

Planting Schedule

Trees

Number	Species	Specification	Height	Girth	Density
3 -	Acer campestre	Extra Heavy Standard; Clear Stem 175-200; 5 breaks; 3x	425-600cm	14-16cm	Counted
10 -	Amelanchier arborea Robin Hill	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks; RB	425-600cm	14-16cm	Counted
10 -	Betula pendula	Extra Heavy Standard; 5 brks ;3x ;RB	425-600cm	14-16cm	Counted
2 -	Betula pendula 'Fastigiata'	Extra Heavy Standard; clear stem 175-200cm; 5 breaks; 3x	400-450cm	14-16cm	Counted
14 -	Betula pubescens	Extra Heavy Standard; 5 breaks; Clear Stem 175-200	400-450cm	14-16cm	Counted
20 -	Betula utilis jacquemontii	Extra Heavy Standard; 5 breaks; Clear Stem 175-200; 3x	425-600cm	14-16cm	Counted
3 -	Carpinus betulus	Extra Heavy Standard; 5 breaks; 3x	425-600cm	14-16cm	Counted
480 -	Carpinus betulus	BR; 5 breaks; Branched; Transplant	60-80cm		0.6Ctr Double Staggered at 0.35m offset
3 -	Liquidambar styraciflua 'Lane Roberts'	Extra Heavy Standard; 5 breaks; 3x	425-600cm	14-16cm	Counted
9 -	Liriodendron tulipifera 'Fastigiatum'	Extra Heavy Standard; Clear Stem min. 200; 3x	400-450cm	16-18cm	Counted
15 -	Prunus serrula tibetica	Extra Heavy Standard; Clear Stem 175-200; 5 breaks; 3x	400-450cm	14-16cm	Counted
4 -	Sorbus aucuparia	Extra Heavy Standard; Clear Stem 175-200; 5 breaks; 3x	400-450cm	14-16cm	Counted
4 -	Sorbus hupehensis	3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	400-450cm	14-16cm	Counted

Shrubs

Number	Species	Specification	Height	Pot Size	Density
7 -	Amelanchier lamarckii	2x; Multi-stem; bushy; 3 stems minimum; RB	175-200cm	RB	Counted
172 -	Ceanothus thyrsiflorus repens	Bushy; 5 breaks	N/A	3L	3/m²
3 -	Corylus avellana 'Contorta'	Branched; 3 breaks	80-80cm	10L	Counted
304 -	Euonymus fortunei 'Emerald 'n' Gold'	Bushy; 7 breaks		3L	3/m²
22 -	Hebe albicans 'Red Edge'	Bushy; 5 breaks	N/A	3L	4/m²
316 -	Hypericum 'Hidcote'	Bushy; 5/7 breaks	25-30cm	3L	3/m²
169 -	Lavandula angustifolia 'Hidcote'	Bushy; 5 breaks	25-30cm	3L	3/m²
5 -	Magnolia 'Susan'	Branched; 5 breaks	100-125cm	25L	Counted
7 -	Mahonia x media 'Winter Sun'	Bushy; 3 breaks	60-80cm	10L	Counted
66 -	Nandina domestica 'Firepower'	Bushy; 5 breaks	20-30cm	3L	4/m²
97 -	Olearia haastii	Bushy; 4 breaks	30-40cm	3L	3/m²
128 -	Pachysandra terminalis 'Green Carpet'	3 breaks; Several shoots	15-20cm	2L	3/m²
481 -	Perovskia 'Blue Spire'	Bushy; 3 breaks	30-40cm	3L	4/m²
443 -	Potentilla fruticosa 'Abbotswood'	Bushy; 5 breaks		3L	3/m²

Herbaceous

Number	Species	Specification	Height	Pot Size	Density
463 -	Astilbe 'Sprite'	Full pot		2L	5/m²

Climbers

Number	Species	Specification	Height	Pot Size	Density
166 -	Hedera helix 'Glacier'	Several Shoots; 3/4 breaks	40-60cm	2L	4/m²
5 -	Lonicera periclymenum 'Belgica'	Caned; several shoots; 5 breaks	100-150cm	10L	Counted

Hedges

Number	Species	Specification	Height	Pot Size	Density
451 -	Berberis thunbergii	Branched; 5 breaks	30-40cm	3L	0.5Ctr Double Staggered at 0.35m offset
105 -	Carpinus betulus	1+2; Feathered; BR	100-125cm		0.45Ctr Double Staggered at 0.35m offset
480 -	Carpinus betulus	BR; 5 breaks; Branched; Transplant	60-80cm		0.6Ctr Double Staggered at 0.35m offset
105 -	Corylus avellana	1+2; Transplant - seed raised; branched; 4 breaks; BR	80-100cm	BR	0.45Ctr Double Staggered at 0.35m offset
669 -	Escallonia 'Apple Blossom'	Bushy; 5 breaks	25-30cm	3L	0.5Ctr Double Staggered at 0.35m offset
82 -	Escallonia 'Donard Seedling'	Bushy; 5 breaks	40-60cm	3L	0.5Ctr Double Staggered at 0.35m offset
105 -	Fagus sylvatica	1+2; Transplant - seed raised; BR	100-125cm	BR	0.45Ctr Double Staggered at 0.35m offset
95 -	Forsythia intermedia 'Lynwood'	Bushy; 5 breaks	40-60cm	3L	0.5Ctr Double Staggered at 0.35m offset
30 -	Hypericum moserianum	Bushy; 7 breaks	30-40cm	3L	0.45Ctr Double Staggered at 0.3m offset
234 -	Lonicera nitida 'May Green'	Bushy; 5 brks: 'C'		3L	0.4Ctr Double Staggered at 0.3m offset
427 -	Photinia fraseryi 'Little Red Robin'	Branched; 5 breaks	30-40cm	3L	0.45Ctr Double Staggered at 0.35m offset
266 -	Potentilla fruticosa 'Tangerine'	Bushy; 5 breaks	N/A	3L	0.5Ctr Double Staggered at 0.35m offset
105 -	Prunus spinosa	1+2; Transplant - seed raised; branched; 4 breaks; BR	100-125cm	BR	0.45Ctr Double Staggered at 0.35m offset
95 -	Ribes sanguineum 'King Edward VII'	Branched; 5 breaks	40-60cm	3L	0.5Ctr Double Staggered at 0.35m offset
396 -	Sarcococca hookeriana humilis	Bushy; 5 breaks	25-30cm	3L	0.5Ctr Double Staggered at 0.35m offset

Total :3645 -

Cornus mix

Number	Abbreviation	Species	Specification	Density	Pot Size
38 -	Cor alb A	Cornus alba 'Aurea'	Branched; 4 breaks	3/m²	3L
72 -	Cor san W B	Cornus sanguinea 'Winter Beauty'	Branched; 4 breaks	3/m²	3L
61 -	Cor ser F	Cornus sericea 'Flaviramea'	Branched; 4 breaks	3/m²	3L
72 -	Cor sto K	Cornus stolonifera 'Kelseyi'	Several shoots; 4 breaks	3/m²	3L

Total :243 -

Grass & Perennial Mix

Number	Abbreviation	Species	Specification	Density	Pot Size
76 -	Aca mol	Acanthus mollis	Full pot	4/m²	3L
121 -	Cal acu K F	Calamagrostis acutiflora 'Karl Foerster'	Full Pot	4/m²	3L
98 -	Cor sel P	Cortaderia selloana 'Pumila'	Full Pot	4/m²	3L
76 -	Leu sup W S	Leucanthemum superbum 'Wirral Supreme'	Full Pot	4/m²	3L
76 -	Mon C S	Monarda 'Cambridge Scarlet'	Full Pot	4/m²	3L
52 -	Rud ful sul G	Rudbeckia fulgida sullivantii 'Goldsturm'	Full Pot	4/m²	3L

Total :499 -

Marginal Mix

Number	Abbreviation	Species	Specification	Density	Pot Size
26 -	Car pan	Carex paniculata	Full pot; Sept to April planting; British native-origin	3/m²	0.5L
26 -	Iri pse	Iris pseudacorus	Full pot; Sept to April planting; British native-origin	3/m²	0.5L
26 -	Lys vul	Lysimachia vulgaris	Full pot; Sept to April planting; British native-origin	3/m²	0.5L
149 -	Phr aus	Phragmites australis	Full pot; June to Sept planting; British native-origin	3/m²	0.5L
26 -	Ran lin	Ranunculus lingua	Full pot; Sept to April planting; British native-origin	3/m²	0.5L

Total :253 -

Marginals Mix

Number	Abbreviation	Species	Specification	Density	Pot Size
162 -	Cor san	Cornus sanguinea	1+1; Transplant - seed raised; branched; 3 breaks; BR	3/m²	BR
59 -	Pru Spi	Prunus spinosa	1+1; Transplant - seed raised; branched; 2 breaks; BR	3/m²	BR
30 -	Rha cat	Rhamnus catharticа	1+1; Transplant - seed raised; leader with laterals; 3 breaks; BR	3/m²	BR
45 -	Rha fra	Rhamnus frangula	1+1; Transplant - seed raised; leader with laterals; 3 breaks; BR	3/m²	BR

Total :296 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
29 -	Cor ser F	Cornus sericea 'Flaviramea'	Branched; 4 breaks	3/m²	3L
29 -	Euo ala	Euonymus alatus	Branched; 2 breaks	3/m²	2L
15 -	Eup amy R	Euphorbia amygdaloides 'Rubra'	Full Pot	3/m²	3L
29 -	Mis sin F O	Miscanthus sinensis 'Ferner Osten'	Full Pot	3/m²	3L
22 -	Ros P F C	Rosa Pink Flower Carpet	Cutting; Bushy; Strong	3/m²	3L
22 -	Sal off P	Salvia officinalis 'Purpurascens'	Full Pot	3/m²	3L

Total :146 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
39 -	Hyd mac W W	Hydrangea macrophylla 'White Wave'	Branched; 5 breaks	3/m²	3L
39 -	Ski jap V	Skimmia japonica 'Veitchii'	Bushy; 4 breaks	3/m²	3L
35 -	Vin maj V	Vinca major 'Variegata'	Several shoots; 3 breaks	3/m²	3L

Total :113 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
149 -	Euo for B	Euonymus fortunei 'Blondy'	Bushy; 7 breaks	3/m²	3L
149 -	Heu mic P P	Heuchera micrantha 'Palace Purple'	Full Pot	3/m²	3L
193 -	Ski jap R	Skimmia japonica 'Rubella'	Bushy; 4 breaks	3/m²	3L

Total :491 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
24 -	Euo for E Go	Euonymus fortunei 'Emerald 'n' Gold'	Bushy; 7 breaks	3/m²	3L
24 -	Lon nit M G	Lonicera nitida 'May Green'	Bushy; 7 breaks	3/m²	3L
30 -	Sar hoo H	Sarcococca hookeriana humilis	Bushy; 5 breaks	3/m²	3L

Total :78 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
200 -	Pru lau O L	Prunus laurocerasus 'Otto Luyken'	C; Bushy; 5 breaks	3/m²	3L
200 -	Ski con K G	Skimmia confusa 'Kew Green'	C; Bushy; 4 breaks	3/m²	3L
104 -	Tia cor	Tiarella cordifolia	Full Pot	3/m²	3L

Total :504 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
74 -	Auc jap R	Aucuba japonica 'Rozanne'	Bushy; 3 breaks	3/m²	3L
86 -	Heb R E	Hebe 'Red Edge'	Bushy; 5 breaks	3/m²	3L
86 -	Spi jap G M	Spiraea japonica 'Gold Mound'	Bushy; 5 breaks	3/m²	3L

Total :246 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
73 -	Euo for E G	Euonymus fortunei 'Emerald Gaiety'	Bushy; 7 breaks	4/m²	3L
85 -	Jun squ B S	Juniperus squamata 'Blue Star'	Branched	4/m²	3L
85 -	Per B S	Perovskia 'Blue Spire'	Bushy; 3 breaks	4/m²	3L

Total :243 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
61 -	Lav ang M	Lavandula angustifolia 'Munstead'	Bushy; 5 breaks	3/m²	3L
55 -	Phi B E	Philadelphus 'Belle Etoile'	Branched; 5 breaks	3/m²	3L
61 -	Pho fra L R R	Photinia fraseryi 'Little Red Robin'	Bushy; 6 breaks	3/m²	3L

Total :177 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
10 -	Ast maj H B	Astrantia major 'Hadspen Blood'	Full Pot	4/m²	2L
14 -	Bri med	Briza media	Full Pot; Sept to April planting; British native-origin	4/m²	3L
7 -	Car orn V	Carex ornithopoda 'Variegata'	Full Pot	4/m²	3L
17 -	Pin mug M	Pinus mugo 'Mops'	Bushy	4/m²	3L

Total :48 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
93 -	Ber thu A	Berberis thunbergii 'Atropurpurea'	Branched; 5 breaks	3/m²	3L
81 -	Heb M W	Hebe 'Mrs Winder'	Bushy; 7 breaks	3/m²	3L
60 -	Ros P F C	Rosa Pink Flower Carpet	Cutting; Bushy; Strong	3/m²	3L

Total :234 -

General Ornamental Shrub Mixes

Number	Abbreviation	Species	Specification	Density	Pot Size
56 -	Lav ang H	Lavandula angustifolia 'Hidcote'	Bushy; 5 breaks	3/m²	3L
73 -	Pho fra L R R	Photinia fraseryi 'Little Red Robin'	Bushy; 6 breaks	3/m²	3L
56 -	Sti ten P T	Stipa tenuissima 'Pony Tails'	Full Pot	3/m²	3L

Total :185 -

Bulbs Mix

Number	Species	Specification	Height	Pot Size	Density
928 -	Calanthus nivalis	Grade 4/5			6/m²
928 -	Hyacinthoides non scripta	Grade 5/6			6/m²

Total :1256 -

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all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
do not scale.

Notes:

1. This drawing is based on MidBains external works layout ref: (RDQUE-MCB-ZZ-ZZ-DR-A-0220-05-P5-Site Layout) and should be read in conjunction with all other relevant drawings and specification submitted as part of this application.
2. For details of hard surface construction and boundary treatments refer to the External Works Layout
3. For details of existing and proposed external levels and drainage refer to PJA's Drainage information. Do not scale from this drawing.
4. Any discrepancies noted on this drawing are to be reported to **IDP** for clarification prior to construction.
5. The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
6. All landscape proposals are to be referred to a structural engineer during foundation design.

- Ornamental shrubs 450mm;
- native shrubs 300mm;
- seeded grass 150mm;
- wildflower grass 50mm, or directly into existing ground;
- tree pits to be excavated to at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

Cultivation

8. Planting outside the usual October-March dormant season shall be pursued by approval only. If agreed all bare root plants shall be substituted with container grown stock, with additional establishment watering
9. Plants shall be bedded in random fashion to avoid formal regimented lines at densities indicated in the schedule, except for specimens, which are to planted in locations shown on the drawing. For mixes: shrubs should be planted in blocks, perennials & grasses should be planted in groups of 4 to 6. Please note: taller plant species to be planted to the rear with lower species to the front.
10. All planting should be watered in to field capacity immediately after planting and mulched with minimum of 50mm depth of medium grade crushed mulch. Where necessary, plants to be protected with rabbit fence and/or individual rabbit guard securely fixed to timber stakes.

Trees & Foundations

11. All trees to be supplied, planted and established in accordance with BS 8545. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawings.
12. All foundation designs provided by the architect/engineer must consider the effect of existing trees, and the effect of proposed trees on foundations in accordance with the NHBC Standards. Every effort has been made within the design to follow advice in Chapter 4.2 of the Standards, however landscape proposals should be referred to a structural engineer for checks and any conflicts made known to the Landscape Architect for necessary changes.
13. The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.
14. Trees within hardstanding or highways visibility splays shall be clear stem to 2m high unless specified otherwise.

Maintenance

15. Management operations for the site shall be carried out as detailed in the agreed maintenance schedules at regular intervals, in accordance with any agreed Landscape Management Plan.
16. Any tree or plant which, within a period of 5 years from the implementation, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless otherwise agreed with the Local Planning Authority.
17. Please refer to LA5530-002 for play area details.

KEY

- Site Boundary
- Existing grass retained
- Existing trees/vegetation to be retained & protected during construction (in accordance with BS5837:2012)
- Proposed specimen tree
- Proposed specimen shrubs
- Proposed hedgerows
- Proposed ornamental shrubs
- Marginal planting
- Bulbs planting within lawn areas
- Amenity turf grass to house frontages (see drawing no.LA5530-003)
- Strong lawn mix: Emorsgate EL1 strong tall grass mixture with wild flowers and long grass
- Proposed grass & wildflower mix: Emorsgate EM10 Wildflower & Grass Mixture
- Proposed wetland edge mix: Emorsgate EP7 Pond edge mixture, suitable for dry soil
- Areas of gravel
- Dragon path (see drawing no.LA5530-003)
- Park Railings (see drawing no.LA5530-003)
- Knee Railings (see drawing no.LA5530-003)
- Bollards (see drawing no.LA5530-003)
- British Standard Flag Paving (see drawing no.LA5530-003)

D	10.10.22	Updated to latest layout		EC	KC
C	30.09.22	Updated to latest layout		EC	KC
B	29.09.22	Updated to latest layout, drainage and LPA comments		EC	KC
A	02.09.22	Updated to latest layout, drainage and LPA comments		EC	KC
rev.	date:	comment(s):		drawn:	check:

ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

IDP LANDSCAPE

client: Vistry Group

job: Rudloe Drive, Quedgeley

title: Landscape General Arrangement

drawn: EC date: May 2022

checked: KC scale @ a0: 1:500

job no: LA5530 drg no: 001 D

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Land North of Rudloe Drive, Kingsway, Gloucester (22/00553/REM)

Consolidated Drawing and Document Schedule

Drawings and Documents Submitted for Approval (Last Updated: 10th October 2022)

Consultant	Title	Reference	Date Submitted
McBains	Site Location Plan	RDQUE MCB ZZ ZZ DR A 0201 P1	27/05/2022
McBains	Site Layout Plan	RDQUE MCB ZZ ZZ DR A 0230 P7	10/10/2022
McBains	Materials and Boundaries Plan	RDQUE MCB ZZ ZZ DR A 0231 P5	10/10/2022
McBains	Surface Finishes Plan	RDQUE MCB ZZ ZZ DR A 0232 P6	10/10/2022
McBains	Parking Strategy Plan	RDQUE MCB ZZ ZZ DR A 0233 P4	10/10/2022
McBains	Affordable Tenure Plan	RDQUE MCB ZZ ZZ DR A 0234 P4	10/10/2022
McBains	Adoptable Management Plan	RDQUE MCB ZZ ZZ DR A 0235 P4	10/10/2022
McBains	Refuse Strategy Plan	RDQUE MCB ZZ ZZ DR A 0236 P4	10/10/2022
McBains	Knightley	RDQUE MCB ZZ ZZ DR A 0105 P2	02/09/2022
McBains	Knightley	RDQUE MCB ZZ ZZ DR A 0106 P4	10/10/2022
McBains	Elmslie	RDQUE MCB ZZ ZZ DR A 0107 P2	02/09/2022
McBains	Elmslie	RDQUE MCB ZZ ZZ DR A 0108 P3	10/10/2022
McBains	Leverton	RDQUE MCB ZZ ZZ DR A 0109 P3	10/10/2022
McBains	Pembroke	RDQUE MCB ZZ ZZ DR A 0110 P3	04/10/2022
~~McBains~~	~~Mylne~~	~~RDQUE MCB ZZ ZZ DR A 0111 P1~~	~~27/05/2022~~
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0112 P2	02/09/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0113 P3	10/10/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0114 P2	02/09/2022
~~McBains~~	~~Cartwright~~	~~RDQUE MCB ZZ ZZ DR A 0115 P1~~	~~27/05/2022~~

