

## Hard and soft landscaping plan:

45 & 47 Main Street, Greetham

### Crab Apple Tree

*Malus Sylvestris*

New tree to be planted; crab apples are compact and inject colour and interest into the garden all year round. The new tree will be planted between November and March. A hole will be dug wider than the roots and a stake inserted into the hole, just off-centre. The tree will then be placed in the hole and the hole filled with soil. The tree will be tied to the stake using a tree-tie and watered generously. A tree guard will be fitted around the base of the tree to protect it. It will be 1m clear at the base and crab apple trees can grow 10m tall with a diameter of 45 cm and have a spread of 5m. Crab apple trees require little maintenance but can be fed with a general granular plant food in Spring and, if any pruning is needed, it can be carried out in Winter. The tree will be checked regularly for signs of disease.

### Cherry Tree *Prunus Avium*

New tree to be planted; this tree will attract birds, insects and wildlife into the garden as well as providing an injection of colour. The new tree will be planted between November and March. A square planting hole will be dug, the tree inserted and covered back over with soil. It will be 1 meter clear at base. The cherry tree will need to be regularly watered in the morning and evening the first few days after planting. A tree guard will be fitted around the base of the tree to protect it. Cherry trees can grow to 18-25m, growing an estimated 20-40 cm each year and the canopy spread can reach 8m, with a diameter of 1m. Once established, the tree can be annually pruned in Summer. The tree will be checked regularly for signs of disease.

### Ash Trees to be removed *Fraxinus*

Existing Ash trees to be removed to make way for the new bungalow, as per planning consent. A tree surgeon will be consulted to ensure the safe removal of the trees.

### Porcelain patio

To the rear of the bungalow, a porcelain tiled patio will be laid with retaining wall surrounding the elevated lawned area to the rear.

### New grass

The land will be cleared of weeds, moss or any other debris and topsoil (conforming to BS standards BS3882:2015) will be added if necessary, to ensure the soil is a depth of 200-250 mm. The ground will be levelled and raked. Grass seed will be sown between mid-March and September, in fine and dry weather conditions. The seed will be sown at 50g/m<sup>2</sup>. It will then need to be watered daily for the first six weeks. The new grass can have its first cut when it has reached 7-8cm tall and no more than 20% of the grass will be removed in the first cut. The grass will then be cut once a week in summer and once every two weeks during spring and autumn. Moss and weeds will be removed regularly.

### Existing Russet Apple tree *Malus Egremont*

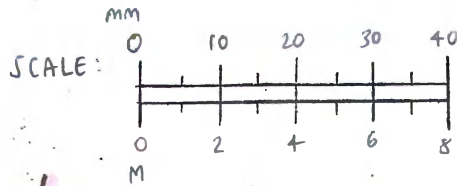
Existing tree. Currently 3m tall and has the potential to extend to 4.5m. It has a spread of 2m and will be maintained by keeping the base weed-free and checking for signs of disease. The tree will be pruned annually (in winter) and can be fertilised annually, if necessary.

### Existing hedge *Crataegus monogyna* (covered in *Hedera Hibernica*)

There is an existing hawthorn hedge which runs across the entire rear boundary of the site. It is approximately 2 meters tall and needs to be pruned annually; it will be pruned every February so as to avoid the breeding season for birds (from March to August). Ivy is growing over the hedge; this will be pruned annually as well. It will be checked regularly for signs of disease.

### Existing grey poplar trees *Populus canescens*

There are 3 existing poplar trees located within the hedgerow at the rear of the plot and are currently 12m tall with a diameter of 45cm. These trees are established and will need pruning annually, in early Spring. The trees will be monitored for signs of disease.



