

**LANDSCAPING**

Landscape scheme to be implemented prior to occupation. All external works including hard surface landscaping to be completed before any planting. When all construction works have been completed and no more bulk deliveries are required and once all scaffolding has been removed and all external works and drainage completed, the tree protection fencing can be removed for new planting and seeding to be carried out within root protection areas fully in-accordance with the instructions for cultivation within root protected areas and in-accordance with the layout plan as shown.

A quality lawn seed suitable for shady lawns is to be evenly applied over new top soil and raked in. Soil is to be well watered and kept moist for two weeks until the new lawn has started to establish. The lawn is not to be mowed for the first four weeks and then regularly during warm weather months.

New plants within root protection areas should be pit planted, with the pits being appropriate to the size of the root ball or bare root system having first established that there are no major roots beneath the surface by the use of a hand fork. If tree roots of 25mm in diameter or over are encountered **THEY MUST BE CUT AT THE POINT OF ENCOUNTER**

Spray out areas of unwanted herbaceous plant material using contact herbicide being careful not to follow of retained trees, green stems sprouts and foliage of retained trees. Attention is drawn to Health & Safety regulations in the use of herbicides.) Soft surface finishes including turf, mulch and cultivated beds are preferred around trees as there is less likelihood of damage to the trees by penetration of water and air in to the soil.

Tractor mounted rotavation or other heavy cultivation should not occur within the root protection areas. Any cultivation should be undertaken carefully by hand beneath the tree canopy. A hand fork should be used at an angle of 30 degrees to loosen the top soil to a maximum depth of 50mm. Alternatively a three pronged hand cultivator could be used.

Outside of the tree canopy and if no large surface root are visible a small pedestrian rotavator can be used with the maximum depth of cultivation adjusted to that of 50mm.

A top dressing of clean top soil can be added within the root protection area to the area to a depth of 25mm. Care should be taken when importing top soil that the operation does not compact the existing soil by using scaffold boards or plywood sheets to access the area.

Turf should be used on bank slopes with the turf stabilised by the use of hazel wood pegs. The grass seed or turf selected should be of a species shade tolerant for use beneath the tree canopy.

A minimum of 500mm from the trunk face should be left clear of turf/grass seed or ground plant cover material. These areas should be mulched with a 50mm layer of proprietary mulch and may incorporate the use of porous mulch mats.