Consultant	Title	Reference	Date Submitted
McBains	Alwin	RDQUE MCB ZZ ZZ DR A 0116 P2	02/09/2022
McBains	Alwin	RDQUE MCB ZZ ZZ DR A 0117 P4	10/10/2022
McBains	Alwin	RDQUE MCB ZZ ZZ DR A 0118 P4	10/10/2022
McBains	Alwin	RDQUE MCB ZZ ZZ DR A 0119 P2	02/09/2022
McBains	Aldridge	RDQUE MCB ZZ ZZ DR A 0120 P3	04/10/2022
McBains	Harford	RDQUE MCB ZZ ZZ DR A 0121 P2	02/09/2022
McBains	Knightley	RDQUE MCB ZZ ZZ DR A 0122 P2	04/10/2022
McBains	Knightley	RDQUE MCB ZZ ZZ DR A 0123 P1	02/09/2022
McBains	Leverton	RDQUE MCB ZZ ZZ DR A 0124 P1	02/09/2022
McBains	Leverton	RDQUE MCB ZZ ZZ DR A 0125 P1	02/09/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0126 P1	02/09/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0127 P1	02/09/2022
McBains	Aldridge	RDQUE MCB ZZ ZZ DR A 0128 P2	04/10/2022
McBains	Ashbee	RDQUE MCB ZZ ZZ DR A 0129 P1	02/09/2022
McBains	Ashbee	RDQUE MCB ZZ ZZ DR A 0130 P2	04/10/2022
McBains	Foulston	RDQUE MCB ZZ ZZ DR A 0131 P2	04/10/2022
McBains	Foulston	RDQUE MCB ZZ ZZ DR A 0132 P2	04/10/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0133 P2	10/10/2022
McBains	Becket	RDQUE MCB ZZ ZZ DR A 0134 P2	10/10/2022
McBains	Windows Reveal and Tax Windows Details	RDQUE MCB ZZ ZZ DR A 0150 P1	02/09/2022
McBains	AF1 Maisonette	RDQUE MCB ZZ ZZ DR A 0140 P3	04/10/2022
McBains	Asher	RDQUE MCB ZZ ZZ DR A 0141 P3	04/10/2022
McBains	Asher	RDQUE MCB ZZ ZZ DR A 0142 P3	04/10/2022
McBains	Asher	RDQUE MCB ZZ ZZ DR A 0143 P3	04/10/2022

Consultant	Title	Reference	Date Submitted
McBains	Cooper	RDQUE MCB ZZ ZZ DR A 0144 P3	04/10/2022
McBains	Cooper	RDQUE MCB ZZ ZZ DR A 0145 P3	04/10/2022
McBains	Speirs	RDQUE MCB ZZ ZZ DR A 0146 P2	02/09/2022
McBains	Speirs	RDQUE MCB ZZ ZZ DR A 0147 P2	02/09/2022
McBains	Asher	RDQUE MCB ZZ ZZ DR A 0148 P2	02/09/2022
McBains	Asher	RDQUE MCB ZZ ZZ DR A 0149 P1	02/09/2022
McBains	Single and Double Garages	RDQUE MCB ZZ ZZ DR A 0160 P1	27/05/2022
McBains	Single and Double Garages - Plots 31, 32, 56	RDQUE MCB ZZ ZZ DR A 0161 P2	02/09/2022
McBains	Carport	RDQUE MCB ZZ ZZ DR A 0162 P1	02/09/2022
Rappor	Visibility Assessment	22-0196-SK01G	04/10/2022
Rappor	Onsite Swept Path Analysis - Refuse Vehicle	22-0196-SP01G	04/10/2022
Rappor	Onsite Swept Path Analysis - Fire Tender	22-0196-SP02G	04/10/2022
Rappor	Onsite Swept Path Analysis - Panel Van	22-0196-SP03G	04/10/2022
Rappor	Onsite Swept Path Analysis - Estate Car	22-0196-SP04G	04/10/2022
IDP	Landscape General Arrangement	LA5530-001 D	10/10/2022
IDP	Planting Plan 1 of 3	LA5530-002 D	10/10/2022
IDP	Planting Plan 2 of 3	LA5530-003 D	10/10/2022
IDP	Planting Plan 3 of 3	LA5530-004 D	10/10/2022
IDP	Landscape Specification & Management Plan	LA5530-LSMP-01B	10/10/2022
MHP	Arboricultural Survey, Impact Assessment and Protection Plan (V1)	V1	02/09/2022
MHP	Arboricultrual Method Statement for Tree T44	V2	28/09/2022
PJA	External Levels (Sheet 1 of 3)	RDQUE-PJA-XX-D2-Y-0100-00 – P2	04/10/2022

Consultant	Title	Reference	Date Submitted
PJA	External Levels (Sheet 2 of 3)	RDQUE-PJA-XX-D2-Y-0101-00 – P2	04/10/2022
PJA	External Levels (Sheet 3 of 3)	RDQUE-PJA-XX-D2-Y-0102-00 – P2	04/10/2022
PJA	Drainage Strategy (Sheet 1 of 3)	RDQUE-PJA-XX-D2-Y-0103-00 – P2	04/10/2022
PJA	Drainage Strategy (Sheet 2 of 3)	RDQUE-PJA-XX-D2-Y-0104-00 – P2	04/10/2022
PJA	Drainage Strategy (Sheet 3 of 3)	RDQUE-PJA-XX-D2-Y-0105-00 – P2	04/10/2022
PJA	S38 Agreement Plan	RDQUE-PJA-XX-D2-Y-0300-00 – P2	04/10/2022
PJA	S104 Agreement Plan	RDQUE-PJA-XX-D2-Y-0401-00 – P3	04/10/2022
PJA	Flood Routing Plan	RDQUE-PJA-XX-D2-Y-0402-00 – P3	04/10/2022
PJA	Headwall Details (Sheet 1 of 2)	RDQUE-PJA-XX-D2-Y-0410-00 – P2	10/10/2022
PJA	Headwall Details (Sheet 2 of 2)	RDQUE-PJA-XX-D2-Y-0411-00 – P2	10/10/2022
PJA	Detention Basin Cross Sections (Sheet 1 of 2)	RDQUE-PJA-XX-D2-Y-0416-00 –P1	04/10/2022
PJA	Detention Basin Cross Sections (Sheet 2 of 2)	RDQUE-PJA-XX-D2-Y-0417-00 – P1	04/10/2022
PJA	Technical Note Drainage Strategy	15/07/2022	02/09/2022
PJA	2022.09.30 SW Network 1 Calcs	30.09.22	04/10/2022
PJA	2022.09.01 SW Network 2 Calcs	01.09.22	02/09/2022
PJA	2022.09.01 SW Network 3 Calcs	01.09.22	02/09/2022
PJA	2022.09.30 SW Network 4 Calcs	30.09.22	04/10/2022
Lighting Reality	Street Lighting Layout	433_001	27/05/2022
Lighting Reality	Street Lighting Schedule	433_101	27/05/2022
Lighting Reality	Outdoor Lighting Report	433_201	27/05/2022
AES	Energy and Sustainability Statement	29.09.22	02/09/2022
LF Acoustics	Noise Assessment	September 2022	02/09/2022

Drawings and Documents Submitted for Information

Consultant	Title	Reference	Date Submitted
Nexus	Affordable Housing Statement	May 2022	27/05/2022
Nexus	Waste Minimisation Statement	May 2022	27/05/2022
Nexus	CIL – Additional Information Form	May 2022	27/05/2022
McBains	Design Compliance Statement	May 2022	27/05/2022
Nexus	Planning Statement	June 2022	07/07/2022
Vistry	Aldridge Section A-A	GROUP LIN CALD01 XX D2 A AS 0303	04/10/2022
Vistry	Ashbee Section A-A	GROUP LIN CASH00 XX D2 A AS 0302	04/10/2022
Growatt	Growatt PV Inverter Product Sheet	750-3000-S	04/10/2022
GSE Integration	Cross Section in Roof System	17.10.2018	04/10/2022
Jinko	Jinko Solar Product Sheet	JKM400-420N-54HL4-B-F1-GE&EN-EU	04/10/2022
McBains	Illustrative Streetscenes	RDQUE MCB ZZ ZZ DR A 0250 P4	10/10/2022
McBains	Illustrative 3D Views	RDQUE-MCB ZZ ZZ DR A 0XXX S3 P1	10/10/2022



VISTRY GROUP

PROPOSED RESIDENTIAL DEVELOPMENT,
RUDLOE DRIVE, QUEDGELEY

Landscape Specification & Management Plan

May 2022 | LA5530-LSMP-01B

Placemaking for life

Quality Assurance

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IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute. This report has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition, and the opinions expressed within it are those of qualified Landscape Architects, whose professional judgement is relied upon.

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TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 CONTRACTOR SCOPE OF WORKS 2

3.0 LANDSCAPE SPECIFICATION 4

GENERAL 4

PREPARATION 4

SEEDING/ TURFING 7

PLANTING 8

4.0 MANAGEMENT OBJECTIVES 12

Management Objectives 13

5.0 MANAGEMENT RESPONSIBILITIES 15

6.0 LANDSCAPE MANAGEMENT CLAUSES 16

GENERAL 16

TREE WORK 17

AMENITY GRASS AREAS 18

MEADOWGRASS AREAS 19

SHRUBS/TREES/HEDGES 20

HARD LANDSCAPE AREAS/FENCING 24

PLAY AREAS AND EQUIPMENT 24

7.0 MAINTENANCE AND MANAGEMENT ONGOING 26

For detailed soft landscape design refer to:

Soft Landscape Proposals LA5530-001C; 002C; 003C and 004C

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1.0 INTRODUCTION

1.1. IDP Landscape Ltd are appointed by Vistry Group (Cotswolds) to provide the landscape specification management plan for the proposed housing development on land off Rudloe Drive, Quedgeley. The development is subject to outline planning approval (Application Reference: 21/00490/OUT) and planning conditions which require the submission of details of planting and maintenance schedules. This report is intended to discharge condition 13 which is attached to the outline planning approval.

1.2. This LSMP will include long term objectives for the landscape scheme, management responsibilities, and appropriate maintenance schedules etc. for all landscape areas in line with the condition. The maintenance schedules for this site cover a 5-year period, although it is anticipated that it will remain in place for ongoing maintenance by those responsible for the long-term management of the site.

1.3. Best practise working procedures will be adhered to at all times during the construction works, and key works will be undertaken by fully trained operatives. A copy of this management plan will be kept on site where it would be available at all times.

1.4. For detailed soft landscape plans refer to Soft Landscape Proposals LA5530-001C; 002C, 003C and 004C.

2.0 CONTRACTOR SCOPE OF WORKS

2.1. All planting works will be carried out by the Landscape Contractor in accordance with the approved drawings and implemented in accordance with the phased programme of implementation.

2.2. The soft landscape areas for this phase of implementation are illustrated on the Soft Landscape Proposals LA5530-001C; 002C, 003C and 004C. All areas of public open space should be implemented and maintained as per this document while other construction works are ongoing. This would aid establishment of green infrastructure on site and minimise losses through vandalism. The remaining areas of soft landscaping can come forwards when construction works on site are complete.

2.3. The main contractor is responsible for the preliminary external works package to include:

- Site clearance works including areas of existing vegetation which is necessary and agreed.
- Erection of protective fencing to all existing trees, hedges and structural vegetation as shown on the Tree Protection Plan.
- Soil stripping and stock piling as necessary in accordance with BS3882:2015
- Removal of subsoil as necessary.
- Preparation of sub-grade and main excavation works.

2.4. For the implementation of the soft landscape scheme, the Landscape Contractor is responsible for the following:

- Supply, delivery and storage of the specified plants as listed in the approved landscape drawings.
- Preparation of the subsoil to all planting areas and tree pits.
- Supply and delivery of the approved topsoil, and confirmation of the soil analysis and amelioration.
- Topsoil spreading, grading and profiling.
- Drainage medium to tree pits.
- Carrying out of all planting works including associated works.
- Carrying out of seeding and/or turfing to grass areas.

- 12 months rectification period and maintenance post Practical Completion for trees and planted areas.

The Landscape Contractor should report to the Landscape Architect/Contract Administrator where necessary for clarifications on this specification.

3.0 LANDSCAPE SPECIFICATION

GENERAL

3.1. All plants should be supplied in accordance with BS 3936 Specification for Nursery Stock and the HTA 'National Plant Specification'. Delivery and handling of all plant material to be in accordance with BS 3936: Part 1, Part 4, Part 5. All planting is to be undertaken in accordance with BS 4428 Code of Practice for General Landscape Operations.

3.2. Excavation for planting beds and subsequent planting should not take place during periods of bad weather, if the ground is waterlogged or frozen to avoid damaging the soil structure.

3.3. The Landscape Contractor should be aware of the proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.

3.4. The Landscape Contractor should minimise tracking over the site or storage of materials prior to planting to avoid damage to the existing soil conditions.

3.5. All existing trees and vegetation to be retained within the site should be protected in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction. Refer to Arboriculturalist's drawings for details of tree protection and methods of construction close to retained trees.

3.6. Except where otherwise specified, all materials and workmanship shall be in accordance with appropriate British Standards.

PREPARATION

3.7. **Site clearance:**

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

3.7.2. Remove stones with any dimension exceeding 75 mm.

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

3.7.4. Clear any scrub and vegetation to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings.

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

3.8. **Subsoil:**

3.8.1. In areas where subsoil is retained for required profiles and levels this should be in accordance with BS 8601 '*Specification for subsoil*' and requirements for use.

3.8.2. When loosening:

- Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
- Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
- Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Wet conditions: Do not loosen subsoils.
- Compacted areas: Ripped and de-compacted to promote free drainage.

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

3.8.4. Remove from site and arisings, contaminants and debris and builders rubble.

3.9. **Topsoil:**

3.9.1. Existing topsoil stock-pilled on site should be sampled in accordance with BS 3882 *'Specification for Topsoil'*, to ensure it is suitable for the intended use.

3.9.2. Where imported topsoil is used the Landscape Contractor should ensure that the topsoil supplier provides the topsoil specification in accordance with BS 3882. Documentation for all imported topsoil should be submitted at handover.

3.9.3. A report detailing soil analyst's recommendations should be submitted to the client with any recommendations from the soil analyst for soil amelioration and/or soil handling to be approved by the client or client's representative.

3.9.4. Topsoil should be stored in heaps in an appropriate location in accordance with BS 3882. Formation should be loose tip and shape from the side only, without running machinery on the heap at any time. Where necessary it should be fenced and covered to avoid contamination and compaction.

3.10. **Topsoil handling:**

3.10.1. Do not contaminate topsoil with:

- Subsoil, stone, hardcore, rubbish or material from demolition work.
- Other grades of topsoil.

3.10.2. Keep multiple handling to a minimum. Use or stockpile topsoil immediately after stripping.

3.10.3. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.

3.11. **Topsoil depths:** Shrub/grass areas should not exceed 300mm. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depths. The minimum rooting depths should be as follows:

- 450mm for grass (150mm of topsoil)
- 600mm for shrubs and native hedgerows (300mm of topsoil)
- Tree pits as specified (refer to section below)

3.12. **Spreading topsoil:**

3.12.1. Carry out spreading activities in accordance with BS 3882.

3.12.2. Temporary roads/ surfacing: Remove before spreading topsoil.

3.12.3. Layers:

- Gently firm each layer before spreading the next.
- Ensure correct planting depth is achieved after firming and settlement

3.12.4. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

3.12.5. Soil levels should be 50mm lower than adjacent kerbs and paving after settlement, and not less than 150mm below DPC of adjoining buildings.

3.13. **Fertiliser:**

3.13.1. Prior to cultivation, apply organic soil ameliorant for all grassed areas and shrub beds to a depth of 150mm, at a reasonable rate.

3.13.2. A suitable fertilizer should be applied to proposed areas of seeding/ turfing 3-5 days before final cultivation according to manufacturer's instructions.

3.13.3. A suitable fertilizer should be applied generally to proposed planting areas immediately before final cultivation.

3.13.4. Fertiliser should be spread evenly in traverse directions.

3.13.5. Fertiliser must not be used on proposed areas of Wildflower seeding.

3.14. **Weed Control:** Use herbicide to supress perennial weeds if necessary, no more than 2 weeks prior to final cultivation.

SEEDING/ TURFING

3.15. **Turfing:**

3.15.1. Extents of areas to be turfed to be determined by client.

3.15.2. Timing: Autumn or early winter.

3.15.3. Cultivated turf for all grassed areas should be Rowlawn Medallion or equivalent, produced on a well-drained sandy loam.

3.15.4. Following cultivation operations lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Stacking height should be maximum of 1m. Dried out or deteriorated turf should not be used.

3.15.5. Lay turf preferably along a straight side in a row, butting closely end to end. On subsequent rows, stagger the joints in brickwork fashion. Do not leave gaps between the turf.

3.15.6. Use planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

3.16. **Seeding general:**

3.16.1. Timing: Between March and October, where possible in calm weather conditions. In areas prone to waterlogging preferably before late autumn.

3.16.2. Seeds to be purchased fresh for each growing season and where possible be of local provenance. Suggested supplier Emorsgate (Tel: 01553 829028), or similar approved. Refer to soft landscape drawings LA5530-001 to 004 for specifications.

3.16.3. Seeding shall be repeated as necessary until an evenly distributed dense sward is established over the seeded area to the satisfaction of the Contract Administrator. The Landscape Contractor should allow for protection and cutting of all grass areas until this is achieved.

3.17. **Amenity grass:**

3.17.1. Specification: EG22C Strong lawn mixture with clover or similar approved sown at a rate of 25g/m^2.

3.17.2. Following cultivation operations detailed above seed shall be spread evenly at the rates specified

in two equal sowings in transverse directions.

3.17.3. After sowing the ground should be lightly raked or harrowed and subsequently firmed with a lightweight roller.

3.18. **Grass & Wildflower meadow:**

3.18.1. Specification: Emorsgate EM10 Tussock mixture or similar approved sown at a rate of 4gm^2.

3.18.2. Prior to seeding, ensure seed bed is free of perennial weeds using herbicide where necessary in accordance with section 3.11 and cultivating in accordance with 3.13. Pesticides used near or within waterbodies should be checked by the contractor for suitability.

3.18.3. Prior to seeding the soil will be brought to a fine tilth in accordance with 3.13. The base of the SuDS features should be left undisturbed to avoid conflict with its functionality. Following an even distribution of seed the area is to be lightly harrowed.

3.19. **Wetland meadow:**

3.19.1. Specification: Emorsgate EP1 Pond edge mixture or similar approved sown at a rate of 4gm^2.

3.19.2. Prior to seeding, ensure seed bed is free of perennial weeds using herbicide where necessary in accordance with section 3.11 and cultivating in accordance with 3.13. Pesticides used near or within waterbodies should be checked by the contractor for suitability.

3.19.3. Prior to seeding the soil will be brought to a fine tilth in accordance with 3.13. The base of the SuDS features should be left undisturbed to avoid conflict with its functionality. Following an even distribution of seed the area is to be lightly harrowed.

PLANTING

3.20. **Times of year for planting**

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid-November or March/ April.

- Aquatic plants: May/ June or September/ October.

3.21. **Plants/ Tree general:**

3.21.1. Condition: Materially undamaged, sturdy, healthy and vigorous.

3.21.2. Appearance: Of good shape and without elongated shoots.

3.21.3. Hardiness: Grown in a suitable environment and hardened off.

3.21.4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

3.21.5. Budded or grafted plants: Bottom worked.

3.21.6. Root system and condition: Balanced with branch system.

- Standard: The relevant parts of BS 3936.

3.21.7. Species: True to name.

3.21.8. Origin/ Provenance: British grown.

3.21.9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

3.22. **Container grown plants/ trees:**

3.22.1. Growing medium: With adequate nutrients for plants to thrive until permanently planted.

3.22.2. Plants: Centred in containers, firmed and well watered.

3.22.3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.

3.22.4. Hardiness: Grown in the open for at least two months before being supplied.

3.22.5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

3.23. **Labelling and information:**

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling to BS 3936 for delivery to site, showing:

- Full botanical name.
- Total number.
- Number of bundles.
- Part bundles.
- Supplier's name.
- Employer's name and project reference.

- Plant specification, in accordance with scheduled National Plant Specification categories.

3.24. **Plant handling, storage transport and planting:**

3.24.1. Standards to be kept in line with CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.

3.24.2. Protect plants from frost.

3.24.3. Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.

3.25. **Planting Shrub/Herbaceous:**

3.25.1. Timing: Late October to late March. Or where container grown at any time where weather conditions are favourable.

3.25.2. Following cultivation, weed control and fertilizer operations described above plants should be laid out as per the Planting Plans.

3.25.3. In accordance with BS 4428 planting holes should be approximately 150 mm wider than the root spread. The shrubs should be set in the holes so that the soil level, after settlement, will be at the original root collar level on the stem of the shrub.

3.25.4. The holes should be backfilled to half their depth and should be firmed by treading. The remainder of the topsoil should then be returned and again firmed by treading

3.26. **Planting Bulbs:**

3.26.1. Timing: To be planted in the appropriate season to a depth of approximately 3x the bulb diameter. Bases to have contact with the topsoil at the bottom of the holes.

3.27. **Planting Hedgerows:**

3.27.1. Specification: for locations and specification refer to Planting Plans

3.27.2. Timing: Late October to late March.

3.27.3. Following cultivation, weed control and fertilizer operations described above hedgerow plants are to be planted into a trench with a minimum depth of 400mm and a width of between 600-750mm.

3.27.4. Plants to be set out evenly with consideration given for an even spread of species where a hedgerow mix is specified.