### Wildflower Mix

This will provide a feeding ground for bees and butterflies, as well as attracting many other insects. This will be sown between March and September; any weeds, plants or debris will be cleared from the area and topsoil (conforming to BS3882:2015 BS3882:2015) added if necessary. The area will be raked and levelled, and the wildflower mix will be sown at a rate of 3g/m<sup>2</sup>. It will be watered well for the first few weeks. Weeds need to be removed regularly. The meadow will then be cut in later summer and the cuttings removed within a week. It can be tidied up in autumn and early spring, but not mown between mid-April and late-July. All planted and seeded areas will be kept free from pedestrian and vehicular traffic to allow establishment.

| Plant Name            | Latin Name                  | Percentage | Flowering Period | Height      | Life Cycle |
|-----------------------|-----------------------------|------------|------------------|-------------|------------|
| 1 Bedstraw, Lady's    | <i>Galium verum</i>         | 5%         | Jun - Sep        | 50 - 80cm   | Perennial  |
| 2 Black Medick        | <i>Medicago lupulina</i>    | 6%         | May - Oct        | 15 - 90cm   | Annual     |
| 3 Burnet, Salad       | <i>Sanguisorba minor</i>    | 10%        | Jun - Sep        | 15 - 50cm   | Perennial  |
| 4 Buttercup, Meadow   | <i>Ranunculus acris</i>     | 5%         | May - Jun        | 30 - 100cm  | Perennial  |
| 5 Compton, White      | <i>Silene alba</i>          | 4%         | May - Oct        | 30 - 100cm  | Perennial  |
| 6 Carrot, Wild        | <i>Daucus carota</i>        | 4%         | Jun - Oct        | 30 - 100cm  | Perennial  |
| 7 Clary, Wild         | <i>Salvia verbenaca</i>     | 5%         | May - Aug        | 30 - 40cm   | Perennial  |
| 8 Cowslip             | <i>Primula veris</i>        | 1%         | Apr - May        | 15 - 30cm   | Perennial  |
| 9 Daisy, Ox-eye       | <i>Leucanthemum vulgare</i> | 3%         | May - Sep        | 20 - 100cm  | Perennial  |
| 10 Goat's-beard       | <i>Tragopogon pratensis</i> | 7%         | Jun - Sep        | 20 - 60cm   | Biennial   |
| 11 Hawkbit, Rough     | <i>Leontodon nispidus</i>   | 1%         | Jun - Oct        | 15 - 35cm   | Perennial  |
| 12 Knapsweed, Common  | <i>Centaurea nigra</i>      | 5%         | Jun - Sep        | 30 - 80cm   | Perennial  |
| 13 Knapsweed, Greater | <i>Centaurea scabiosa</i>   | 7%         | Jun - Sep        | 50 - 90cm   | Perennial  |
| 14 Plantain, Hoary    | <i>Plantago media</i>       | 2%         | May - Sep        | 15 - 45cm   | Perennial  |
| 15 Plantain, Ribwort  | <i>Plantago lanceolata</i>  | 4%         | Apr - Sep        | 15 - 50cm   | Perennial  |
| 16 Ragged Robin       | <i>Lychnis flos-cuculi</i>  | 2%         | May - Aug        | 30 - 90cm   | Perennial  |
| 17 Scabious, Field    | <i>Knautila arvensis</i>    | 1%         | Jul - Sep        | 30 - 200cm  | Perennial  |
| 18 Self-heal          | <i>Prunella vulgaris</i>    | 6%         | Jun - Sep        | 15 - 30cm   | Perennial  |
| 19 Sorrel, Common     | <i>Rumex acetosa</i>        | 6%         | May - Jul        | 30 - 100cm  | Perennial  |
| 20 Vetch, Tufted      | <i>Vicia cracca</i>         | 4%         | Jun - Sep        | 100 - 150cm | Perennial  |
| 21 Vetching, Meadow   | <i>Lathyrus pratensis</i>   | 3%         | May - Aug        | 70 - 120cm  | Perennial  |
| 22 Yarrow             | <i>Achillea millefolium</i> | 3%         | Jun - Oct        | 20 - 100cm  | Perennial  |
| 23 Yellow-rattle      | <i>Rhinanthus minor</i>     | 6%         | Jun - Sep        | 25 - 50cm   | Annual     |