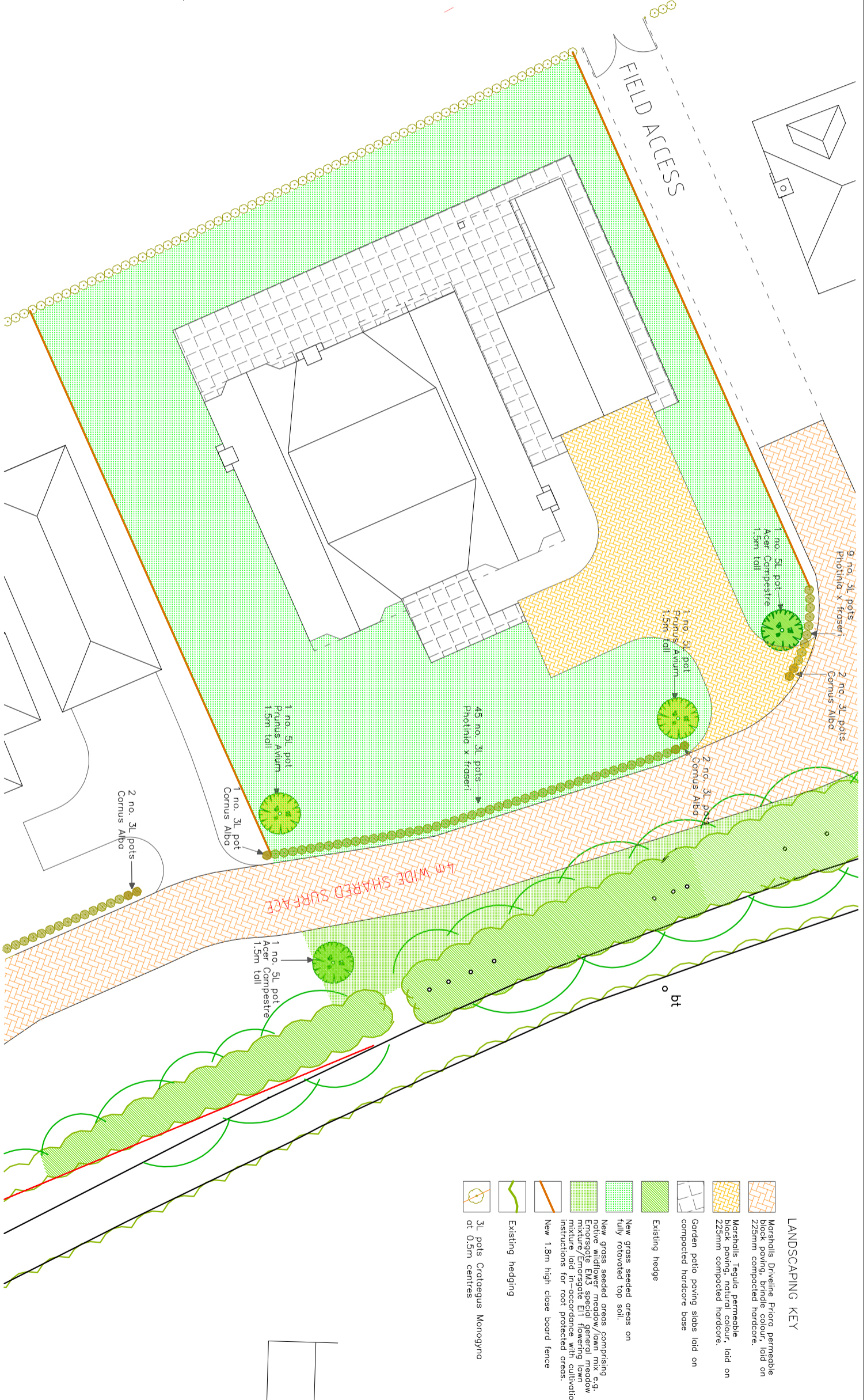
Shrubs and trees should be pit planted, with the pits being appropriate to the size of the root ball or bare root system having first established that there are no major roots beneath the surface by the use of a hand fork. If tree roots of 25mm in diameter or over are encountered the location of the pit should be moved.

The grass areas post establishment should not be treated with proprietary fertilizers as these will change the mycorrhizal balance associated with the trees rooting system.

**LANDSCAPE MAINTENANCE SCHEDULE AFTER COMPLETION**

1. All existing boundary hedging, shrubs and saplings are to be retained and maintained for a minimum 5 year period.
2. All trees shown as approved to be felled are to be felled out of the bird nesting season i.e. after the 31st August and before March. All other existing trees are not to be felled or pruned without the written permission of the Local Authority.
3. All new tree planting should also take place between November and March in-accordance with the above layout plan and retained and maintained.
4. New trees under other tree canopies should be pit planted, with the pits being appropriate to the size of the root ball or bare root system having first established that there are no major roots beneath the surface by the use of a hand fork. If tree roots of 25mm in diameter or over are encountered the location of the pit should be moved.
5. Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 3 years from the date of planting shall be replaced by the homeowner in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The homeowner shall be responsible for any replacements for a period of 3 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of the building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 3 years following its complete provision.



**LANDSCAPING KEY**

	Marshalls Driveline Pricor permeable block paving, brickle colour, laid on 225mm compacted hardcore.
	Marshalls Tegula permeable block paving, natural colour, laid on 225mm compacted hardcore.
	Garden patio paving slabs laid on compacted hardcore base
	Existing hedge
	New grass seeded areas on fully rotavated top soil.
	New grass seeded areas comprising native wildflower meadow/lawn mix e.g. Emorsgate EM3 special flowering lawn mixture laid in-accordance with cultivation instructions for root protected areas.
	New 1.8m high close board fence
	Existing hedging
	3L pots Crataegus Monogyna at 0.5m centres

Rev.	Drawing No.	Rev.	Title	Project
	21-RPL4-07		LANDSCAPING PLAN	
	Scale	1:250(A3)		
	0m	5m	10m	15m
Date	12-03-21	Drawn by	S Bernardez	
		PLOT 4 LAND NEXT TO BULLFINCHES PARK LANE, ROPLEY		
		A&B Design 01794 368744 steve@acandhomes.com		