3.27.5. All shrubs specified as part of the native hedgerow mix are to be protected from rabbit damage

by using Tubex 'Shelterguards' 75cm or similar approved, secured using stakes and ties.

3.28. **Planting Trees:**

3.28.1. If planting is not carried out immediately after delivery, root balled trees should be placed close together and the ball or container should be covered with sand or moist peat to prevent drying out and freezing in accordance with BS 4428.

3.28.2. Tree pit excavations should be at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

3.28.3. Break up subsoil to the sides of the pit and replace excavated subsoil with topsoil.

3.28.4. Ensure trees are planted at the original root collar soil depth by observing the soil mark on the stem.

3.28.5. Backfill soil around the tree and lightly firm to ensure close contact with the roots.

3.28.6. Underground guying: refer to approved drawings for details.

3.28.7. Root barriers: refer to approved drawings for details. As a minimum, a 600mm deep barrier should be installed where the rootball is within 2 m of a building foundation or within 3 m of an existing underground service route.

3.29. **Tree Stakes:**

3.29.1. Stakes to be minimum 50mm diameter, 1800mm length and softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.

3.29.2. Extra heavy standards trees to be secured in position using two stakes, a cross bar and adjustable tree ties made of PVC or rubber in accordance with figure 8 in BS 4428.

3.29.3. Prior to planting stakes to be driven into position on the prevailing windward side of the tree as close to the tree as possible but ensuring clearance of the root ball to a minimum depth of 300mm below the bottom of the pit. Following planting pin stakes with cross bar and attach ties where centre of cross bar and tree meet.

3.30. **Trees in hard surfacing:**

3.30.1. Tree guards to be installed to protect stem from external damage. Products should be agreed with the client and indicated on tree pit details. As a minimum the tree guard should be 1.8 m high x 600 mm diameter in steel and fixed to tree grille as per manufacturers specification.

3.30.2. Ensure that protection methods do not impede natural movement of trees or restrict growth.

3.30.3. A suitable steel tree grille should be installed to the size and specification agreed, and fixed to tree grille as per manufacturers specification.

3.31. **Mulching:**

3.31.1. Clear all weeds and water soil thoroughly prior to mulching.

3.31.2. Spread medium grade bark of 100% recycled content to BS EN ISO 14021, free of pests, disease, fungus and weeds.

3.31.3. The minimum depth should be 50 mm over all planted areas.

3.31.4. Finished level of mulch should be 30 mm below adjacent grassed or paved areas.

3.32. **Watering:**

3.32.1. During establishment of grass areas ensure that sufficient water is applied using a fine rose sprinkler to maintain healthy growth.

3.32.2. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

3.32.3. Thoroughly water areas of shrub and tree planting following planting.

3.33. **Failures of planting:**

3.33.1. Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.

- Exclusions: Theft or malicious damage after completion.
- Rectification: Replace with equivalent plants/ trees/ shrubs.

3.33.2. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.

3.33.3. Timing of making good: During the next suitable planting season.

4.0 MANAGEMENT OBJECTIVES

4.1. The overall objective of this plan is to maintain a high quality and appropriate landscape setting to the development, enhance ecological value, and ensure elements within it are managed to complement the development and its general appearance, and the end users of the site.

4.2. The landscape areas will be sympathetically managed to create a variety of habitats as part of the proposed landscape scheme and its ongoing maintenance, will increase the value of the site generally, and will provide suitable green infrastructure throughout the site in the long term to provide positive links with the surrounding area.

4.3. The site currently is former military facility that is currently under-going phased residential development, located to the south of Gloucester City. The development's main access is off Rudloe Drive. The site contains limited number of existing trees, the most valuable of which are retained as part of the development.

4.4. An important aim of this management plan is to prescribe works which will maintain or enhance habitats and features of benefit to wildlife known to be present within the local area, as well as providing general enhancements for the wider benefit of local flora and fauna. The ecological assessment submitted with the outline application did not identify the need for any further specific species surveys but proposed a series of enhancement measures to the benefit of local wildlife and result in an overall gain in biodiversity.

Management Objectives

4.5. The general objectives for landscape areas are to:

- apply best practice to all horticultural and ecological operations;
- ensure the establishment and future sustained growth of all plants, trees, hedges, grass, and wildflower areas;
- create new habitat areas as part of the benefits of the proposal to enhance wildlife value and species diversity through careful management;
- introduce structural diversity within the existing woodland areas;
- ensure good horticultural practice in the long-term health and vitality of all trees, shrubs and hedges to promote healthy and vigorous growth;
- manage the range of grasslands proposed to the benefit of potential amphibian and invertebrate populations;
- ensure the consistent control of weeds and invasive species;
- provide protection against pests and diseases as appropriate;
- ensure the replacement of defective plant material;

- review opportunities for enhancing planted areas and replacing worn-out areas of planting where appropriate, in line with the original design aspirations.

5.0 MANAGEMENT RESPONSIBILITIES

5.1. For the purpose of this document the following terms and responsibilities are defined as follows;

a) *The Developer* – Vistry Group who are responsible for the development of the site.

b) *The Landscape Contractor* – A sub-contractor who is responsible for implementing the landscape scheme to the approved drawings and will be instructed directly by the Developer. The Landscape Contractor will be liable for any failures to the planting and for the replacement planting during the rectification period.

c) *The Management Company* – The company who will be responsible for the upkeep and ongoing maintenance of the landscape areas following completion and handover from the Landscape Contractor. The Management Company will be responsible for any replacement planting required after the rectification period.

5.2. The respective open space and landscaped/ecological areas will be transferred a new Limited company (the Management Company) formed and incorporated to own and manage the relevant areas. Initially the Directors of the company will be Vistry Group. At the point of each plot sale, every household becomes a shareholder of the company and covenant to abide by various obligations and restrictions in relation to the Management Company areas and importantly covenant to pay the annual Management Company service charge to cover the annual maintenance costs. At the end of the development, Vistry Group resigns and the Directorship of the company is transferred to the residents. Once the relevant areas have been laid out, Vistry Group will initially maintain the areas but will within a short period hand the maintenance responsibility over to the managing agents acting on behalf of the Management Company.

6.0 LANDSCAPE MANAGEMENT CLAUSES

GENERAL

6.1. These clauses should be read in conjunction with the proposed landscape scheme to enable the appropriate ongoing management and maintenance of planted areas.

6.2. All landscape maintenance operations, where they do not conflict with ecology operations, should be in accordance with BS 4428:1989 *'Code of practice for general landscape operations'* (excluding hard surfaces). Ongoing landscape maintenance operations are to be in accordance with sound ecological principles, and where relevant to be in accordance with BS 7370-4:1993 *'Grounds Maintenance Recommendations for maintenance of soft landscape'* (other than amenity turf).

6.3. It is intended that the landscape scheme will be implemented by a Landscape Contractor appointed by Vistry Group, and upon completion will hand over the ongoing maintenance responsibilities of each landscaped area to the Management Company.

6.4. The Management Company will be responsible for the maintenance of all landscaped areas during the life of the development. The rectification period shall be for 12 months, after which the Management Company is liable for any failures and necessary replanting.

6.5. Generally, the management company is responsible for the following:

- **Watering:** Ensure water supply is available for necessary application to wet to field capacity, as necessary for the continued thriving of all planting.
- **Litter and debris:** Collect and remove from site all extraneous litter or debris found in those planted areas included within the maintenance responsibilities.
- **Leaving the site in a good condition:** Removing any soil or arisings from hard surfaces. Ensure protection of existing grassed areas during maintenance operations. Do not place excavated or imported materials directly on grass.
- **Dead plants**: During the rectification period replacement planting is the responsibility of the landscape contractor. In the subsequent years this will be the responsibility of the management company.
- **Weather damage**: Plants which have been subject to frost heave or wind rock and are therefore struggling to establish.

TREE WORK

6.6. General

6.6.1. A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with: the Arboricultural Consultant, the tree works contractor, and the main contractor. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.

6.6.2. All permitted or approved tree works shall be carried out to the highest standards, based on British Standard 3998:2010 'Recommendations for Tree Work' and current best practice. To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152, www.trees.org.uk). Under no circumstances shall site personnel undertake any tree pruning operations.

6.6.3. All tree surgery works should be carried out prior to the erection of protective fencing and before site preparation works are started.

6.6.4. Before any tree works commence, a schedule should be submitted to the main contractor to agree any tree works that become apparent during the construction process. Refer to Arboricultural Implications Assessment and Tree Protection Method Statement for full details of tree works. Works should ideally be carried out during the tree's dormant period.

6.6.5. Notice should be given of any defective, diseased, unsafe or weak parts of trees in addition to those scheduled for attention.

6.7. Supervision

6.7.1. On-going arboricultural site monitoring for the duration of the proposed development will be carried out by the Arboricultural Consultant at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works.

6.7.2. A site visit report will be provided listing the efficiency of the tree protection measures, any defects requiring rectification or other relevant comments relating to the management of the tree stock. The report will be provided to the client, and the main contractor/site manager.

6.8. **Removing trees, shrubs and hedges**

6.8.1. The Arboricultural Method Statement & Tree Protection Plan by Hayden's (approved under Condition 13) should be referred to for details of the agreed tree removals and works to retained trees. All works should be carried out to standards BS 3998, Soft Landscape Proposal drawings 101-103 and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.

6.8.2. The contractor should check for below and above ground services and give notice if they may be affected.

6.8.3. Arboricultural work shall not be carried out during the bird nesting season, i.e., 1st March to 31st August.

AMENITY GRASS AREAS

6.9. **General**

6.9.1. Grassed areas should be maintained for a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.

6.9.2. Ornamental lawns should be maintained reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.

6.10. **Grass Cutting**

6.10.1. Before mowing, remove litter, rubbish and debris and deposit off-site.

6.10.2. The height of the first cut should be 40 mm once the initial growth has reached 75 mm. Maintain general grass areas between 50 and 75 mm. All arisings should be removed from the surface.

6.10.3. Ensure a neat and even finish, without surface rutting, compaction or damage to grass. Leave neat and well-defined edges. Neatly trim around obstructions, especially trees where damage to bark etc. should be prevented.

6.10.4. Adjoining hard areas should be swept clear and arisings removed.

6.10.5. Apply liquid fertilizer approved by the Authorised Officer in mid- June prior to forecasted rainfall in line with manufacturers recommendations. Hand watering prior to application required where no rainfall is forecast.

6.11. **Bulbs and corms in grassed areas**

6.11.1. Do not cut the grass areas containing bulbs before flowering.

6.11.2. Delay mowing bulbs in the lawn up to six to eight weeks after flowering has finished. Cut to the height of adjoining lawn areas and remove all arisings.

MEADOWGRASS AREAS

6.12. **General**

6.12.1. The peripheral grassland habitats proposed to the site boundaries will be maintained to promote a healthy sward and create variety of heights and flowers through a phased mowing approach.

6.12.2. Future management prescriptions pertaining to retained and created grassland habitats will be carefully devised to promote animal and plant diversity, and carefully managed and enhanced for invertebrates/amphibians if found.

6.12.3. The areas of proposed meadow grassland are shown on the planting plans LA4305-100F, 101F, 102F and 103F.

6.13. **General Cutting**

6.13.1. The Management Company shall be responsible for following the cutting regime that varies the number of cuts in different parts of the grassland and/or the varying the height of cutting across the area. The developing wildflower turf meadow and wetland grassland should be cut once in the first year, and then through specific cutting regimes as outlined below.

6.13.2. Cutting regimes should leave random areas unmown and allowed to develop to a tall sward height to provide foraging and places of shelter for wildlife and ecology purposes. It is possible to leave field margins unmown for 1 year to further aid wildlife.

6.13.3. The application of fertiliser or herbicide on these areas should be avoided, and all cuttings within the area left in-situ up to 7 days. Elsewhere the cuttings shall be removed directly following a cut.

6.14. **Cutting regime (Grass and Wildflower Mix EM10: Tussock Mix)**

6.14.1. Newly laid meadow turf to be mown twice a year to a height of 25-50mm, cuttings to be left for 1 to 2 days after mowing or strimming, then raked and removed. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

6.14.2. Once established tussock grassland requires minimal maintenance. Unwanted perennial weeds (docks, thistles) may need control by selective scything before seeding. To control scrub and bramble development, tussock areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the

area is cut in any one year leaving part as an undisturbed refuge.

6.15. **Cutting regime (Emorsgate EP1 Pond Edge Mixture)**

6.15.1. Newly sown meadows to be mown regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

6.15.2. In subsequent years, to achieve a variation in structure, cut back and remove short sections of vegetation every 2-3 years in rotation. Remove vegetation in wedge shaped sections. Vegetation removal to be carried out in September to November to minimise disruption to wildlife.

6.15.3. To ensure that their seed will germinate, it may be necessary to over-seed with an appropriate seed mix to increase the floral diversity, especially where there are bare patches.

SHRUBS/TREES/HEDGES

6.16. **General**

6.16.1. Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1m or the surface of the original planting pit.

6.16.2. Remove dead flower heads, fallen leaves, litter and debris and deposit off-site in order to maintain a tidy and clean appearance to the shrub areas.

6.16.3. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

6.16.4. Where grass edges meet planting beds, trim grass edges and remove arisings.

6.16.5. Refirm plants/trees around the base until firmly bedded following strong winds and other disturbances.

6.16.6. Check and adjust/refix tree guards, stakes and ties or replace defective elements, allowing for growth and to prevent chafing.

6.17. **Pruning generally**

6.17.1. Pruning should be carried out in accordance with good horticultural and arboricultural practice.

6.17.2. When pruning, make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.

6.17.3. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

6.17.4. Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires annually.

6.17.5. Prune ornamental shrubs to encourage healthy and bushy growth and desirable ornamental features e.g. flowers, fruit, autumn colour, stem colour.

6.17.6. Remove suckers by cutting back level with the source stem or root.

6.18. **Pruning flowering species of shrubs and roses**

6.18.1. Time of year:

- Winter flowering shrubs: Spring
- Shrubs flowering between March and July: Immediately after the flowering period
- Shrubs flowering between July and October: Back to old wood in winter
- Rose bushes: Early spring to encourage basal growths and a balanced, compact habit

6.19. **Pruning new hedges**

6.19.1. Allow rapidly establishing hedges to reach planned height as quickly as possible.

6.19.2. Trim back lateral branches moderately.

6.19.3. Cut back slowly establishing hedges hard in June and September to encourage bushy growth down to ground level.

6.19.4. Allow the hedge to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

6.20. **Formative pruning of young trees**

6.20.1. Ensure that the type and timing of pruning operations suit the plant species.

6.20.2. Do not prune during the late winter/ early spring sap flow period.

6.20.3. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Whips or feathered trees should not be pruned until established.

6.20.4. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.

6.21. **Pruning of existing / established new trees**

6.21.1. Ensure that the type and timing of pruning operations suit the plant species.

6.21.2. Pruning of mature and/or well-established trees should be avoided unless absolutely necessary from a structural or health and safety concern.

6.21.3. Crown lifting can be carried out by shortening or removing lower branches. Living branches must be retained on at least two thirds of the total tree height after crown lifting.

6.21.4. If crown reduction is required, reduce the crown by pruning out entire branches at their points of origin from the trunk or another branch at least three times the diameter of the branch to be removed. Make the cuts outside the branch collar to ensure the wound will heal. *Do not 'top' mature or established trees.*

6.21.5. Do not prune during the late winter/ early spring sap flow period.

6.21.6. Arboricultural work shall not be carried out during the bird nesting season, ie. 1st March – 31st August.

6.22. **Climbing plants**

6.22.1. When pruning, remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.

6.22.2. Insecure growth: Attach to supporting wires or structures using 1 mm diameter black plastics coated steel wire.

6.22.3. Supporting structures: Check and repair as necessary.

6.23. **Dead and diseased plants/trees**

6.23.1. Remove within one week of notification.

6.23.2. Replace plants/trees in the next scheduled round of replacement planting.

6.24. **Removal of dead plant material**

6.24.1. At the end of the growing season, check all shrubs/trees/hedges and remove all dead foliage, dead wood, and broken or damaged branches and stems.

6.25. **Reinstatement of shrub/ herbaceous areas**

6.25.1. In the presence of mulch/ matting materials, carefully move to one side and dig over the soil, leaving it fit for replanting.

6.25.2. Use pit and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.

6.25.3. Apply slow-release fertilizer at rate shown by manufacturer's recommendations.

6.26. **Weed control generally**

6.26.1. Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high.

6.26.2. Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.

6.26.3. Rake the area to a neat, clean condition and reinstate mulch to original depth.

6.26.4. Use suitable foliar acting herbicide to kill regrowth. Allow recommended period for herbicide to take effect before clearing dead weeds.

6.27. **Soil aeration**

6.27.1. Where compacted soil surfaces arise, prick up with fork to aerate the soil of root areas and break the surface crust.

6.27.2. Do not damage plants and their roots.

6.28. **Maintenance of mulch**

6.28.1. Thickness of mulch to be a minimum of 50 mm in general shrub areas, 75mm at the base of hedges, 100mm at the base of trees.

6.28.2. Areas of mulch to be topped up twice per year.

6.28.3. Mulch spill on adjacent areas should be cleared of debris and returned to the planted area.

6.28.4. Remove weeds growing on or in mulch by hand weeding.

6.29. **Fertilizer for Shrubs/Hedges/Trees**

6.29.1. Slow-release organic granular fertilizers applied during February or March, spreading evenly at a rate as recommended by the manufacturer.

6.30. **Planting**

6.30.1. New trees, hedgerow and shrub planting will include native species, especially berry bearing and/or nectar producing to benefit foraging birds and bats.

6.30.2. Hedgerows and garden hedgerow boundaries will provide nesting habitat.

6.30.3. Garden gates will be raised to allow hedgehog and other small mammals access into gardens for foraging opportunities.

6.30.4. Open space grassland will be managed for the benefit of biodiversity, with low intensity seasonal timing for maintenance cuts that allow plants to flower and set seed which in turn will benefit wildlife including invertebrates, a prey source for bats and birds and offer places of shelter for wildlife ecology purposes.

6.30.5. The SuDS attenuation basin within the POS of the site will be dry for most of the year. The design of the basin will provide grassland habitat of varying topography that is of value to bats, birds reptiles and invertebrates.

HARD LANDSCAPE AREAS/FENCING

6.31. **Hard surfaces and gravel areas**

6.31.1. Apply a suitable foliar acting or residual herbicide to manage weed growth. Allow recommended period for herbicide to take effect before clearing arisings.

6.31.2. Remove litter, leaves and other debris from all hard surfaces.

6.31.3. Remove mud, silt and debris from surface gutters and channels.

6.31.4. Empty traps and flush clean drainage gullies.

6.31.5. Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.

6.31.6. Repair paving areas in accordance with the original paving specification or BS 7370-2, clause 4.12.

6.31.7. Stain removal in accordance with BS 7370-2, table 4.

6.32. **Timings**

6.32.1. Layout of the POS to be completed and transferred to the Management Co. prior to 80% occupation (65th dwelling).

6.32.2. Installation of furniture to be completed and transferred to the Management Co. prior to 80% occupation (65th dwelling).

PLAY AREAS AND EQUIPMENT

6.33. **Timings**

6.33.1. Layout of the POS to be completed and transferred to the Management Co. prior to 80% occupation.

6.33.2. Installation of play equipment to be completed and transferred to the Management Co. prior to 80% occupation.

6.34. **Play surfaces**

6.34.1. Regular checking of rubber safety matting to ensure that it is fixed securely with no humps or trip hazards. Provide extra pegs if necessary.

6.34.2. Where required, replace any displaced matting and top up with new soil and seed to match existing as necessary.

6.34.3. Remove leaves, litter, debris and other objects from the play area.

6.35. **Play equipment**

6.35.1. Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).

6.35.2. To align with the city council's play areas, the routine visual inspections will be carried out fortnightly and an annual independent inspection by a qualified RPII play inspector.

6.35.3. A copy of the annual inspection report should be provided to the city council. Written (or electronic) records of all play inspections should be kept (as per BSEN1176, these should be retained for 21 years in case of any future accident or negligence claims).

6.36. **Defects**

6.36.1. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those originally specified. Manufacturer's guidance should be followed for specific equipment.

7.0 MAINTENANCE AND MANAGEMENT ONGOING

7.1.1. The following table indicates the ongoing maintenance operations to be carried out in year 1 in the period between practical completion and the end of the rectification period.

