

Site Layout/Landscaping Plan 1:200

EXISTING HEDGES

N/A Native species hedgerow to remain as indicated on plan

NEW HEDGES

Ref	Name/Species	Spacing	Size	Stock	Row	No.
H1	Native species hedgerow	5/meter	600-900mm	Bare Root	Double	68
H2	Native species hedgerow	5/meter	600-900mm	Bare Root	Double	64

NATIVE HEDGE MIX

Percentage	Amount	Species
40%	53 no.	Field Maple (<i>Acer Campestris</i>)
50%	66 no.	Hawthorn (<i>Crataegus Monogyna</i>)
10%	13 no.	Common Hazel (<i>Corylus Avellana</i>)

Hedgerow species to be planted in groups of 5-20 single species

PLANTING SPECIFICATION

GENERALLY

Timing: Planting shall be implemented during the first planting season from mid-November to mid-March following substantial development completion or phases thereof.

Plant Stock: Plant stock must be in strict accordance with the schedule of plants shown on the drawing. All plants are to be supplied by nurseries registered with the HTA Nursery certification scheme in accordance with the National Plant Specification.

British Standard: All tree and shrub planting and turfing shall be carried out in accordance with British Standard 3936 & 4428.

Planting Conditions: No planting shall take place when the ground is frozen, wet or waterlogged or in excessively windy conditions, or in any other conditions that could adversely affect the successful establishment of plant material. All plants on site to be protected from adverse weather conditions.

Planting Positions: All plants must be planted in the exact locations shown on the drawings, if this is not possible due to site layout changes or unmarked service runs etc. then changes must be agreed and confirmed in writing by the Contract Administrator.

Watering Prior to Planting: All container grown and root balled planting stock shall be thoroughly watered before planting on the same day as the planting operation.

SEEDING

The seeding areas will all have been top soiled to give a minimum depth of topsoil following settlement of 250mm, and will be ready for final cultivation.

Climatic Conditions: Carry out the work during appropriate seasons and while soil and weather conditions are suitable for the relevant operations.

Cultivation: Break up any compacted topsoil to full depth. Undertake cultivation when the soil surface is dry. Do not cultivate if there is frost or if the ground is frozen. Relieve surface compaction by shallow cultivation to produce an open fissured texture immediately prior to seeding.

Fertiliser to Seeded Areas: Apply fertiliser to all areas to be grassed in accordance with the seed manufacturers recommendations.

Seeding: To all grassed areas noted on the drawings and also any areas disturbed during the works. Rate of application: 35g per m2.

Mixture Breakdown:

- 40% CORAIL Strong Creeping Red Fescue
- 30% RAISA Chewings Fescue
- 25% ABERFLEECE Sheeps Fescue
- 5% HIGHLAND Bent Grass

Quality of Seed: Purchase fresh seed for each growing season and do not use seed purchased for previous seasons. Germination capacity: Not less than 80%.

Purity of mixture: Not less than 90%. Total weed seed content: Not more than 0.5%. Total content of other crop seeds: Not more than 1%.

Sowing: Do not sow seed in January, February or late May to the end of September. Do not sow if the ground is frozen, very wet or during periods of drought. Spread seed evenly at the specified rate(s) applied in two equal sowings in transverse directions. Do not incorporate or cover the seed but firm in with a roll using a lightweight roller, or by treading, to give good soil/seed contact. On light soils roll and cross roll after seeding.

First Cut of New Seeded Areas: When grass is approximately 60mm high remove debris, litter and all stones and clay balls larger than 25mm in any dimension.

When grass is reasonably dry, cut to approximately 30mm high. Remove arisings from grass areas.

MANAGEMENT & MAINTENANCE

Maintenance period: Carry out the following maintenance operations until planting is established. Ensure that maintenance operations are carried out as necessary to keep the works in a tidy condition throughout the maintenance period.

Weed control: Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. Spraying to be carried out in accordance with COSHH regulations 1994. All arisings to be removed from site.

Litter removal: Remove from site all litter and other debris during each maintenance visit.

Pruning: Prune off dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.

Replacement: Replace or make good immediately, any soft landscape item that fails, or does not develop full foliage during the maintenance period.

Watering: Water soft landscape items as necessary throughout the maintenance period, to ensure establishment. Replace or make good immediately, any soft landscape item that fails due to lack of water.

GENERAL

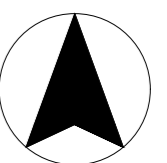
Any Tree, Hedging plant or Shrub that fails in the first 5 Years must be replaced with the same variety, it is also preferable that the new plants would be of similar size to the original plants in the scheme at the point of replacing.

All landscape works and materials shall conform to the following code where possible:
General landscape operations: BS4428:1989 where relevant, BS5837:2012 trees in relation to construction.
All levels on site to generally remain as existing with only minor level changes and excavation where hardsurfacing sub-base is required.

RESPONSIBILITY

Each new householder/occupier is to take responsibility for the maintenance and upkeep of the landscaping in accordance with the management and maintenance schedule as set out above following occupation. Prior to occupation the responsibility lies with the builder/developer who is to manage this maintenance accordingly until the property has been sold/handed over to the future owner(s). The extents of the responsibilities involved in the maintenance will relate to the transfer documents with each land owner being responsible for their own plot of land.

NORTH



PLANNING ISSUE

Revision

Title

Site/Landscaping Plan

Project

Proposed Dwellings

Pound Hill

Gt. Bricett

for

Base Garage Ltd

Date

May, 2021

Scale / Size

1:200 @ A2

Drawn

SJB

Job No.

486

Drng No.

02

Rev

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