### General notes about the site

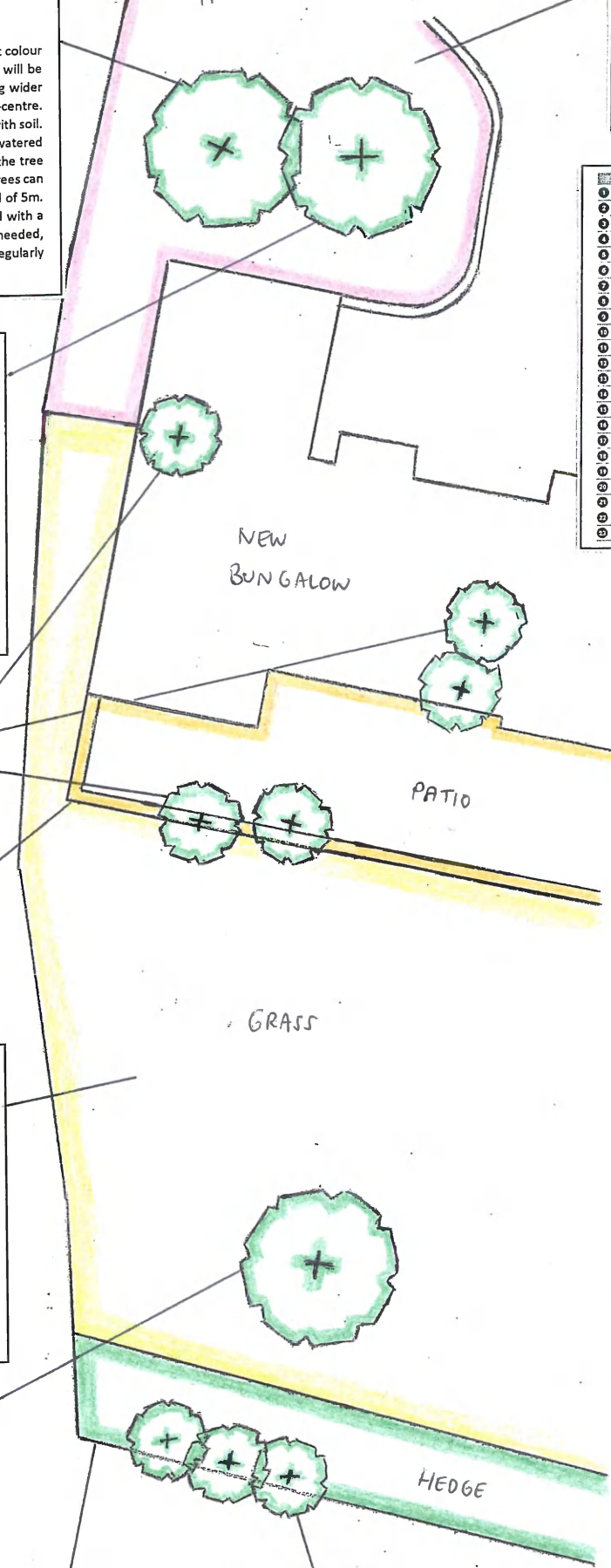
The house and plot have been left in a state of disrepair for many years, meaning there is very little in terms of planting, shrubbery or trees to preserve and maintain. In the years prior to it being left unattended, the plot was primarily used for the keeping of animals (including dogs, horses and chickens) which is another reason why there is barely any salvageable vegetation.

Upon purchase the main plant type across the entire plot was overgrown buddleia (*buddleja*) - which will be cleared to allow for the works to take place, as per planning. Any other unwanted materials and weeds will be removed from the surface, then levelled and cultivated to a minimum depth of 150 mm. Additional topsoil may be imported into the site if necessary to improve drainage or prepare areas which were previously hardstanding for planting. The topsoil will conform to BS3882:2015.

Planting of all hedges/ trees will take place in Autumn unless stated otherwise. This will allow enough time for trees/ hedges to take root before frost appears in Winter and mean first proper sprouting occurs in Spring. All plants/ hedges will be planted on a dry day free of snow/ frost.