Maintenance Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General Operations												
Fertiliser: Apply as deemed necessary to top 50mm of soil in accordance with manufacturer's instructions. Replace dislodged mulch materials.			x	x								
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required and approved.											
Dead and diseased plants: Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer's recommendations.	As required and approved.											
Weed control generally: Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer's instructions.	As required and approved											
Mulch: To all areas of shrub, tree and hedgerow planting to the required depths, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted offsite. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off-site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required and approved											
Amenity Grass												
Initial cut: Prior to mowing remove litter, stones and debris and deposit off-site. Cut to 40mm once the initial growth has reached 75mm. Bare areas and those that have failed to thrive are to be reseeded/re-turfed as required. Generally weekly mow during growing season.			x	x	x	x	x	x	x	x		
Wildflower/ Meadow Grass (EM10)												
Cutting regime: Mow meadow area to height of 25-50mm twice a year.						x			x			
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.							x	x	x	x		
Watering: Initial watering after completion of turf laying and for the first two weeks of establishment.	As required and approved.											
Wetland Meadow (Emorsgate EP1 Pond Edge mixture)												

Maintenance Operations Year 1	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Cutting regime: Once established mow grass to height of 50mm once a month in the growing season and remove arisings							x	x	x	x		
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.							x	x	x	x		
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required and approved											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.	As required and approved											
Native Hedgerows												
Stakes and Ties: Adjusted each year to allow for growth.	As required											
Existing hedgerows: Cut back to encourage bushy growth.	x	x	x							x	x	x
Existing and proposed trees												
Stakes and Ties: Adjusted each year to allow for growth. Removed when tree has sufficiently established to support itself, usually after 2 years.	As required											
Existing Trees: All trees to be checked to ensure healthy growth and safety. Pruning as required in accordance with BS 3998.	As required											
Crown lifting/thinning: Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions. In subsequent years thinning may be required in accordance with BS3998.	As required and approved											
Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.	Monthly											
Play Areas												
Safety: Following completion a RoSPA inspection will be carried out to ensure safety of the scheme in accordance with recommended guidance for the prevention of accidents.	End of defects liability period											
Monitoring: Regular visual checking of all play equipment and tightening/adjustments to fixings and fittings in accordance with manufacturer's instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Fortnightly											
Hard surfaces and gravel areas												
Weed control to hard surfaces: Apply herbicide to hard surfaces at the start of the growing season or as required.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair paving areas in accordance with the original paving specification. Remove any stains in accordance with BS 7370-2, table 4.	As required and approved											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required and approved											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required and approved											

7.2. The following table indicates the ongoing maintenance operations to be carried out following the end of the rectification period.

Ongoing Maintenance Operations Years 2-5	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
General operations												
Fertiliser: Apply as deemed necessary to top 50mm of soil in accordance with manufacturer's instructions. Replace dislodged mulch materials.			x	x								
Watering: At regular intervals during spring and summer months following planting. Additional watering during dry spells as required.	As required and approved.											
Dead and diseased plants: Remove within one week of notification. Replace plants in the next scheduled round of replacement planting. Replacement plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Apply slow release fertilizer at rate shown to manufacturer's recommendations.	As required and approved.											
Weed control generally: Ensure weed cover is less than 5% at all times, and no weed to exceed 100 mm high. Where manual weed control using hand tools has proved unsuccessful use suitable residual herbicide to manufacturer's instructions.	As required and approved											
Mulch: To all areas of shrub, tree and hedgerow planting to the required depths, twice per year. Remove weeds growing within the mulch by hand.				x						x		
Clearance of fallen leaves: Leaf litter to be composted offsite. Twice a month or as required.										x	x	x
Litter picking: Emptying and cleaning of litter bins. Contents disposed of off-site.	Weekly or as necessary											
Snow/ice removal: Excessive snow to be removed from plants to avoid damage. Gritting to hard surfaces to be non-toxic, biodegradable and eco-friendly.	As required and approved											
Amenity Grass												
Routine cut: Prior to mowing remove litter, stones and debris and deposit off-site. Generally, a weekly mow during growing season, and monitor growth to ensure height doesn't exceed 75mm. Mow to a height of 25-30mm and remove arisings offsite. Reseeding and turfing to areas that have failed as necessary.			x	x	x	x	x	x	x	x		
Wildflower/ Meadow Grass (EM10)												
Cutting regime: Once established, cut no more than one half every 2/3 years between Oct-Feb on a rotational basis.	x	x								x	x	x
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.				x	x							
Wetland Meadow (Emorsgate EP1 Pond Edge mixture)												
Cutting regime: Cut short wedge shaped sections every 2/3 years between Sept-Feb on a rotational basis.									x	x	x	

Ongoing Maintenance Operations Years 2-5	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Weed control: Control of pernicious weeds by spot application of herbicide as advised by manufacturer.				x	x							
Ornamental Grasses												
Depending upon the species grasses are to be cut back/ trimmed.			x	x	x							
Shrubs/ Herbaceous												
Litter and debris: Remove dead flower heads, fallen leaves and debris.	As required and approved											
Weed control: Maintain weed free area with a minimum diameter of 1m around each plant.				x								
Pruning:												
Winter flowering shrubs			x	x								
Shrubs flowering between March and July								x				
Shrubs flowering between July and October: Back to old wood in winter.											x	x
Removal of dead plant material: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.										x		
Native Hedgerows												
Stakes and Ties: Adjusted each year to allow for growth.	As required											
Pruning: Cut back in winter to encourage bushy growth and achieve planning height and width.	x	x	x							x	x	x
Ornamental Hedgerows												
Pruning: Cut back in winter to encourage busy growth and achieve planning height and width.	x	x	x							x	x	x
Existing and proposed trees												
Existing Trees: All trees to be checked to ensure healthy growth and safety. Pruning as required in accordance with BS 3998.												
Crown lifting/thinning: Ensure a clearance of 2.5m above footpaths/roadways to maintain sightlines. Ensure footpaths and routes are clear from obstructions.	As required and approved											
Monitoring: Remove dead, diseased or dying trees, fungal growths, fruiting bodies, climbing plants and any other foreign objects.	Monthly											
Thinning: Where the density of cover has increased such that their growth is restricting that of other species. Where possible felled species should be left in situ to provide invertebrate habitat.	As required and approved											
Play Areas												

Ongoing Maintenance Operations Years 2-5	Timing of operations (January to December)											
	J	F	M	A	M	J	J	A	S	O	N	D
Monitoring: Regular visual checking of all play equipment and tightening/adjustments to fixings and fittings in accordance with manufacturer's instructions. Where defects occur areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.	Fortnightly											
Hard surfaces and gravel areas												
Weed control to hard surfaces: Apply herbicide to hard surfaces at the start of the growing season or as required.			x	x								
Clean hard surfaces: Remove litter, leaves and other debris from all hard surfaces. Where necessary repair paving areas in accordance with the original paving specification. Remove any stains in accordance with BS 7370-2, table 4.	As required and approved											
Clean drains: Remove mud, silt and debris from surface gutters and channels. Empty traps and flush clean drainage gullies.	As required and approved											
Maintain gravel areas: Rake over any gravel areas and remove weeds, litter, leaves and debris, and level off.	As required and approved											

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IDP LANDSCAPE
27 SPON STREET
COVENTRY CV1 3BA

[redacted]

www.weareidp.com

PLAY ITEMS LIST

Equipment (Proludic Ltd)

1. Kenopie Multiplay Unit	Ref: J5610
2. Metal Pod Swing	Ref: J4411A
3. Combination Swings Metal	Ref: J4713A
4. Spinning Bowl	Ref: J2411A
5. Low Platform Roundabout	Ref: J2404A
6. Two Springer	Ref: J827A

Natural Play Elements (Proludic Ltd)

A. Fallen Log
B. Play Boulder
C. Play Mounds - Grass mounds to 1:3 slopes, max height of 0.5m

Ancillaries

7. Chaumont Bench	Ref: RBA8
8. Derby Standard Bin 120 ltr black	Ref: UKBX452560-s
9. A2 Sign 2x posts & Plate	Ref: UKA2PP-2P
10.82LM 1m high Bowtop Fence Powdercoated Green	Ref: UKN1002
1 Provide Gate 1m high ppc yellow	Ref: UKN1101
2 Provide Combination Gate 1m high ppc yellow	Ref: UKN1104

Safety Surfacing

Area to be surfaced with 151m² grassmat as shown beneath each play item.

Miscellaneous

Subject to full site survey from the supplier/manufacturer

Based on a flat fully established grass site.

Proposed Grassmat Safer surfacing is based on a fully established grass site (including a minimum of 150mm of good quality soil and turf).

Fencing will be made up from standard straight lengths and installed faceted.

PLAY AREAS AND EQUIPMENT

1.1. ***Play Surfaces***

1.1.1. Regular checking of rubber safety matting to ensure that it is fixed securely with no humps or trip hazards. Provide extra pegs if necessary.

1.1.2. Where required, replace any displaced matting and top up with new soil and seed to match existing as necessary.

1.1.3. Remove leaves, litter, debris and other objects from the play area.

1.2. ***Play equipment***

1.2.1 Regular visual checking of all specialised play equipment and non-prescriptive play elements (including natural features such as boulders and logs etc).

1.2.2. If required, ROSPA should provide inspections to ensure approved safety of play equipment and spaces in line with recommended guidance for the prevention of accidents.

1.3. ***Defects***

1.3.1. Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs / replacement undertaken at the earliest opportunity using materials to match those originally specified. Manufacturer's guidance should be followed for specific equipment.

GENERAL NOTES

1. Following completion a RoSPA inspection will be carried out to ensure safety of the scheme in accordance with recommended guidance for the prevention of accidents.

2. Weekly visual checking of all play equipment and tightening/adjustments to fixings and fittings in accordance with manufacturer's instructions. Where defects occur, areas are to be immediately fenced off and repairs are to be made at the earliest opportunity.

FOOTBALL PITCH

Equipment

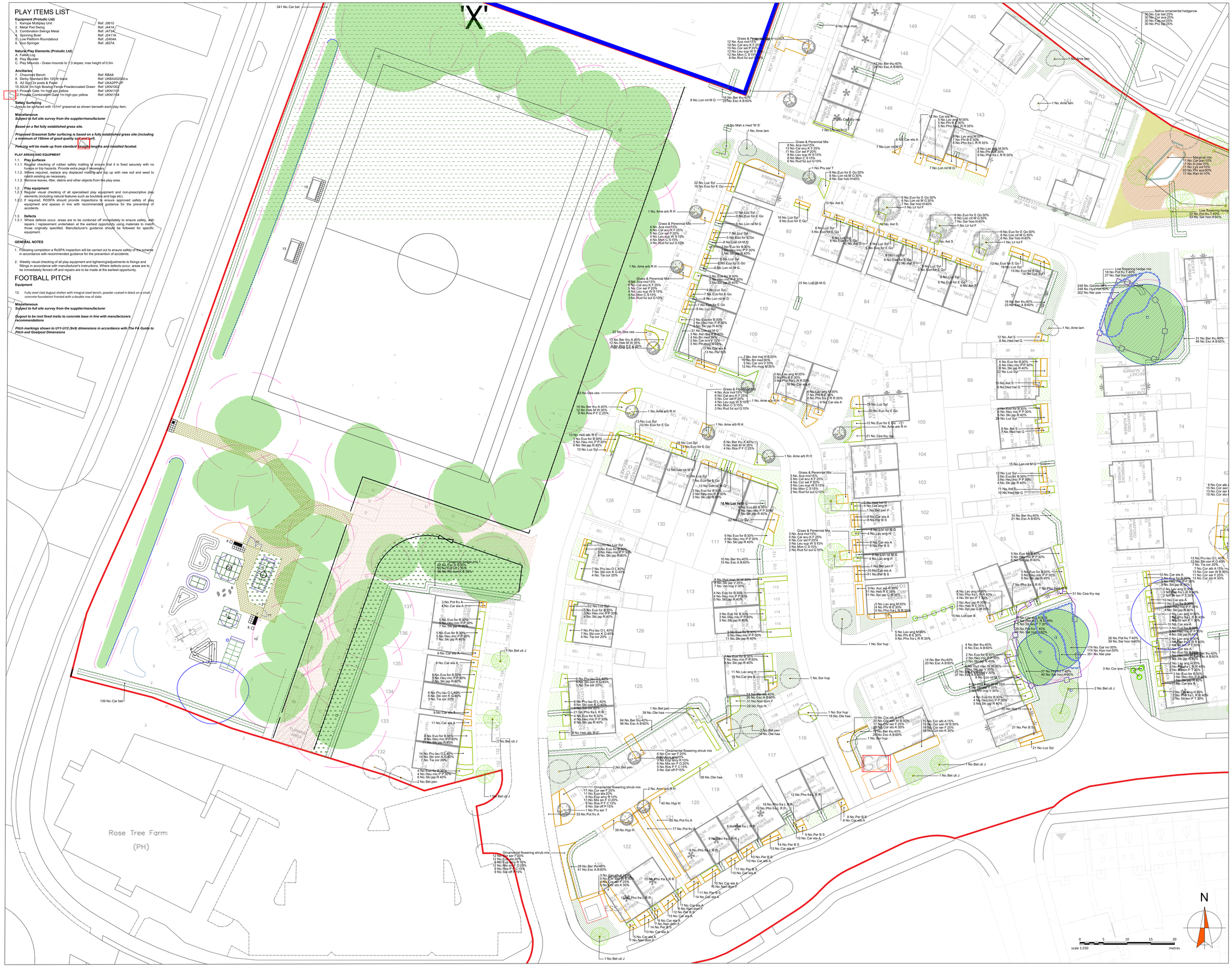
13. Fully steel clad dugout shelter with integral steel bench, powder coated in black on a small concrete foundation fronted with a double row of slats

Miscellaneous

Subject to full site survey from the supplier/manufacturer

Dugout to be root fixed insitu to concrete base in line with manufacturers recommendations

Pitch markings shown to U11-U12 (9v9) dimensions in accordance with The FA Guide to Pitch and Goalpost Dimensions



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all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
do not scale.

Notes:

1. This drawing is based on MoBains external works layout ref 61841-MCB-ZZ-ZZ-DR-A-0220-D5-P5 and should be read in conjuction with all other relevant drawings and specification submitted as part of this application.
2. For details of hard surface construction and boundary treatments refer to MoBains External Works Layout/61841-MCB-ZZ-ZZ-DR-A-0220-D5-P5.
3. Setting out, earthworks and proposed external levels and drainage refer to engineers drawings. Do not scale from this drawing.
4. Any discrepancies noted on this drawing are to be reported to **IDP** for clarification prior to construction.
5. The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
6. All landscape proposals are to be referred to a structural engineer during foundation design.

D	10.10.22	Updated to latest layout	EC	KC
C	30.09.22	Updated to latest layout	EC	KC
B	29.09.22	Updated to latest layout, drainage and LPA comments	EC	KC
A	02.09.22	Updated to latest layout, drainage and LPA comments	EC	KC
rev.	date:	comment(s):	drawn:	check:

ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

IDP LANDSCAPE

client: Vistry Group

job: Rudloe Drive, Quedgeley

title: Soft Landscape Proposals 1 of 3

drawn: EC date: May 2022

checked: KC scale @ a0: 1:250

job no: LA5530 drg no: 002 D

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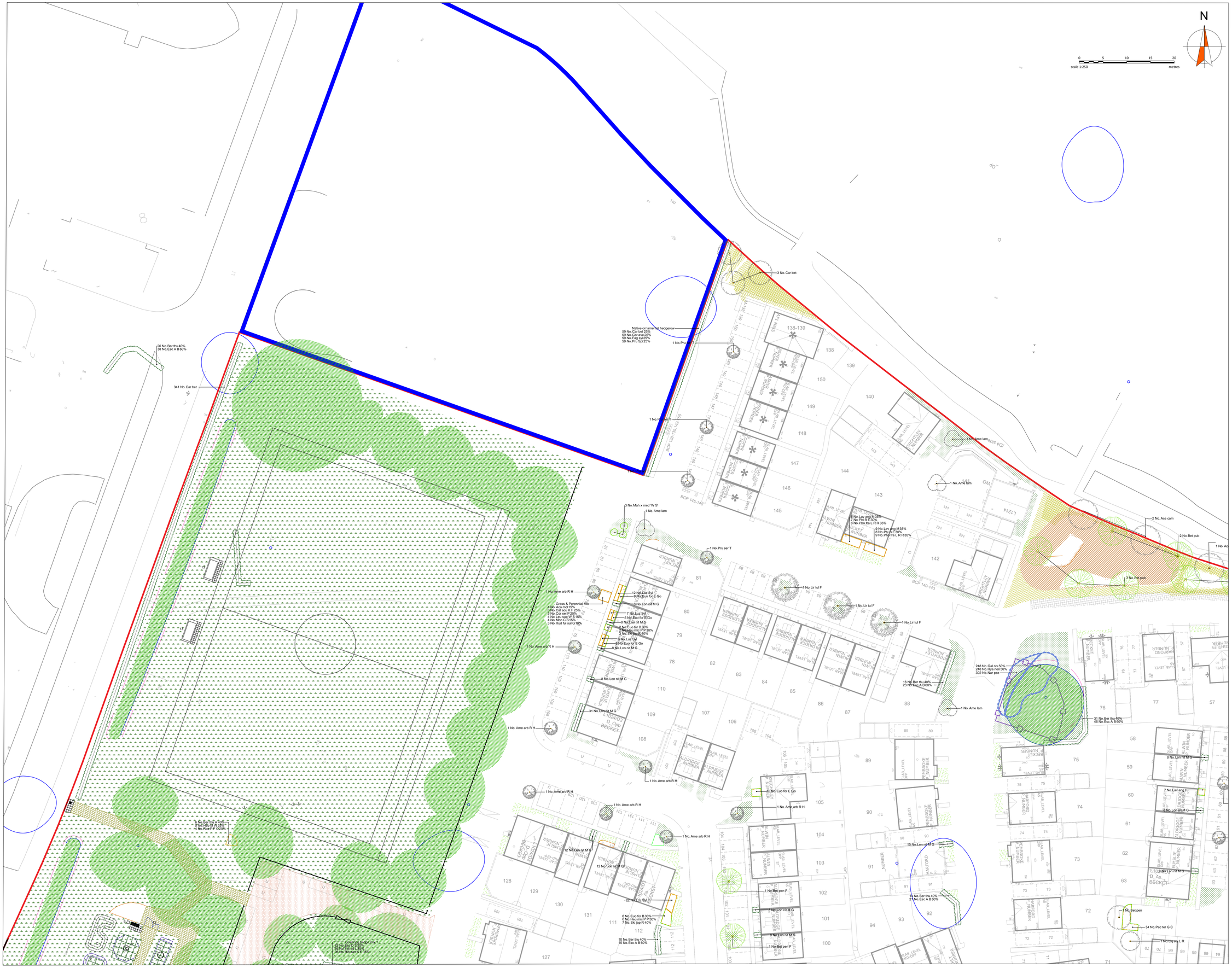

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all dimensions to be checked on site and landscape architect notified of any discrepancies prior to commencement.
do not scale.

Notes:

1. This drawing is based on Hopkins Homes external works layout ref External Works Layout V 12 and should be read in conjunction with all other relevant drawings and specification submitted as part of this application.
2. For details of hard surface construction and boundary treatments refer to External Works Layout V 12.
3. For details of existing and proposed external levels and drainage refer to Xref Drainage dwg. Do not scale from this drawing.
4. Any discrepancies noted on this drawing are to be reported to **IDP** for clarification prior to construction.
5. The contractor shall be aware of proximity to underground services, overhead cables, buildings and boundaries prior to planting operations.
6. All landscape proposals are to be referred to a structural engineer during foundation design.

- Ornamental shrubs 450mm;
- native shrubs 300mm;
- seeded grass 150mm;
- wildflower grass 50mm, or directly into existing ground;
- tree pits to be excavated to at least twice the diameter of the root spread and 1.5 times the depth of the roots to be planted.

Cultivation

8. Planting outside the usual October-March dormant season shall be pursued by approval only. If agreed all bare root plants shall be substituted with container grown stock, with additional establishment watering.

9. Plants shall be bedded in random fashion to avoid formal regimented lines at densities indicated in the schedule, except for specimens, which are to planted in locations shown on the drawing. For mixes, shrubs should be planted in blocks, perennials & grasses should be planted in groups of 4 to 6. Please note: taller plant species to be planted to the rear with lower species to the front.

10. All planting should be watered in to field capacity immediately after planting and mulched with minimum of 50mm depth of medium grade crushed mulch. Where necessary, plants to be protected with rabbit fence and/or individual rabbit guard securely fixed to timber stakes.

Trees & Foundations

11. All trees to be supplied, planted and established in accordance with BS 8545. Trees adjacent to buildings and services shall include root barriers where necessary and should be planted in positions as indicated on the drawings.

12. All foundation designs provided by the architect/engineer must consider the effect of existing trees, and the proposed landscape scheme in accordance with the NHBC Standards. Every effort has been made within the design to follow advice in Chapter 4.2 of the Standards, however landscape proposals should be referred to a structural engineer for checks and any conflicts made known to the Landscape Architect for necessary changes.

13. The contractor is responsible for checking locations of all existing and proposed services, and shall advise the Landscape Architect if there are any conflicts.

