

GENERAL PLANTING SPECIFICATION:

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS 3882:2015 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with a maximum stone size of 25mm in any one direction. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation
Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated, areas to be planted/seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: 1000mm x 1000mm x 800mm deep unless shown otherwise.
Shrub and hedge pit/trench: 450mm deep.
Grass areas: 300mm deep.

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimensions shall be removed.

Backfilling with Subsoil
Where excavated areas are lower than the required depth, excavations shall be backfilled with selected subsoil and consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one direction, perennial weeds or other materials injurious to plant growth.

Backfilling with Topsoil
Tree, shrub and hedge pit/trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Greentree' compost at a rate of 20 litres/m². An backfilled with topsoil in layers of 150mm depth.

Cultivation
Cultivation shall not be undertaken within the root area of any tree/shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth, stones over 25mm in any one direction and rake to even levels.

Planting areas: 300mm deep cultivation to medium tilth.
Grass seeding areas: 150mm deep cultivation to a fine tilth raked to a smooth, evenly firmed bed.
Turf areas: 300mm deep.

PLANTING
Plant Stock and Timing
Plant material and operations shall conform to BS 3936 Nursery Stock (parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st of March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root systems.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants without causing root damage, within a minimum of 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be underground guyed, using seven strand galvanised wire, with adjustable grippers, secured to 2No. sleeper deadmen at the base of the tree pit unless otherwise specified. All trees to be firmed in planting. All trees shall have irrigation/aeration system units fitted to fully surround the root ball.

Hedge Planting
Hedges shall be instant pr-clipped trough grown hedges at size and specification shown. Dead, damaged or straggly branches shall be removed after planting.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15mm to 65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn.

GRASS AREAS
Turf
Turf shall accord with BS 3969: 1988, it shall be good quality meadow/cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to the manufacturer's specifications and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints, well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