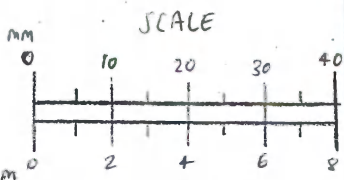
All planting shall take place in the locations indicated and the plants/ planting will comply with all current and relevant British Standard specifications. Stock will be well-grown and disease-free and planting will only take place in sound ground and weather conditions.

No pruning or cutting is to be carried out until plants/ trees are well established. Any specimens which die or become severely damaged or diseased within a period of 5 years of being planted will be replaced in the next planting season with specimens of a similar size or species. Planting must be well-watered in the first two years after planting.



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### Porcelain patio

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### Ash Trees to be removed *Fraxinus*

Existing Ash trees to be removed to make way for the new bungalow, as per planning consent. A tree surgeon will be consulted to ensure the safe removal of the trees.

### Gravel driveway

After the initial 5 meters of the driveway, the remainder of the driveway will be a gravel finish with hardcore base. This will encourage natural drainage, reducing surface-water run-off.

### New native mix hedgerow

New hedge to be planted; consists of:

- 45% *Crataegus Monogyna*
- 20% *Prunus Spinosa*
- 15% *Acer Campestre*
- 10% *Corylus Avellana*
- 5% *Hex Aquifolium*
- 5% *Liqustrum Vulgare*

In the following spring after planting, each specimen will be cut just above a bud to a height of around 600mm. This will encourage plants to bush out. After 2 years, it will be pruned annually in February or March. Once established, the hedge is to be maintained at a minimum height of 1.6m.

### New Field Maple tree *Acer Campestre*

New tree to be planted. It will be planted with 1m clear at the base and can grow to a height of 10-20m with a canopy spread of 5-10m. The developing sapling will be watered regularly and a tree guard will be fitted for protection. Once established, the tree will be pruned annually, in late autumn. The tree will be monitored for signs of disease.

### New Aspen tree *Populus tremula*

New tree to be planted. All vegetation will be removed around the planting area and it will be planted in spring. It will be 1m clear at the base and can grow to a height of up to 25m and a width of 1m with a canopy of 10m. It will be planted just below the original soil level with all roots pointing down. It will be covered and the soil heeled in. It will be watered regularly and a tree guard will be fitted. When established, the tree will be pruned in winter when dormant. The tree will be monitored for signs of disease.

### New grass

The land will be cleared of weeds, moss or any other debris and topsoil (conforming to BS standards BS3882:2015) will be added if necessary, to ensure the soil is a depth of 200-250 mm. The ground will be levelled and raked. Grass seed will be sown between mid-March and September, in fine and dry weather conditions. The seed will be sown at 50g/m<sup>2</sup>. It will then need to be watered daily for the first six weeks. The new grass can have its first cut when it has reached 7-8cm tall and no more than 20% of the grass will be removed in the first cut. The grass will then be cut once a week in summer and once every two weeks during spring and autumn. Moss and weeds will be removed regularly.

### New Rowan tree *Sorbus Aucuparia*

New tree to be planted, with 1m clear at the base. A square hole will be dug and weeds removed. It will be watered regularly and a tree guard will be fitted. When established, the tree will be pruned in winter when dormant. The tree will be monitored for signs of disease. It can reach a height of around 12m with a canopy spread of 6-8.

| Common Name          | Latin Name                  | Quantity | Planting Time | Height      | Life Cycle |
|----------------------|-----------------------------|----------|---------------|-------------|------------|
| 1 Bedstraw, Lady's   | <i>Galium verum</i>         | 5%       | Jun - Sep     | 50 - 80cm   | Perennial  |
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| 5 Campton, White     | <i>Silene alba</i>          | 4%       | May - Oct     | 50 - 100cm  | Perennial  |
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| 7 Clary, Wild        | <i>Salvia verbenaca</i>     | 5%       | May - Aug     | 30 - 40cm   | Perennial  |
| 8 Cowslip            | <i>Pritifida veris</i>      | 1%       | Apr - May     | 15 - 30cm   | Perennial  |
| 9 Daisy, Ox-eye      | <i>Leucanthemum vulgare</i> | 3%       | May - Sep     | 20 - 100cm  | Perennial  |
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### Wildflower Mix