14. Trees within hardstanding or highways visibility splays shall be clear stem to 2m high unless specified otherwise.

Maintenance

15. Management operations for the site shall be carried out as detailed in the agreed maintenance schedules at regular intervals, in accordance with any agreed Landscape Management Plan.

16. Any tree or plant which, within a period of 5 years from the implementation, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless otherwise agreed with the Local Planning Authority.

17. Please refer to LA5530-001for Full Plant Schedule Refer to LA5530-002 for play area details

Site Boundary
Existing grass retained
Existing trees/vegetation to be retained & protected during construction (in accordance with BS5837 2012)
Proposed specimen tree
Proposed specimen shrubs
Proposed hedgerows
Proposed ornamental shrubs
Marginal planting
Bulbs planting within lawn areas
Amenity turf grass to house frontages
Rotary Mediation turf or similar
Strong lawn mix: Emorsgate EG22C strong lawn grass mixture with clover, sowing rate (kg m2)
Proposed grass & wildflower mix: Emorsgate EM10 Tussock mixture, sowing rate kg m2
Proposed wetland edge mix: Emorsgate EP1 Pond edge mixture, sowing rate kg m2
Areas of gravel
Hoggin path: with timber edging or similar approved.
Park Railings: 1.8m high vertical bar metal railings with round finials (Number by Alpha Rail or similar approved)
Knee Railings: 0.6m high timber diamond rails with uprights at 2m centres (Jacksons fencing or similar approved) 3m wide maintenance access gates to each space
Bollards: Rosemarie Donacast polyurethane (PU) bollards (Bronze or similar approved) mod feed
British Standard Flag Paving: 400x400x50mm British Standard flag paving (Brett Paving or similar approved)

rev.	date:	comment(s):	drawn:	check:
D	10.10.22	Updated to latest layout	EC	KC
C	30.09.22	Updated to latest layout	EC	KC
B	29.09.22	Updated to latest layout, drainage and LPA comments	EC	KC
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IDP
ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

IDP LANDSCAPE

client: Vistry Group
job: Rudloe Drive, Quedgeley
title: Soft Landscape Proposals 2 of 3
drawn: EC date: May 2022
checked: KC scale @ a0: 1:250
job no: LA5530 drg no: 003 D

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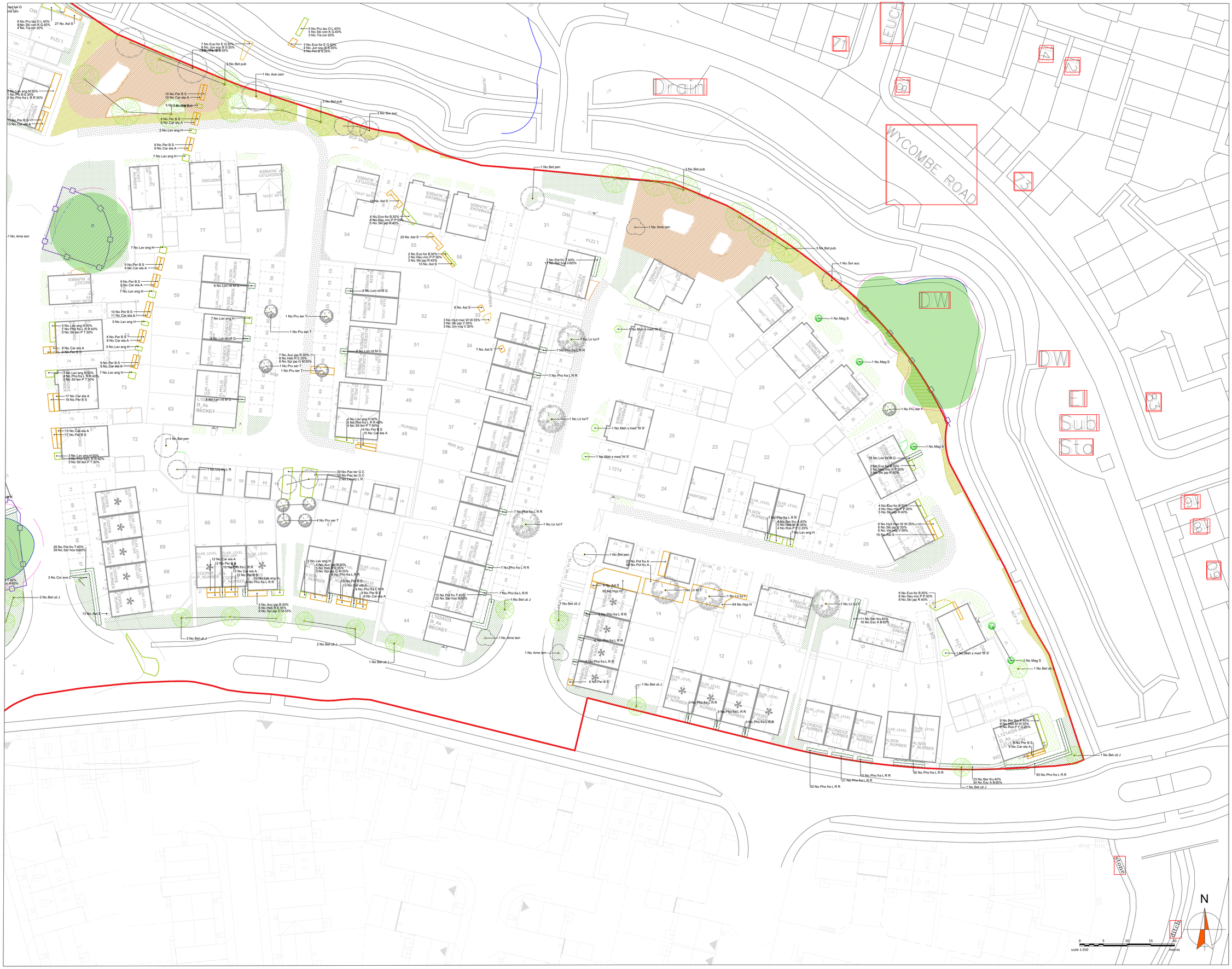

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do not scale.

Notes:

1. This drawing is based on McBains external works layout ref RDQUE-MCB-ZZ-ZZ-DR-A-0220-D5-PS-Site Layout BW and should be read in conjunction with all other relevant drawings and specification submitted as part of this application.
2. For details of hard surface construction and boundary treatments refer to McBains External Works Layout 6RDQUE-MCB-ZZ-ZZ-DR-A-0220-D5-PS-Site Layout BW.
3. For details of existing and proposed external levels and drainage refer to engineers drawings. Do not scale from this drawing.
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17. Please refer to LA5530-001 for Full Plant Schedule. Refer to LA5530 for details of play area.

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- Existing trees/vegetation to be retained & protected during construction (in accordance with BS5837 2012)
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- Proposed specimen shrubs
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- Proposed ornamental shrubs
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- Bulbs planting within lawn areas
- Amenity turf grass to house frontages (Nature Medallion turf or similar)
- Strong lawn mix: Emorsgate EG22C strong lawn grass mixture with clover, sowing rate 25g m2
- Proposed grass & wildflower mix: Emorsgate EM10 Tussock mixture, sowing rate 4g m2
- Proposed wetland edge mix: Emorsgate EP1 Pond edge mixture, sowing rate 4g m2
- Areas of gravel
- Hoggin path: with timber edging or similar approved
- Park Railings: 1.8m high timber diamond rails with uprights at 2m centres (Jackstone fencing or similar approved). 3m wide maintenance access gates to each space
- Bollards: Beaumarris Dorsoval polyurethane (PU) bollards, (Bronze or similar approved) root fixed
- British Standard Flag Paving: Abbotsbottom British Standard flag paving (Brett Paving or similar approved)

rev.	date:	comment(s):	drawn:	check:
D	10.10.22	Updated to latest layout	EC	KC
C	30.09.22	Updated to latest layout	EC	KC
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ARCHITECTS
URBAN DESIGNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS
WE ARE IDP.

IDP LANDSCAPE

client: Vistry Group

job: Rudloe Drive, Quedgeley

title: Soft Landscape Proposals 3 of 3

drawn: EC date: May 2022

checked: KC scale @ a0: 1:250

job no: LA5530 drg no: 004 D

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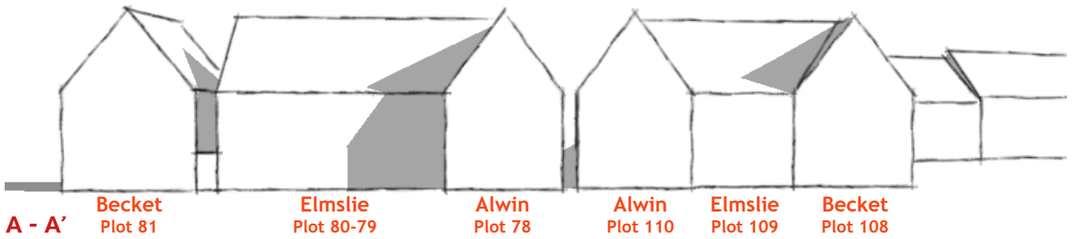
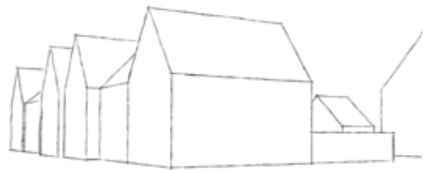
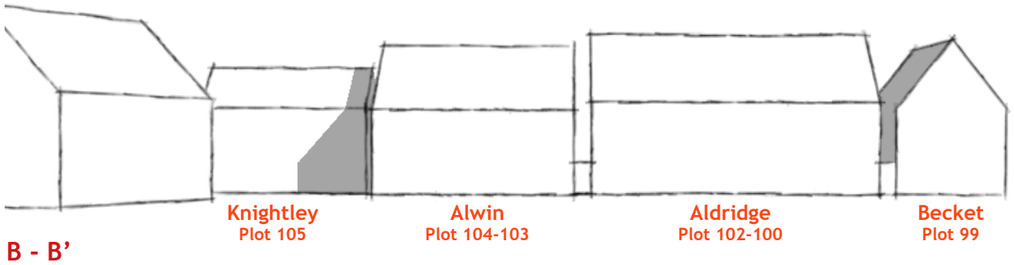
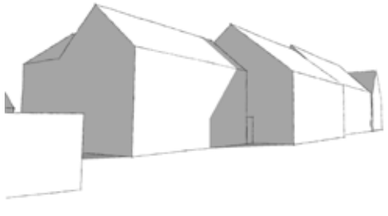
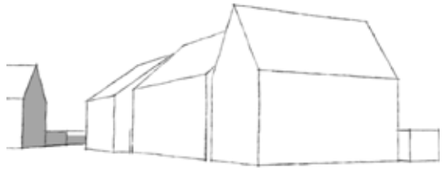












KEY:



ILLUSTRATIVE 3D VIEWS - Selected plots
Land at North Rudloe Drive
Quedlegey

A3

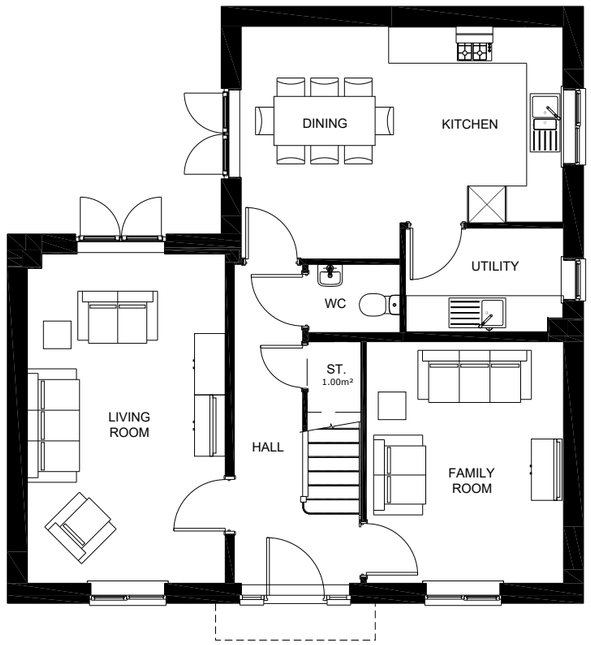
JOB N°:	LHG61841	DRAWN BY:	PV
DATE:	10.10.2022	REVIEWED BY:	VS
SCALE:	NOT IN SCALE	APPROVED BY:	--
DRAWING N°:	RDQUE-MCB-ZZ-ZZ-DR-A-0XXX-S3-P1-Illustrative 3D Views		

Note: This drawing and schedule is based on the information supplied by others, the accuracy of which we cannot guarantee. No consultation has taken place with the planning authority and as such the above proposal should not be used as a basis for financial or commercial transactions.

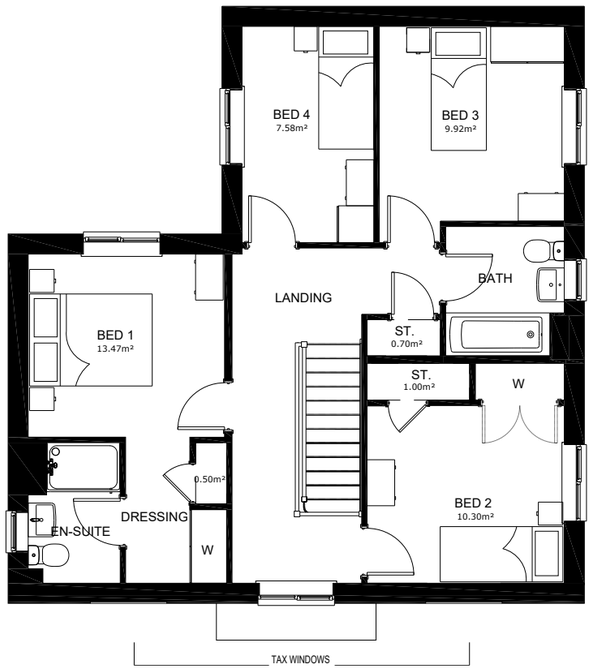
CLIENT:

Vistry Group

McBains
McBains Ltd
5th Fl, 26 Finsbury Square London EC2A 1DS
[redacted]
mcbains.co.uk



GROUND FLOOR PLAN



FIRST FLOOR PLAN



RIGHT ELEVATION



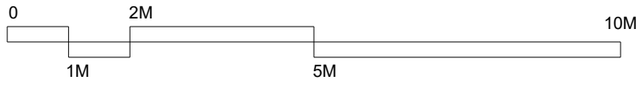
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



Notes:
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NOTE:
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REFER TO EXTERNAL MATERIALS PLAN FOR SPECIFIC MATERIALS, WINDOWS COLOURS AND DOOR COLOURS

* FOR WINDOWS DETAILS, REFER TO DRAWING: RDQUE-MCB-ZZ-ZZ-DR-A-0150-WINDOWS REVEAL & TAX WINDOWS DETAILING

* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P4	Added note on windows stone detailing	10-10-2022
P3	Amended to suit comments	30-09-2022
P2	Amended to suit comments	22-08-2022
P1	Issued for planning	23-05-2022

Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	Date created	Scale @ A3
61841	MAY '22	1:100 @ A3

McBains Ltd
5th Fl, 26 Finsbury Square London EC2A 1DS
[redacted]
mcbains.co.uk

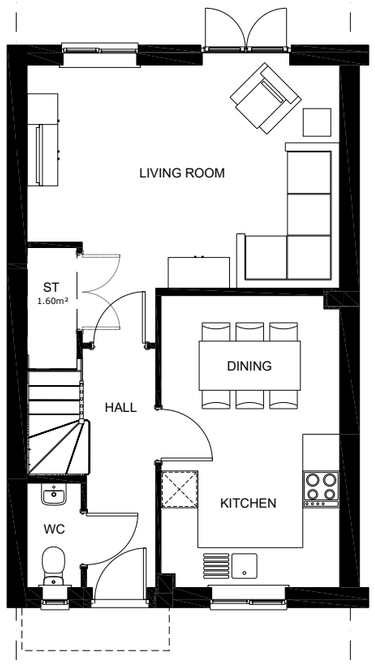
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

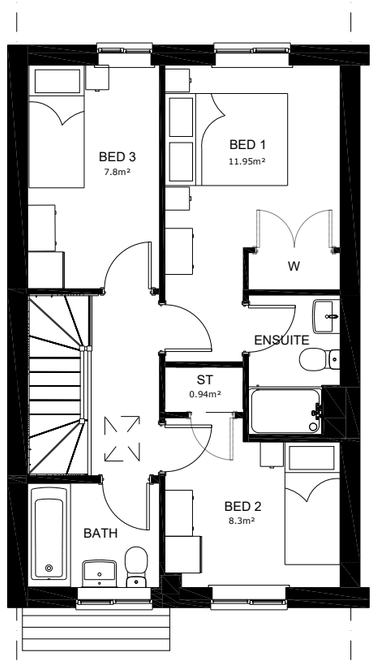
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
KNIGHTLEY
PLOTS 140 as shown
PLOTS --- handed

ARCHITECTURE

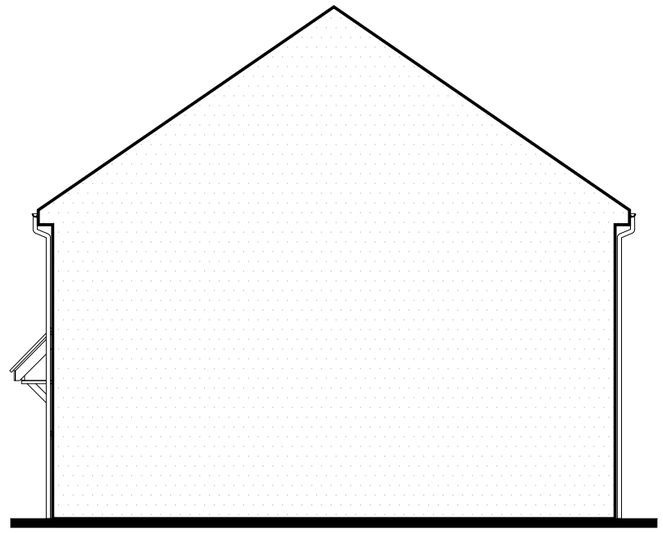
Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0106		D5	P4
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN
(Mid terrace for plots 46,93)



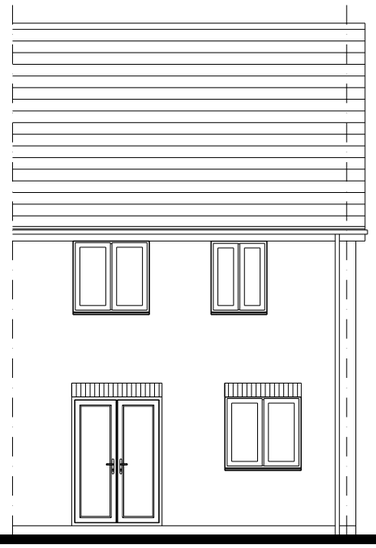
FIRST FLOOR PLAN



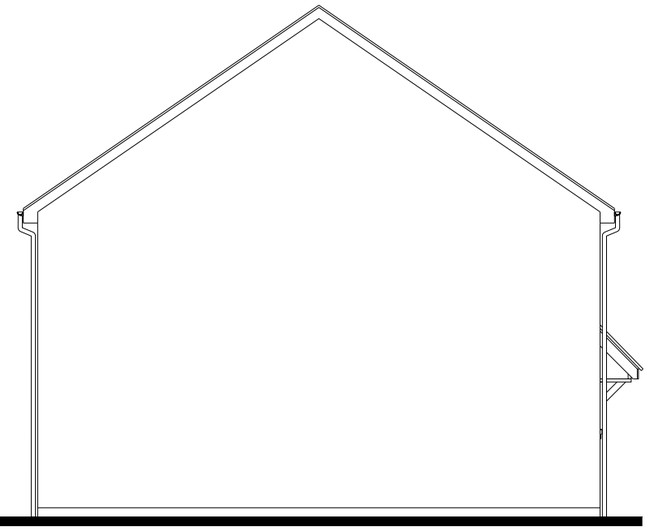
SECTION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 2M 10M
1M 5M

Notes:
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RDQUE-MCB-ZZ-ZZ-DR-A-0150-WINDOWS REVEAL & TAX WINDOWS DETAILING

* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P3	Added note on windows stone detailing	10-10-2022
P2	Amended to suit comments	02-09-2022
P1	Issued for planning	23-05-2022

Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	Date created	Scale @ A3
61841	MAY '22	1:100 @ A3

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5th Fl, 26 Finsbury Square London EC2A 1DS
[redacted] mcbains.co.uk