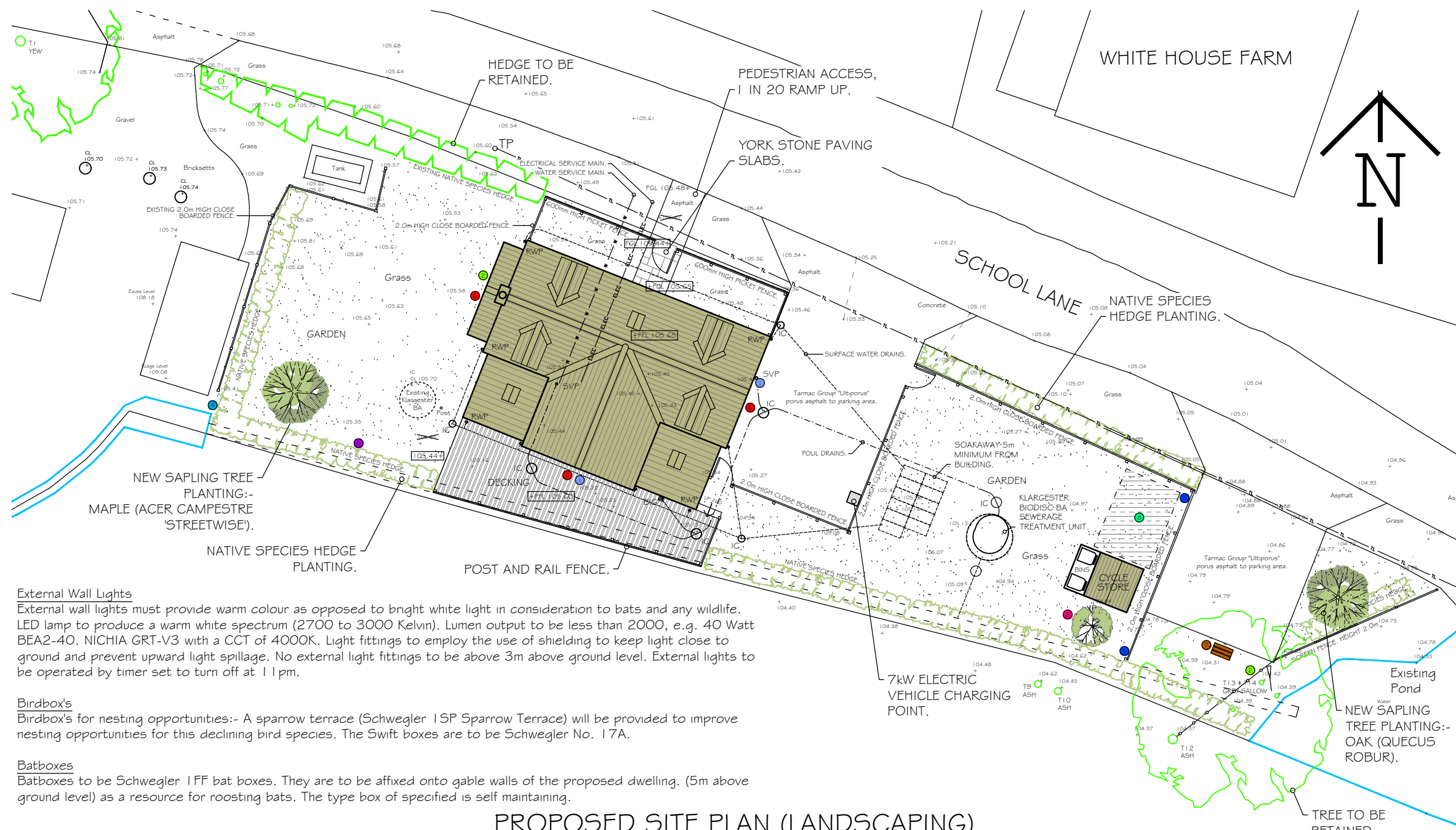
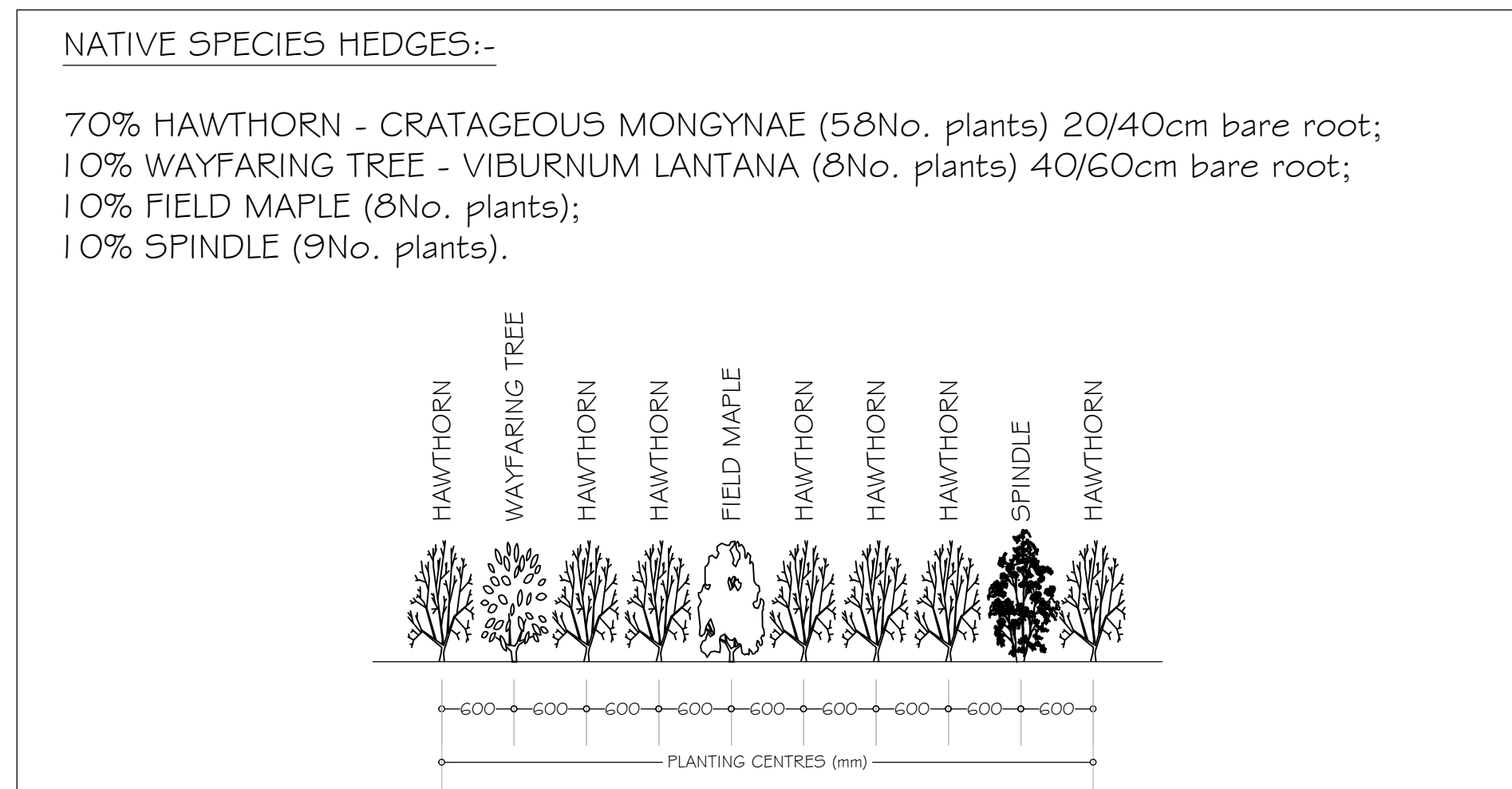