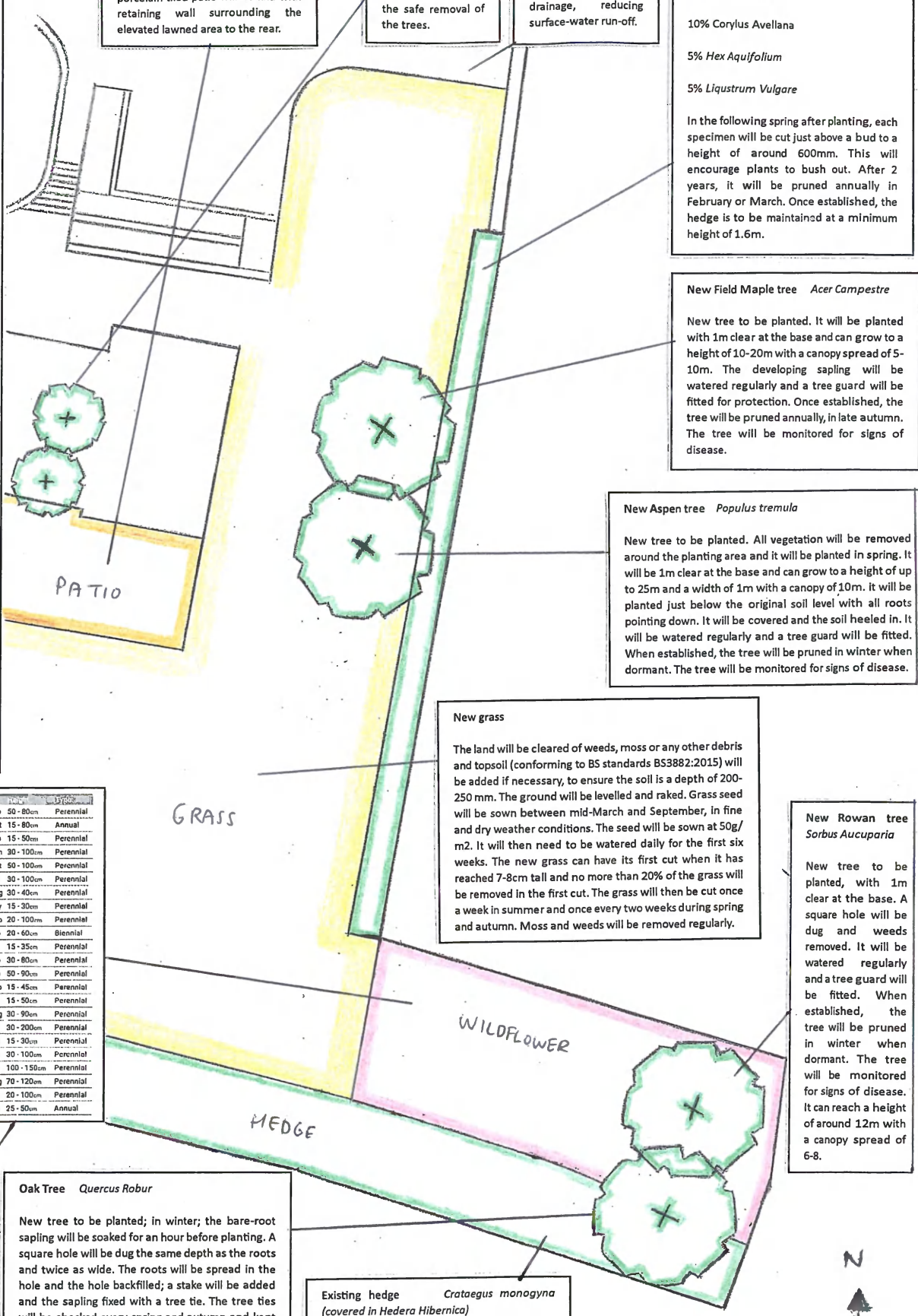
This will provide a feeding ground for bees and butterflies, as well as attracting many other insects. This will be sown between March and September; any weeds, plants or debris will be cleared from the area and topsoil (conforming to BS3882:2015 BS3882:2015) added if necessary. The area will be raked and levelled, and the wildflower mix will be sown at a rate of 3g/m<sup>2</sup>. It will be watered well for the first few weeks. Weeds need to be removed regularly. The meadow will then be cut in later summer and the cuttings removed within a week. It can be tidied up in autumn and early spring, but not mown between mid-April and late-July. All planted and seeded areas will be kept free from pedestrian and vehicular traffic to allow establishment.

