by hand weeding | Monthly | | | | | | | | | | | | | | | |
| Prune to maintain health and seasonal foliage. | Yearly | 1.10 | | | | | | | | | | | | | | |
| Replace failed or damaged plants | Yearly | 1.5 | | | | | | | | | | | | | | |
| Ornamental Grasses - not applicable | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | |
|--|--------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Amenity Grass – not applicable | | | | | | | | | | | | | | | |
| Wildflower Meadow | | | | | | | | | | | | | | | |
| Cut wildflower meadow sward to a height of 150mm, leave arisings in situ for 24hrs then remove from site | Yearly | 1-10 | | | | | | | | | | | | | |

NOTE Glyphosate formulations containing the surfactant Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

20.0. Monitoring and Review

Monitoring

The developer will undertake the following:

- An annual site meeting and review;

- Quarterly (initially) formal site inspections; and

- Ad hoc unannounced inspections: to be made as frequently as possible to review condition of entrances, the boundaries of the Site etc.

21.0. Review

The Management Plan will be reviewed on an annual basis by the developer to ensure that the Plan is meeting the original management aims and objectives and responding to the developing needs of the Site. Following the end of the first five-year period of this management programme, the Management Plan will be re-assessed and updated.

Appendix A: Summary of Relevant Legislation

The following legal obligations, among others must be considered in carrying out any management operations:

| Legislation | Obligations |
|--|---|
| Health and Safety Legislation | |
| The Health and Safety at Work Act 1974 | All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE). |

| | |
|--|--|
| Occupiers Liability Act 1984 | Management organisation must ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary: To make sure that all footpaths and any other structures are safe. To remove any hazardous objects; and To conduct an annual safety audit in order to identify any further hazards. |
| Environmental Legislation | |
| Conservation of Habitats and Species Regulations (as amended) (2012) | The Habitat Regulations assign a greater level of protection to a variety of native species of animals and plants listed, which are known as European Protected Species (EPS). |
| Wildlife and Countryside Act 1981 | There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act. |
| Environmental Protection Act 1990 | There is an obligation to keep the Site free from litter and refuse. |
| Countryside and Rights of Way Act 2000 | Imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths. |

22.0. PLANNING CONSENT COMPLIANCE

The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.

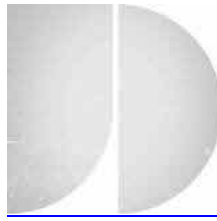
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose [in the opinion of the LPA] within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.

23.0. Insurances and Certification

The appointed maintenance 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 appointing authority to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.

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This specification has been prepared by John Dickie Associates on behalf of its client to whom this document is addressed ('Client') in connection with the project described in this specification and takes into account the Client's particular instructions and requirements. This specification was prepared in accordance with the professional services appointment under which John Dickie Associates was appointed by its Client. This document is not intended for and should not be relied on by any third party (i.e. parties other than the Client). John Dickie Associates accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this specification.