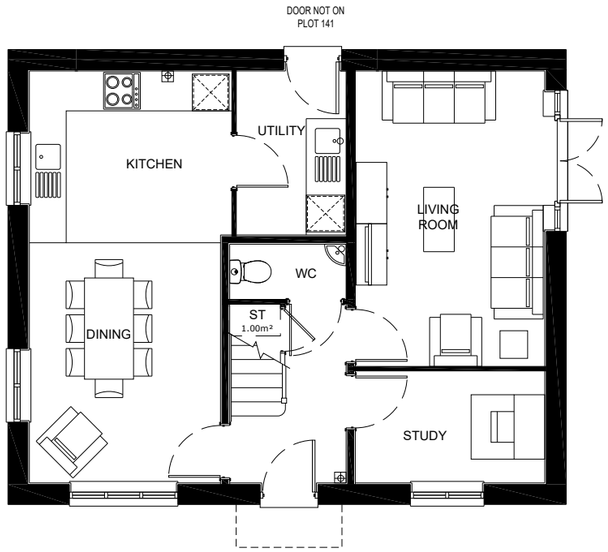
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

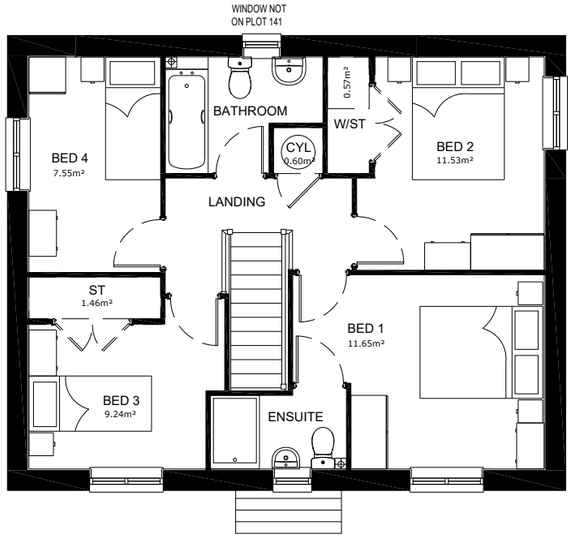
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
ELMSLIE
PLOTS 46 as shown
PLOTS 45,93 handed

ARCHITECTURE

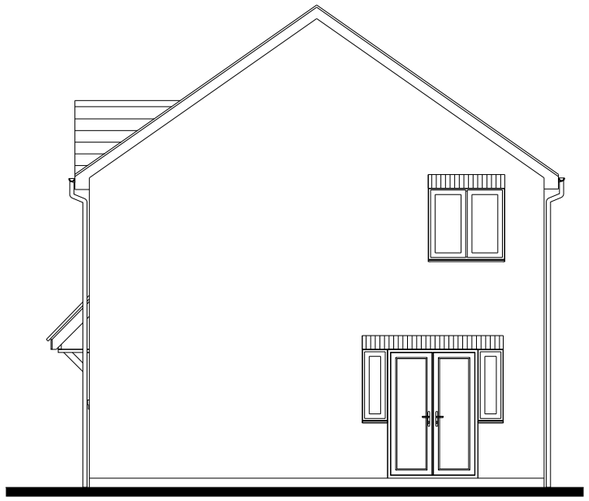
Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0108		D5	P3
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN



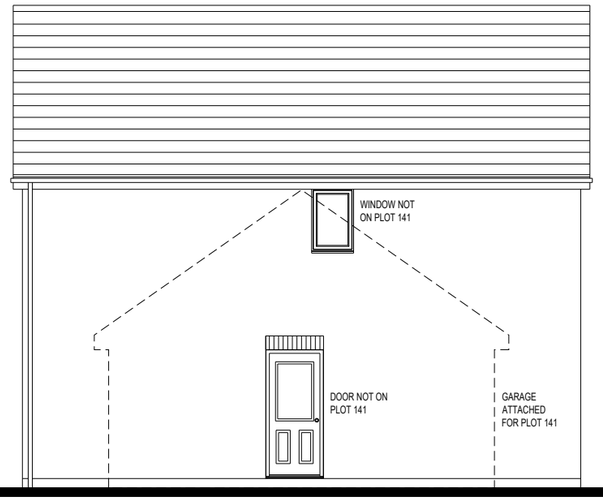
FIRST FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

0 2M 10M
1M 5M

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Revision	Amendment	Date
P3	Added note on windows stone detailing	10-10-2022
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Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	**Date created**	**Scale @ A3**
61841	MAY '22	1:100 @ A3

McBains
McBains Ltd
5th Fl, 26 Finsbury Square London EC2A 1DS
[redacted]
mcbains.co.uk

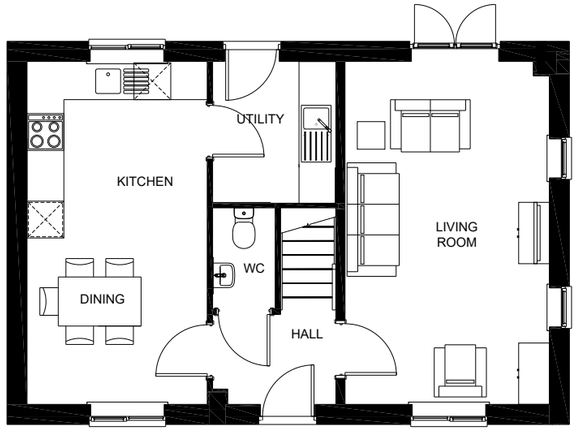
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

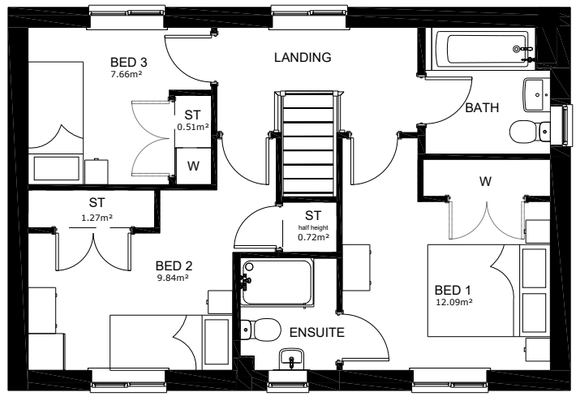
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
LEVERTON
PLOTS --- as shown
PLOTS 31,141 handed

ARCHITECTURE

Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0109		D5	P3
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN



FIRST FLOOR PLAN



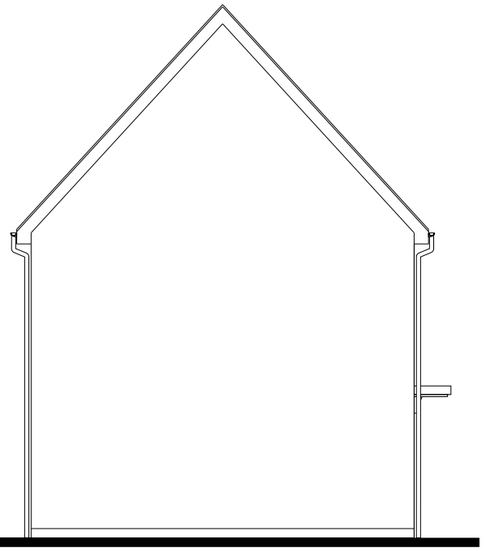
RIGHT ELEVATION



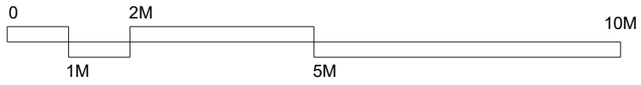
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



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* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P3	Added note on windows stone detailing	10-10-2022
P2	Plot numbering amended	30-09-2022
P1	Issued for planning	23-05-2022

Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	**Date created**	**Scale @ A3**
61841	MAY '22	1:100 @ A3

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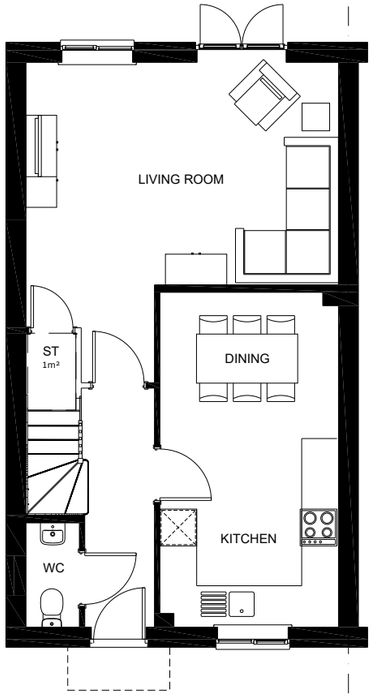
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

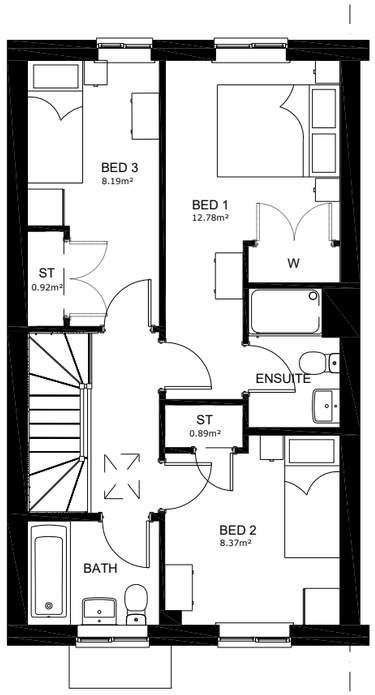
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
BECKET
PLOT 143 as shown

ARCHITECTURE

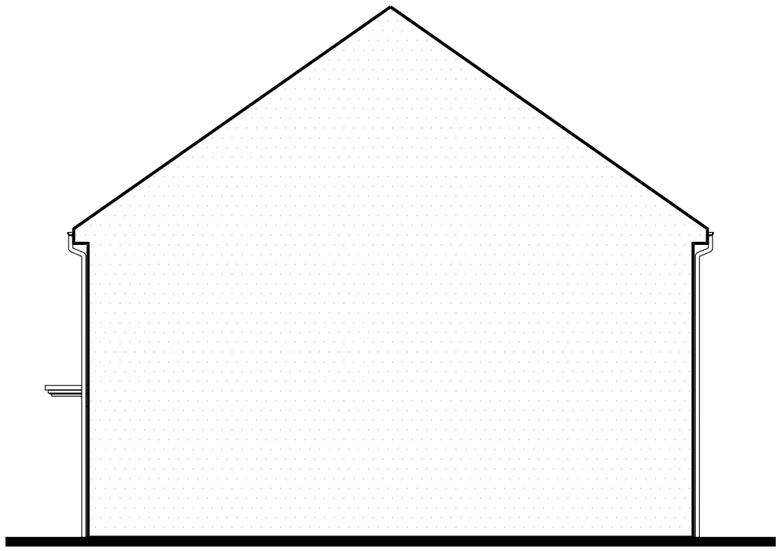
Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0113		D5	P3
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN



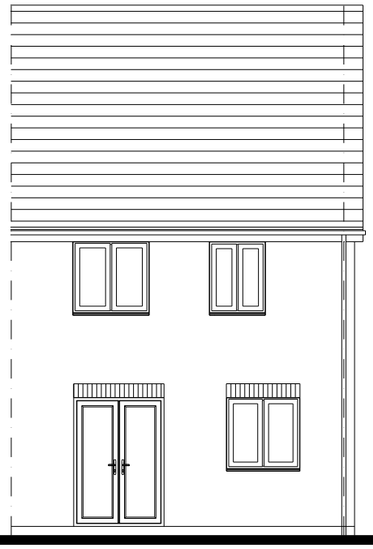
FIRST FLOOR PLAN



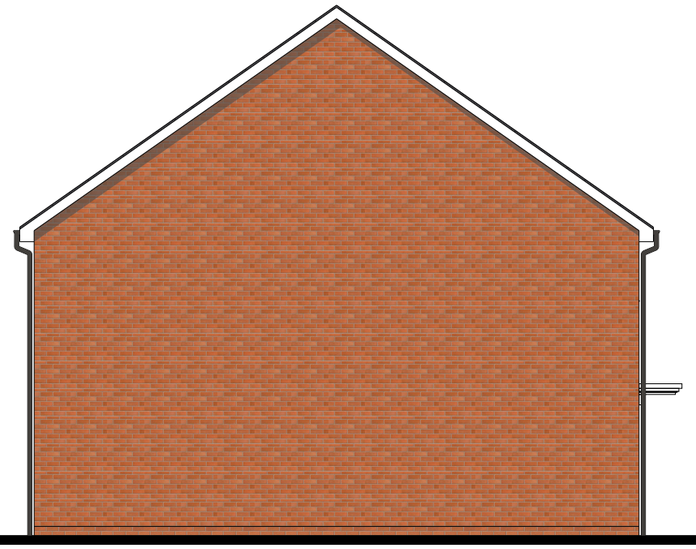
SECTION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 2M 10M
1M 5M

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* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P4	Added note on windows stone detailing	10-10-2022
P3	Amended to suit comments Removed windows on plots 4 & 17	28-09-2022
P2	Amended to suit comments	02-09-2022
P1	Issued for planning	23-05-2022

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MCB Number	Date created	Scale @ A3
61841	MAY '22	1:100 @ A3

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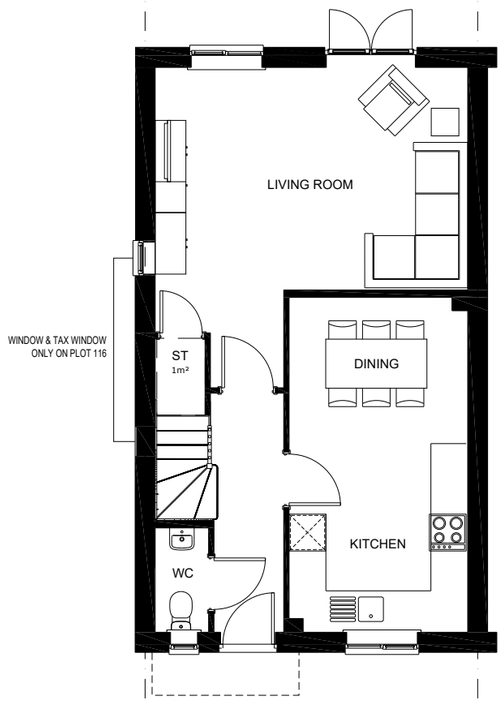
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

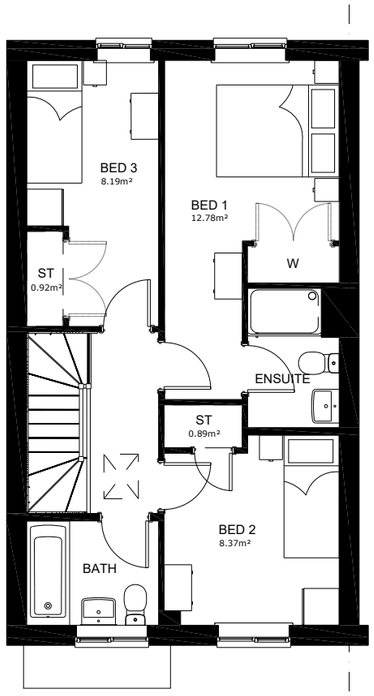
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
ALWIN
PLOTS 4,117 as shown
PLOTS --- handed

ARCHITECTURE

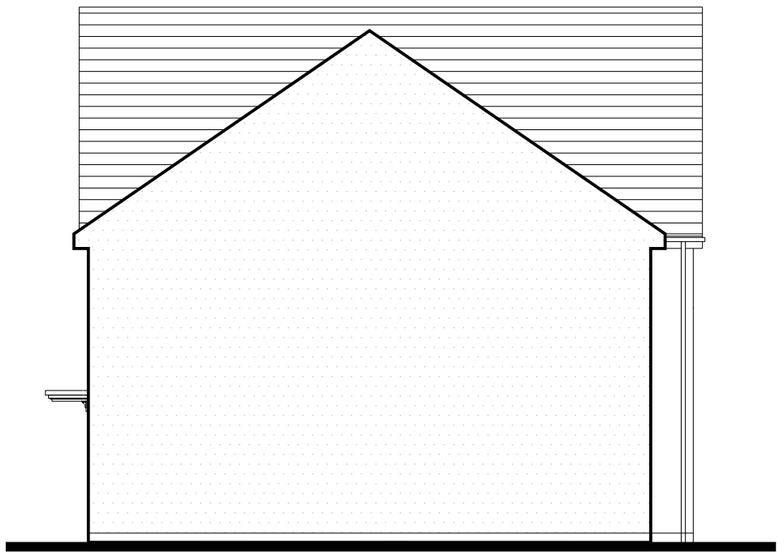
Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0117		D5	P4
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION



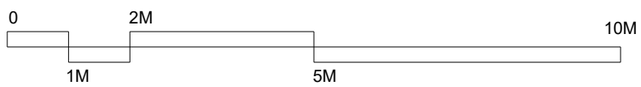
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



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* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P4	Added note on windows stone detailing	10-10-2022
P3	Amended to suit comments, plot 144 added, plot 47 removed windows side elevation, added plot 94	30-09-2022
P2	Amended to suit comments	02-09-2022
P1	Issued for planning	23-05-2022

Drawn by	Reviewed by	Approved by
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MCB Number	**Date created**	**Scale @ A3**
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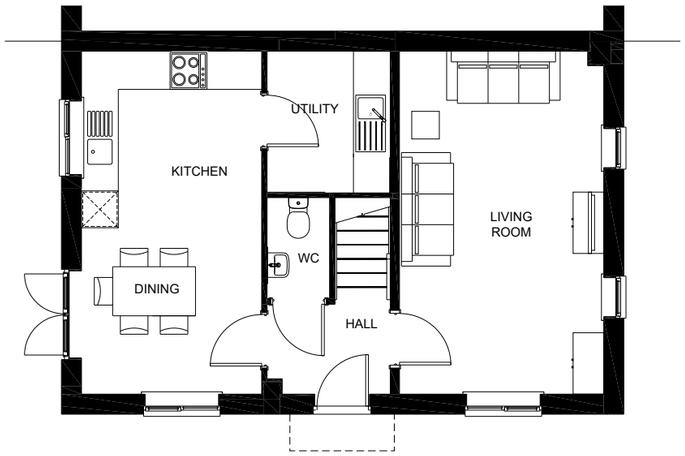
Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

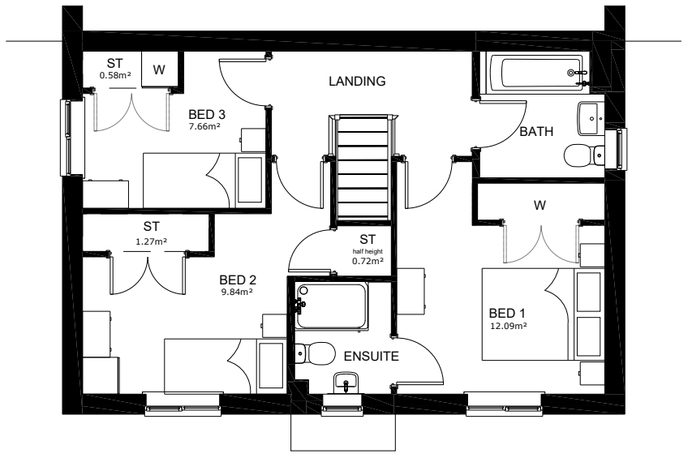
Drawing Title
HOUSETYPE PLANS & ELEVATIONS
ALWIN
PLOTS 47,94,144 as shown
PLOTS 3,116 handed

ARCHITECTURE

Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0118		D5	P4
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision



GROUND FLOOR PLAN



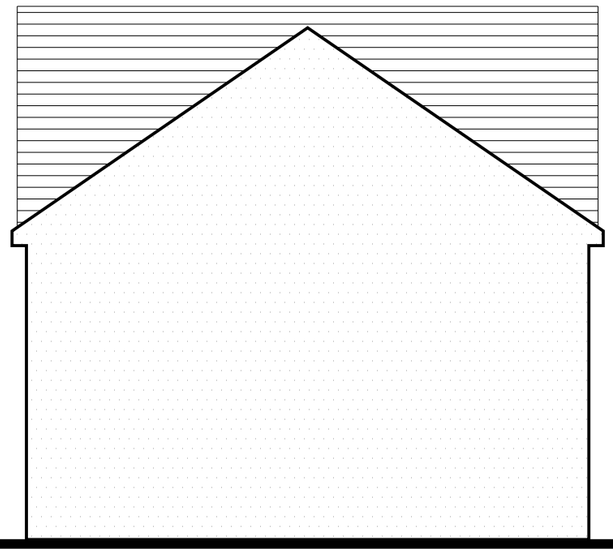
FIRST FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION



SECTION/ REAR ELEVATION



LEFT ELEVATION

0 2M 10M
1M 5M

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* PLOTS TO HAVE PC CAST STONE ON WINDOWS HEADS AND CILLS

Revision	Amendment	Date
P2	Added note on windows stone detailing	10-10-2022
P1	Issued for planning	02-09-2022

Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	Date created	Scale @ A3
61841	AUG '22	1:100 @ A3

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Client
Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

Drawing Title
HOUSETYPE PLANS & ELEVATIONS
BECKET
PLOTS --- as shown
PLOTS 92 handed

ARCHITECTURE

Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0133		D5	P2
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision

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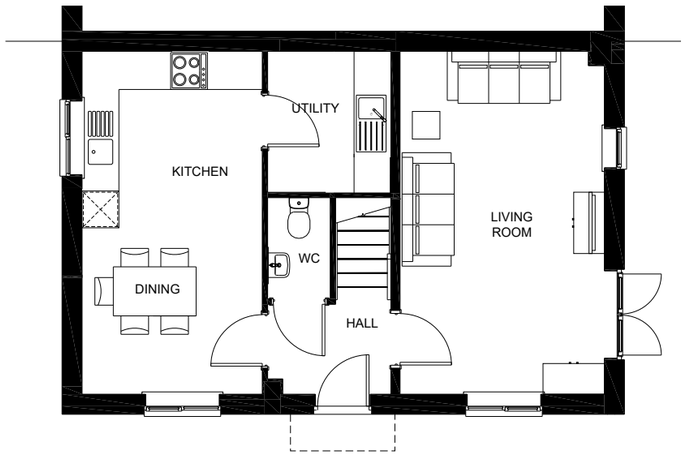
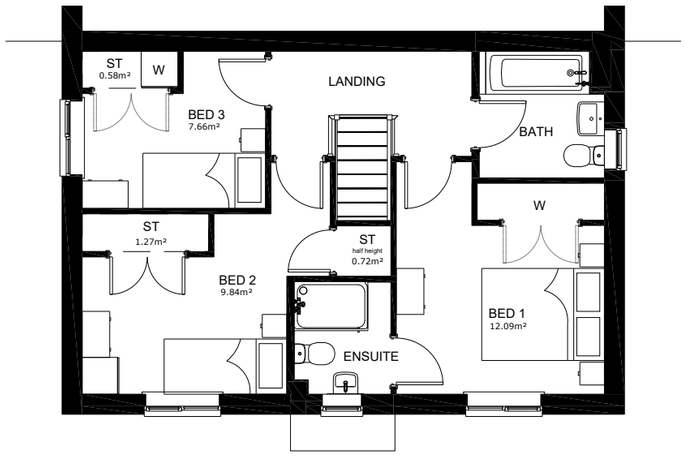


GROUND FLOOR PLAN



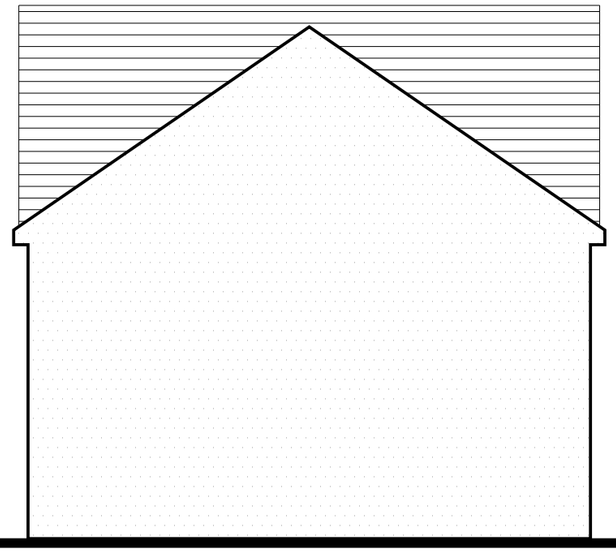
FIRST FLOOR PLAN



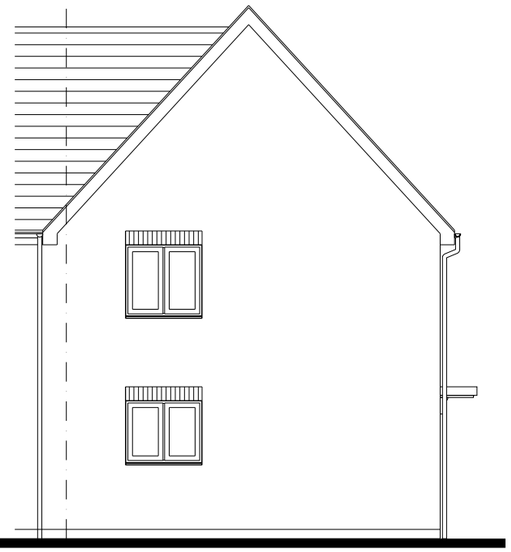
RIGHT ELEVATION



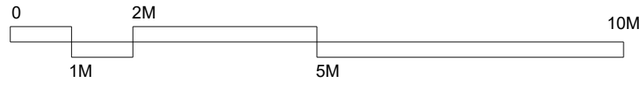
FRONT ELEVATION



SECTION/ REAR ELEVATION



LEFT ELEVATION



Revision	Amendment	Date
P2	Graphical amendments only	10-10-2022
P1	Issued for planning	29-09-2022

Drawn by	Reviewed by	Approved by
VS	EC/SC	P'OR
MCB Number	**Date created**	**Scale @ A3**
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Vistry Group

Project
LAND NORTH OF RUDLOE DRIVE
QUEDGELEY

Drawing Title
HOUSETYPE PLANS & ELEVATIONS
BECKET
PLOTS 48 as shown
PLOTS --- handed

ARCHITECTURE

Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0134		D5	P2
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision

NORTH OF RUDLOE DRIVE - QUEDGELEY
Accommodation Schedule
29.09.2022 RDQUE-MCB-ZZ-ZZ-DR-A-0220-D5-P5-Site Layout

Vistry Group
McBains

Net Developable Area (approx): 3.79 Ha/9.37 Acres TBC
Approx Coverage (Sqft/net developable acre) 17495

Open Market Sale

Type	Description	No.	Sq.Ft.*	Total Sq.Ft.
Ashbee	2 bed FOG (detached) + garage & garden	3	752	2256
Elmslie	3 bed house (mid terrace) + parking space	9	933	8397
Elmslie	3 bed house (end terrace) + parking space	9	933	8397
Alwin	3 bed house (end terrace) Area TBC (Ellm+) + parking space (1 of 24 garage under FOG)	24	1010	24240
Becket	3 bed house (semi detached) + parking space	5	1024	5120
Becket	3 bed house (semi detached) + single garage	2	1024	2048
Becket	3 bed house (detached) + parking space	3	1024	3072
Becket	3 bed house (detached) + single garage	2	1024	2048
Becket	3 bed house (detached) + garage under FOG	1	1024	1024
Aldridge	2 bed Townhouse (mid terrace) + 1 parking space + 1 garage under FOG	2	1111	2222
Aldridge	3 bed Townhouse (end terrace) + parking space	15	1111	16665
Aldridge	3 bed Townhouse (end terrace) + single garage (3 of 5 under FOG)	5	1111	5555
Mylne	4 bed house (detached) + single garage	0	1126	0
Harford	4 bed house (detached) Area TBC (Wy(+) + single garage	5	1225	6125
Leverton	4 bed house (detached) + single garage	5	1214	6070
Foulston	4 bed Townhouse (semi detached)	8	1515	12120
Pembroke	4 bed house (detached) + single garage	13	1372	17836
Knightley	4 bed house (detached) + single garage	9	1429	12861
Total:		**120**		**136056**

Affordable Housing

Type	Description	No.	Sq.Ft.*	Total Sq.Ft.
AF1 MAR GF	1 Bed 2 Person Maisonette (M4(3) + parking space (Area tbc)	1	624	624
AF1 MAR FF	1 Bed 2 Person Maisonette + parking space (Area tbc)	1	731	731
Cooper	2 Bed 4 Person House + parking space	15	861	12915
Asbee	3 Bed 6 Person House + parking space - Plan to be amended to 6 person	10	1018	10180
Speirs	4 Bed 8 Person House + parking space - Plan to be amended to 8 person	3	1141	3423
Total:		**30**		**27873**

Total Number of Units:		
Total:	**150**	**163929**

Notes:

The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consultations have taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.

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NOTES:
Each dwelling shall be provided provided with an Electrical Vehicle charger, mode 3.
Or an outside electrical socket to enable ease of installation of an electric vehicle charging point and shall be provided with an lockable weatherproof cover if located externally to the building

- Cycle sheds to be provided in the rear gardens of all houses without a garage, large enough to accommodate
  1 cycle space = 1 bed, 2 cycle spaces thereafter

-Each property to be provided with a slabbed area within the garden for the storage of refuse/recycling/food bins

P7	Amended to suit comments - Plots 36-38 & 48-49 moved forward to achieve 1200mm from the back edge of the parking spaces and allow 10m rear gardens; -Plot 58 rear fence realigend to allow 10m rear garden; -Plots 132-137 rear fence amended to 1.8m high closeboard fence	10.10.2022
P6	Added Detention Basins drawing	04.10.2022
P5	- Mobility parking arrangement for plots 13-17 amended and 1.2m communal path added -Plot 28 replaced with Pembroke -Carports position near plots 45-47 and 64-66 adjusted -Parking spaces position re-arranged for plots 40-44 -Plots 54-55 parking arrangement amended -BCP plots 18-19,28-30 location amended -Plots 78,91,103,104,110,113-115,124,125,143 position amended to increase distance with adjacent buildings and avoid overlooking issues -Plots 141-142 moved to avoid clash with footpath on the northern frontage	29.09.2022
P4	Added carport plots 12-13 parking spaces	13.09.2022
P3	Amended to suit Highways comments: -Raised table adjacent plot 128 added -Double lines removed from junction adjacent plot 108 -Block paving changed to tarmac within road carriageway on bend adjacent plot 88 and footpaths amended to suit -Block paving changed to tarmac adjacent plot 57 -Parking space to plot 38 swapped with access path to align path with ramp within road	12.09.2022
P2	Amended to suit comments	02.09.2022
P1	Issued for planning	23.05.2022

Revision	Amendment	Date
KK/VS/PV	EC/FC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
MCB Number	Date Created	Scale

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Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
SITE LAYOUT PLAN

ARCHITECTURE

Drawing / Document Reference										Status
RDQUE	MCB	ZZ	ZZ	DR	A	0230				D5 - P7
Project Iden	Originator	Zone	Level	Type	Discipline	Number				Suitability Revision

0 5 10 20 50m



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KEY:

Walling types:

- Ibstock Grampian Red or similar
- Brunswick Farmhouse Mixture or similar
- Ibstock Mercia Orange Multi or similar

Roof Tiles:

- Russell Galloway Cottage Red or similar
- Russell Galloway Slate Grey or similar

Boundary treatments:

- 1.8 m high close boarded fencing
- 1.8 m high panel fencing
- (R) 1.8 m high masonry wall - Ibstock Grampian Red or similar
- (M) 1.8 m high masonry wall - Ibstock Mercia Orange Multi or similar

Detailing:

- * Plots to have PC cast stone heads and cills
- Plots to have grey windows
- Weberpral M Chalk Render or similar (with base of Ibstock Mercia Orange Multi)
- Brick banding, head and cill details in Ibstock Alderley Orange or similar (main facing brick in Ibstock Mercia Orange Multi or similar)
- Timber carport

NOTE:

- Anthracite Grey uPVC windows to all 'key' plots
- White uPVC windows to all remaining plots
- All windows to have deep reveals
- Black uPVC rainwater goods
- Mortar - Remix Natural Yellow

Revision	Amendment	Date
P5	Amended to suit site layout; -Plots 132-137 rear fence amended to 1.8m high closeboard fence; -Annotated/added on plan and Key plots to have PC cast stone heads and cills	10.10.2022
P4	Amended to suit site layout Amend roof tiles and brick tiles materials	29.09.2022
P3	Amended to suit site layout	13.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

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5th Fl. 26 Finsbury Square London EC2A 1DS
[redacted] mcbains.co.uk

Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
MATERIALS AND BOUNDARIES PLAN

ARCHITECTURE

Drawing / Document Reference	Status
RDQUE - MCB - ZZ - ZZ - DR - A - 0231	D5 - P5

Project Idem	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision

Notes:
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KEY:

- Tarmac
- 450X450 mm Buff Slabs to Front and Rear Paths
- Marshalls Standard Concrete Block Paving - Natural (or equivalent manufacturer)

POS / SPORTS PITCH / PLAY AREA

NEWHAVEN ROAD

Drain

LEUCHARS CLOSE

WYCOMBE ROAD

ST MANGAN STREET

FERSFIELD GARDEN

DW

DW

El Sub Sta

Rose Tree Farm

Kinloss

6G

Revision	Amendment	Date
P6	Amended to suit site layout	10.10.2022
P5	Amended to suit site layout	29.09.2022
P4	Amended to suit site layout	13.09.2022
P3	Amended to suit site layout	12.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

Drawn by	Reviewed by	Approved by
KK/VS/PV	EC/FC	EC
MCB Number	**Date Created**	**Scale**
61841	MAY 2022	1:500 @ A0

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Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
SURFACE FINISHES PLAN

ARCHITECTURE

Drawing / Document Reference										Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0232				D5	P6
Project Iden	Originator	Zone	Level	Type	Discipline	Number				Suitability	Revision

0 5 10 20 50m



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KEY:

- Allocated Parking Space/Carport
- Garage
- Parking Court
- Visitor Parking Space

Revision	Amendment	Date
P4	Amended to suit site layout	10.10.2022
P3	Amended to suit comments	29.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

Drawn by	Reviewed by	Approved by
KK/VS/PV	EC/FC	EC
61841	MAY 2022	1:500 @ A0
MCB Number	Date Created	Scale

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Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
PARKING STRATEGY PLAN

ARCHITECTURE

Drawing / Document Reference	Status
RDQUE - MCB - ZZ - ZZ - DR - A - 0233	D5 - P4

Project Idem	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision

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KEY:

- Affordable Rent
- Shared ownership

POS / SPORTS PITCH / PLAY AREA

NEWHAVEN ROAD

Drain

WYCOMBE ROAD

LEUCHARS CLOSE

ST MANGAN STREET

FERSFIELD GARDENS

DW

El Sub Sta

Rose Tree Farm

Kinloss

Revision	Amendment	Date
P4	Amended to suit site layout	10.10.2022
P3	Amended to suit comments	29.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

KK/VS/PV	EC/FC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
MCB Number	Date Created	Scale

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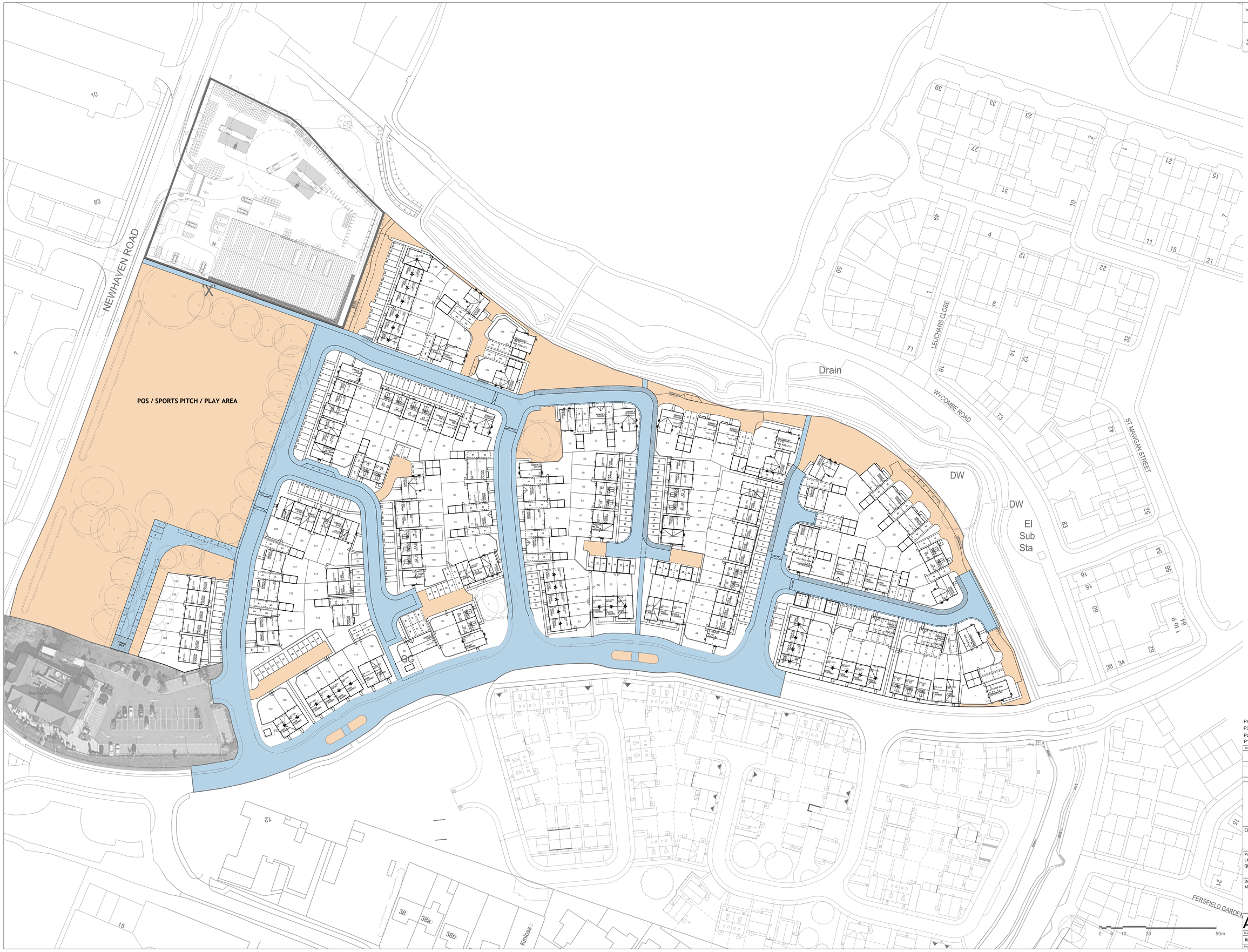
Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
AFFORDABLE TENURE PLAN

ARCHITECTURE

Drawing / Document Reference								Status
RDQUE	MCB	ZZ	ZZ	DR	A	0234		D5 - P4
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability Revision



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KEY:

- Adoptable
- Management Company

Revision	Amendment	Date
P4	Amended to suit site layout	10.10.2022
P3	Amended to suit comments	29.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

Drawn by	Reviewed by	Approved by
KK/VS/PV	EC/FC	EC
61841	MAY 2022	1:500 @ A0
MCB Number	Date Created	Scale

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Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
ADOPTABLE MANAGEMENT PLAN

ARCHITECTURE

Drawing / Document Reference	Status
RDQUE - MCB - ZZ - ZZ - DR - A - 0235	D5 - P4
Project Idem / Originator / Zone / Level / Type / Discipline / Number	Suitability / Revision



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KEY:

Bin Collection Point to be hard paved (indicative)

Operator Drag Distance

P4	Amended to suit site layout	10.10.2022
P3	Amended to suit comments	29.09.2022
P2	Amended to suit comments	01.09.2022
P1	Issued for planning	23.05.2022

Revision	Amendment	Date
KK/VS/PV	EC/FC	EC
Drawn by	Reviewed by	Approved by
61841	MAY 2022	1:500 @ A0
MCB Number	Date Created	Scale

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Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
REFUSE STRATEGY PLAN

ARCHITECTURE

Drawing / Document Reference	Status
RDQUE - MCB - ZZ - ZZ - DR - A - 0236	D5 - P4

Project Idem	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision

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STREET SCENE A-A'

Scale: 1:200



STREET SCENE B-B'

Scale: 1:200



STREET SCENE C-C'

Scale: 1:200



STREET SCENE D-D'

Scale: 1:200

0 2 4 8 20m



KEY

NTS

Revision	Amendment	Date
P4	Shadows added	10.10.2022
P3	Amended to suit comments	30.09.2022
P2	Amended to suit comments	02.09.2022
P1	Issued for planning	23.05.2022

Drawn by	Reviewed by	Approved by
VS	SC/EC	EC
MCB Number	Date Created	Scale
61841	MAY 2022	1:200 @ A0

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Client
Vistry Group

Project
LAND NORTH RUDLOE DRIVE
QUEDGELEY

Drawing Title
ILLUSTRATIVE STREETSCENES AA' BB' CC' DD'

ARCHITECTURE

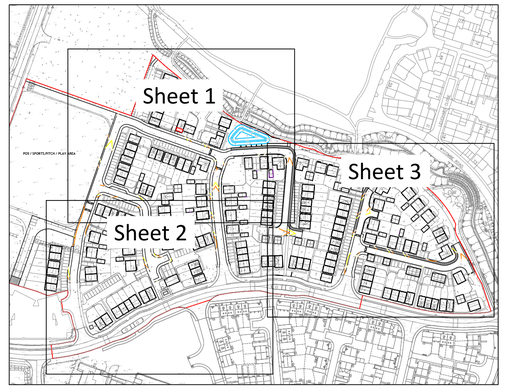
Drawing / Document Reference								Status	
RDQUE	MCB	ZZ	ZZ	DR	A	0250		D5	P4
Project Iden	Originator	Zone	Level	Type	Discipline	Number		Suitability	Revision

1:250 4 6 8 10 12 14 16 18

N

All private driveways that fall towards the adoptable highway to have drainage channel or similar to prevent surface water runoff. Extents of drainage to be added at detailed design.