### Oak Tree *Quercus Robur*

New tree to be planted; in winter; the bare-root sapling will be soaked for an hour before planting. A square hole will be dug the same depth as the roots and twice as wide. The roots will be spread in the hole and the hole backfilled; a stake will be added and the sapling fixed with a tree tie. The tree ties will be checked every spring and autumn and kept in place for two growing seasons. A tree guard will be fitted around the base of the tree to protect it. The sapling will be watered in dry weather and the base kept weed-free for the first few growing seasons. Oak trees do not need pruning but any damaged or crossing branches will be removed in late Autumn. It will be 1m clear at the base and a fully developed Oak Tree can reach 20-40m tall with a spread of 8m and a diameter of 1m. The tree will be checked regularly for signs of disease.

### Existing hedge *Crataegus monogyna* (covered in *Hedera Hibernica*)

There is an existing hawthorn hedge which runs across the entire rear boundary of the site. It is approximately 2 meters tall and needs to be pruned annually; it will be pruned every February so as to avoid the breeding season for birds (from March to August). Ivy is growing over the hedge; this will be pruned annually as well. It will be checked regularly for signs of disease.



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## Wildflower Mix

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## Retaining wall

Outer skin of wall will be stone (subject to approval from Conservation Officer). See structural engineer report for full details of retaining wall.

## New grass bank

Grass banking will frame the driveway, maintaining a natural and eco-friendly feel across the plot. The land will be cleared of any unwanted debris and levelled. The grass bank will then be made using topsoil (conforming to BS standards BS3882:2015) and covered in grass seed. Grass seed will be sown between mid-March and September, in fine and dry weather conditions. The seed will be sown at 50g/ m<sup>2</sup>. The grass bank will be 400mm in height.

## New grass

The land will be cleared of weeds, moss or any other debris and topsoil (conforming to BS standards BS3882:2015) will be added if necessary, to ensure the soil is a depth of 200-250 mm. The ground will be levelled and raked. Grass seed will be sown between mid-March and September, in fine and dry weather conditions. The seed will be sown at 50g/ m<sup>2</sup>. It will then need to be watered daily for the first six weeks. The new grass can have its first cut when it has reached 7-8cm tall and no more than 20% of the grass will be removed in the first cut. The grass will then be cut once a week in summer and once every two weeks during spring and autumn. Moss and weeds will be removed regularly.

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## Resin driveway

The first 5 meters of the new driveway will be a resin-bound surface with a drainage channel on the roadside to prevent any water entering the highway.

## Gravel driveway

After the initial 5 meters of the driveway, the remainder of the driveway will be a gravel finish with hardcore base. This will encourage natural drainage, reducing surface-water run-off.

## General notes about the site

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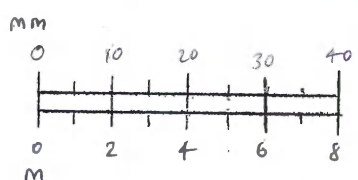
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SCALE



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### New stone wall

A new stone wall will be built in the same (lime) stone as all the repairs being made to the thatch and outbuilding. Exact type of stone subject to Conservation Officer approval. The new stone wall will be 1 meter tall, as per planning. Lime mortar will be used (the same as the thatch and outbuilding).