Any gardens that fall towards the plots to have drainage channels or similar. Extents of drainage to be added at detail design.



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EXTERNAL LEVEL NOTES:

1. All levels to comply with Building Regulations Part M – Part 1. Architect to confirm plots where Part M - Part 2 or Part 3 apply.
2. The approach route to any dwelling should be level, gently sloping or, where necessary ramped. On steeply sloping sites a stepped approach can be used.
3. Part M provisions to be generally provided to the principal entrance, however if this is not feasible an alternative entrance is reasonable.
4. The approach route should be a minimum 900m wide and have a maximum crossfall of 1:40.
5. A 1200x1200mm threshold to be provided at the principal access. Maximum crossfall 1:40
6. A ramped approach is acceptable with the following criteria
   a. Individual flights are:
   i. For gradients up to 1:15 - not more than 10m long
   ii. For gradients up to 1:12 - not more than 5m long
   b. Every flight has a minimum clear width of 900m
   c. Every flight has a top and bottom landing.
   d. An intermediate flight is provided between individual flights and any change in direction.
   e. Every landing is a minimum of 1200mm long, clear of the swing of any doors or gate.
7. An external stepped approach is acceptable with the following criteria
   a. Steps are uniform with a rise of 75-150mm and a minimum going of 280mm.
   b. Steps have suitable tread nosings.
   c. No individual flight has a rise of more than 1800mm between landings.
   d. Every flight has a minimum clear width of 900mm
   e. Top, bottom and intermediate landings has a minimum length of 900mm.
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11. Any soft spots discovered after proof rolling shall be removed and replaced with suitable engineering fill.
12. New road levels to tie in smoothly with existing road. Levels to be confirmed prior to construction and reported to the Engineer

PRELIMINARY SCHEME
For comment and review only.
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Design is subject to full review upon receipt of comments from

- Development Control
- LA Planning Authority
- Environment Agency
- LA Highways Department
- Sewerage Undertaker

Surface levels to tie in smoothly with existing (Section 50 licence required)

KEY

- Site Boundary
- +45.00 Proposed Level
- FFL 45.250 Proposed Finished Floor Level
- Brickwork Tanking
- Blockwork Tanking
- 2xDPC Double DPC
- RW Retaining Feature
- GB Gravel Board Retention
- Minor Contour
- Major Contour

P2	03.10.22	Amended to suit planning officer comments.	SWJ
P1	01.09.22	Amended to suit revised layout.	SWJ

Seven House - High Street
Longbridge - Birmingham
B31 2UQ - Tel: 0121 475 0234
- Bristol
Exeter - London - Reading
pja.co.uk

CLIENT
Linden HOMES

PROJECT

DRAWING TITLE

DRAWING ISSUE STATUS
PLANNING

PJA JOB No.	SUB-CODE	DRAWING NO.	REVISION
0638		0100	P2

Revision Letter - P - Prelim / A - Approval / T - Tender / C - Construction

BIM DRAWING REFERENCE
RDQUE-PJA-XX-D2-Y-0100-00

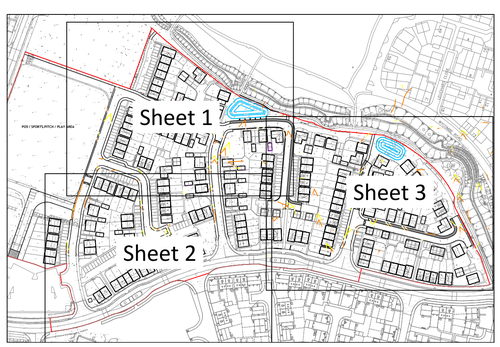
SCALE	DRAWN	REVIEWED	DATE
A1@			

AREA

Refer to Inset A for details beyond this point. Levels design of existing road to remain as is.

All private driveways that fall towards the adoptable highway to have drainage channel or similar to prevent surface water runoff. Extents of drainage to be added at detailed design.

Any gardens that fall towards the plots to have drainage channels or similar. Extents of drainage to be added at detail design.



Inset A

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2. The approach route to any dwelling should be level, gently sloping or, where necessary ramped. On steeply sloping sites a stepped approach can be used.
3. Part M provisions to be generally provided to the principal entrance, however if this is not feasible an alternative entrance is reasonable.
4. The approach route should be a minimum 900m wide and have a maximum crossfall of 1:40.
5. A 1200x1200mm threshold to be provided at the principal access. Maximum crossfall 1:40
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Surface levels to tie in smoothly with existing (Section 50 licence required)

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- +45.00 Proposed Level
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0630 010 P2
RDQUE-PJA-XX-D2-Y-0101-00
A1@

P2	03.10.22	Amended to suit planning officer comments.	SWJ
P1	01.09.22	Amended to suit revised layout.	SWJ

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Exeter - London - Reading
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CLIENT: Linden HOMES

PROJECT

DRAWING TITLE

DRAWING ISSUE STATUS: PLANNING

PJA JOB No. | SUB-CODE | DRAWING NO. | REVISION

Revision Letter : P - Prelim / A - Approval / T - Tender / C - Construction

BIM DRAWING REFERENCE

SCALE | DRAWN | REVIEWED | DATE



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P2	03.10.22	Amended to suit planning officer comments.	SWJ
P1	01:09:22	Amended to suit revised layout	SWJ

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PLANNING

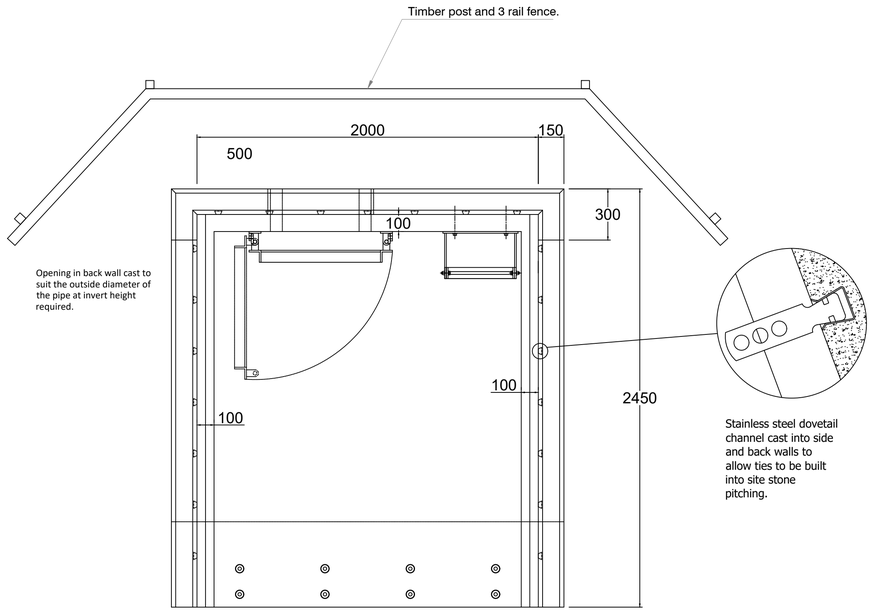
PJA JOB No.	SUB-CODE	DRAWING NO.	REVISION

Revision Letter : P - Prelim / A - Approval / T - Tender / C - Construction

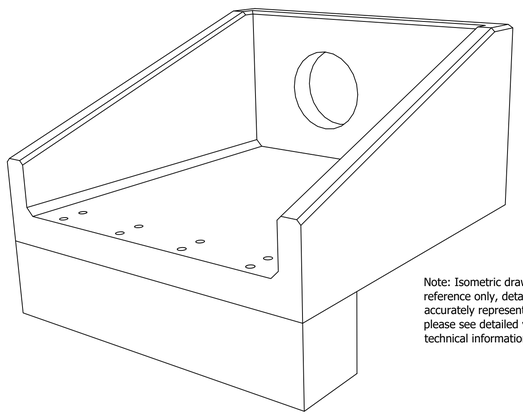
DRAWING REFERENCE

SCALE	DRAWN	REVIEWED	DATE

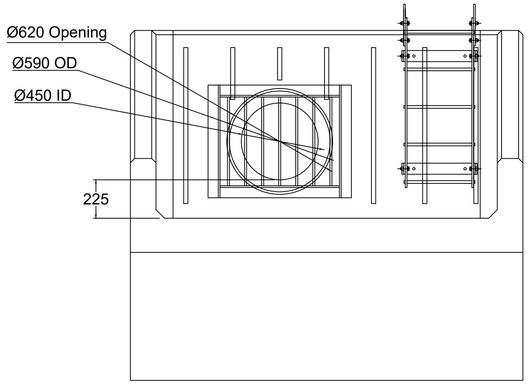
A1

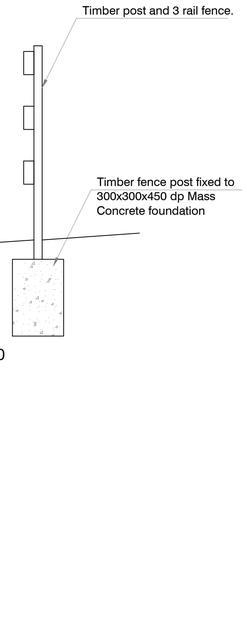


Stainless steel dovetail channel cast into side and back walls to allow ties to be built into site stone pitching.



Note: Isometric drawing is for reference only, details may not accurately represent actual design - please see detailed views for technical information





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ADOPTABLE DRAINAGE NOTES:

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3. All existing sewers and manholes abandoned due to the proposed works are to be either removed, and suitably backfilled or grouted up.
4. All manhole covers to comply with BS.EN.124, and be Kitemarked
5. Cover levels for manholes are approximate only and should be adjusted to match surrounding levels.
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   Cover strengths to be:-
   Class E600 in areas of heavy loading.
   Class D400 in all trafficked areas (roads, hard shoulder, parking areas and services yards).
   Manhole covers on foul only sewers shall be of low leakage types in order to prevent excessive surface water ingress.
7. Drainage pipes 100mm Ø unless stated otherwise.
   Pipes to be :-
   Vitrified clay to BS EN 295 or Concrete to BS 5911 or UPVC pipes to BS EN 1452 or Thermoplastic Structured wall pipes complying with WIS 4-35-01. BSI kitemarked. Class 8kM/m² nominal short term ring stiffness.
8. All sewer pipes 300mm diameter or larger, to be concrete pipes, to BS.5911, unless noted otherwise
9. All pipes to be laid with soffits level, unless noted otherwise.
10. Where cover to pipes is less than 1200mm under carriageway - concrete bed and surround or concrete protection slab is required.
11. All concrete to drainage, manholes bases, surrounds etc to be in accordance with the BRE special digest 1 - Concrete in aggressive ground. Refer to site investigation report for sulphate requirements.
12. All manholes, pipe trenches etc. to be backfilled with imported granular fill to Class 6F1-6F5 (Capping material) to (SHW) Table 6/1 & compacted in accordance with Table 6/4.
13. All pipelines shall be tested both before and after backfilling, using either air test or water test, in accordance with BS EN 1610.
14. Upon completion of the drainage works all drains shall be flushed out and CCTV surveyed and shown to be free of all silt and debris and to have no joint displacements or other defects. A copy of the written report and video is to be forwarded to the Engineers for comment. Any defects shall be attributable to the contractor for rectification unless indicated otherwise by the CCTV report and agreed with the Engineers.
15. All works to sewers/ manholes being offered for adoption or on existing public sewers should be in accordance with "Design and Construction Guidance" and the Adopting Water Authority's recommendations

Sewers for Adoption / Sewers for Scotland Outfall Safety Grille - SFA1 450

1. In accordance with Figure C.6 Typical Outfall Safety Grille - *for outfalls of 350mm diameter of greater* - Sewers for Adoption 7th Edition
2. Material Grade is to be: BS EN 10025 S275
3. All mild steel to be hot dipped galvanised after fabrication
4. Galvanising to BS EN: 1461
5. Welding to BS EN 1011-2:2001
6. Hinged on one side with padlock facility
7. Weight Approx: 55kg

NOTES:

- All dimensions in mm
- All measurements ± 1mm

Specification Information

- Opening in back wall cast to suit outside diameter of the pipework
- Invert level of pipe can be set to your specification

Headwall Installation
Units should be bedded on minimum 200mm thick well compacted Class 6A* selected well graded granular material.
*Manual of contract documents for Highway Works: Volume (MCHW1) specification for Highway Works, Series 600 (Nov.09).
Sit the headwall level or with a slight fall 1:50 from pipe to spill mouth.

Handling
A. Weight of concrete is based on 2.4 tonne/m³+5% is recommended for sizing lifting equipment.
B. All lifting points shall be used as specified below
C. Unit to be lifted as per lifting diagram

Concrete
A. Mix ref: Self-compacting DC4/D54 Mix
B. Lifting strength based on 2 cubes = 20N/mm²
C. Characteristic 28 day cube strength = 50N/mm²
D. Concrete provides Design Chemical Class 4 (DC4) to special Digest 1, Table F2.

Reinforcement
A. Reinforcement to BS EN 13369
B. Scheduling, dimensioning, bending & cutting to BS8666
C. Cage to be machine tied with steel wire

Manufacture
A. Manufacture to BS EN 1525B:2008 precast concrete products - Retaining wall elements, Factory Production Control certificate number: 0086-CPR-650448 & BS EN 13369
B. Tolerances to BS EN 13369 clause 4.3.1.1
C. Finishing:

Finish	Grade	Specification	Application
Formed	F4	As cast	Not permanently exposed

D. Marking: Units shall be indelibly marked to show:
- Mould reference code
- De-mould date
- Job reference number & unique product number
- Unit weight (kg)

Design
A. Concrete design to EC2
B. Althon have designed the concrete units only, the site conditions should be assessed for suitability by the scheme designer
C. Units are designed to withstand a vertical live load surcharge of 10kN/M²
D. Weight of soil = 18kN/M³
E. Angle of internal friction = 30 Deg.
F. Design Life: >100 years

Min Cover Specified	Cover Block Size (mm)	Min Cover Size (mm)	Max Cover Size (mm)
XC4 (XC4)	35	30	60

Exposure classification	Exposure Indicator by Carbonation	Carbonation reduced by	Freeze/thaw attack	Chemical attack
XC4 (XC4)	XC4(1)	20mm	XF1	XA1

Fabrication Specification
A. Manufacture IAW EN 1090-2 EXC CLASS 1
B. Material grade is to be: BS EN 10025 S275
C. Welding carried out IAW EN 1090-2 PARA 7.5.4 - 7.5.18
D. All fillet and butt welds to have a minimum throat thickness of 6mm & joints to be fully welded where possible.
E. Ensure vertical flats are fully welded both sides where possible.
F. All sharp edges and burrs are to be removed.
G. Remove all weld splatter.
H. Holes by punching are permitted with reaming.
I. Galvanising is carried out after fabrication to BS EN:ISO 1461

Handrail / Ladder Specification
A. Kee Klamp® Galvanised Size 8 Fittings
B. Size B 48.3mm OD 3.2mm Wall Thickness Galvanised Medium Duty Tube to BS EN 10255
C. 360N/m Design Load at stated in BS 8118, BS 6180, BS 6399 & BS 7818, Civil Engineering Specification for the Water Industry (CESWI) 7th Edition Clause 2.60 Handrails & Balusters & The Engineering Equipment and Materials Users' Association (EEMUA) Publication 105 7th Edition Factory Stairways, Ladders and Handrails
D. Other design loads available on request
E. GRP/FRP Handrails also available

Headwall detail based on Althon headwall "RSFA20B 10 2450 Headwall, 750 x 500mm Toe, SFA1 450 Outfall Safety Grille, Dovetail slots".

Dovetail slots provided within pre-cast headwall to finish headwall in stone pitching approximately 100mm max thickness.

Engineer to be notified of any changes to design that may affect headwall specified on this drawing.

Headwall reference on drainage plan, "S38 Basin" and "S41".

P2	10.10.22	Updated to suit comments received from LA Drainage and Landscape officers.	SWJ
P1	03.10.22	Updated to reflect latest design.	SWJ

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CLIENT

Linden HOMES

PROJECT

Rudloe Drive Quedgeley

DRAWING TITLE

Headwall Detail
450Ø Pipe Diameter

DRAWING ISSUE STATUS

PLANNING

PJA JOB No.	SUB-CODE	DRAWING NO.	REVISION
06396		0410	P2

Revision Letter : P - Prelim / A - Approval / T - Tender / C - Construction

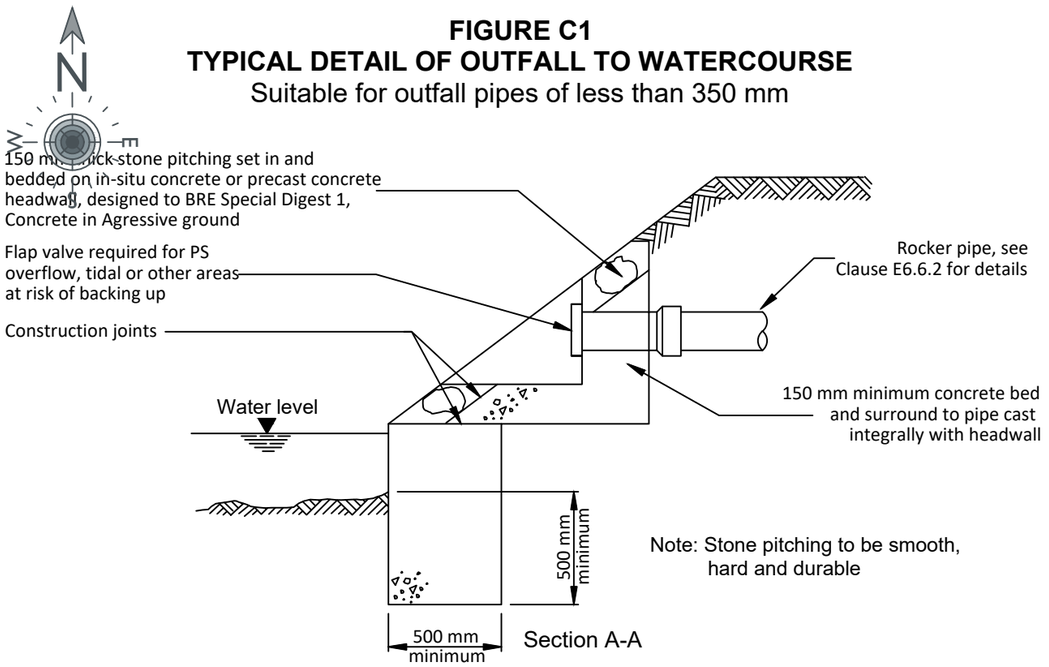
BIM DRAWING REFERENCE

RDQUE-PJA-XX-D2-Y-0410-00

SCALE	DRAWN	REVIEWED	DATE
A1@			

A3 1:250 4 6 8 10 12 14 16 18

FIGURE C1
TYPICAL DETAIL OF OUTFALL TO WATERCOURSE
Suitable for outfall pipes of less than 350 mm



Not to scale, dimensions in millimetres

Headwall shown from the Design and Construction Guidance specification, Final headwall arrangement to be agreed with adopting authority, to comply with their H&S requirements

GENERAL NOTES:

1. This drawing is to be read in conjunction with all other relevant Engineering and Architect's details.
2. The design details presented must be reviewed in conjunction with the wider site information and site constraints which may not be evident on drawing and must be requested if not already provided. This includes, but not limited to, ground conditions (geotechnical and geo-environmental), groundwater levels, buried services, remnant obstructions, ecology, tree protection and topography.
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Headwall to be finished in stone pitching and have treated timber guard rail around the top of the headwall for safety purposes.

Headwall detail based on Sewerage Sector Guidance Outfall figure C1, for pipes up to 350mm diameter. All details subject to approval with Adopting sewerage undertaker.

Engineer to be notified of any changes to design that may affect headwall specified on this drawing.

Headwall reference on drainage plan, "S2 Basin".

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SCALE	DRAWN	REVIEWED	DATE
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