### New olive tree *Olea europaea*

New tree to be planted. It can be planted at any time of year (as long as the ground isn't frozen). A hole twice the size of the root ball will be dug, spreading the roots to the base of the stem. Soil will be pressed down and a stake inserted to support the plant. It will be watered regularly and a tree guard will be fitted. The tree will be fertilised in early Spring. The tree won't require much pruning, but dead or awkward branches can be removed in late Spring. In the first few years, the tree may require some protection in winter with a wrap of hessian or fleece. The tree will be monitored for signs of disease. It can reach a height of 6-8m with a canopy spread of 2-5m.

### Natural sand stone paving

Natural sand stone paving will form a patio area next to the thatch and existing outbuilding. The path will then lead from the existing thatch and the outbuilding to the driveway. This will be a sandstone tile in a buff colour.

### New grass

The land will be cleared of weeds, moss or any other debris and topsoil (conforming to BS standards BS3882:2015) will be added if necessary, to ensure the soil is a depth of 200-250 mm. The ground will be levelled and raked. Grass seed will be sown between mid-March and September, in fine and dry weather conditions. The seed will be sown at 50g/m<sup>2</sup>. It will then need to be watered daily for the first six weeks. The new grass can have its first cut when it has reached 7-8cm tall and no more than 20% of the grass will be removed in the first cut. The grass will then be cut once a week in summer and once every two weeks during spring and autumn. Moss and weeds will be removed regularly.

### New Silver Birch Tree

#### *Betula Pendula*

New tree to be planted; silver birch trees have open leaf canopies allowing plenty of light to reach the ground, encouraging a myriad of other plants to grow around them. The tree will be planted between November and March; a 600 mm x 600 mm hole will be dug (300 mm deep) and a layer of compost will be added to the base of the hole. It will be 1m clear at base and the estimated full-grown height is 15-20m (with a 4m spread), growing an estimated 40cm a year. The silver birch has a slender trunk of around 40cm. A tree guard will be fitted around the base of the tree to protect it. The tree will be well-watered in the first 2 years and no cutting or pruning will take place until it is well established. The tree will then be pruned annually, in late summer. It will be monitored for signs of disease.

### Gravel driveway

After the initial 5 meters of the driveway, the remainder of the driveway will be a gravel finish with hardcore base. This will encourage natural drainage, reducing surface-water run-off.

### General notes about the site

The house and plot have been left in a state of disrepair for many years, meaning there is very little in terms of planting, shrubbery or trees to preserve and maintain. In the years prior to it being left unattended, the plot was primarily used for the keeping of animals (including dogs, horses and chickens) which is another reason why there is barely any salvageable vegetation.

Upon purchase the main plant type across the entire plot was overgrown buddleia (*buddleja*) - which will be cleared to allow for the works to take place, as per planning. Any other unwanted materials and weeds will be removed from the surface, then levelled and cultivated to a minimum depth of 150 mm. Additional topsoil may be imported into the site if necessary to improve drainage or prepare areas which were previously hardstanding for planting. The topsoil will conform to BS3882:2015.

Planting of all hedges/ trees will take place in Autumn unless stated otherwise. This will allow enough time for trees/ hedges to take root before frost appears in Winter and mean first proper sprouting occurs in Spring. All plants/ hedges will be planted on a dry day free of snow/ frost.

All planting shall take place in the locations indicated and the plants/ planting will comply with all current and relevant British Standard specifications. Stock will be well-grown and disease-free and planting will only take place in sound ground and weather conditions.

No pruning or cutting is to be carried out until plants/ trees are well established. Any specimens which die or become severely damaged or diseased within a period of 5 years of being planted will be replaced in the next planting season with specimens of a similar size or species. Planting must be well-watered in the first two years after planting.