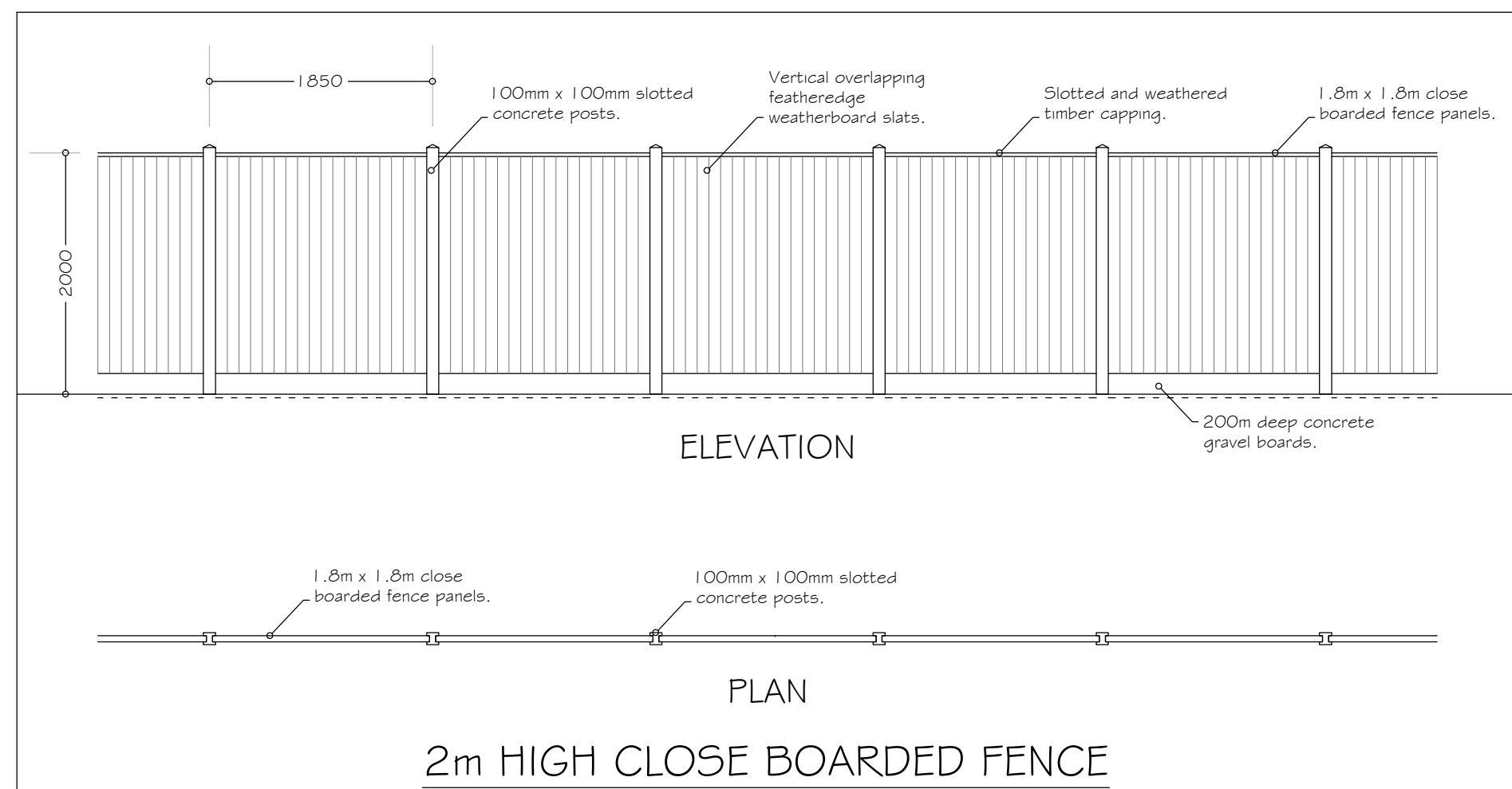
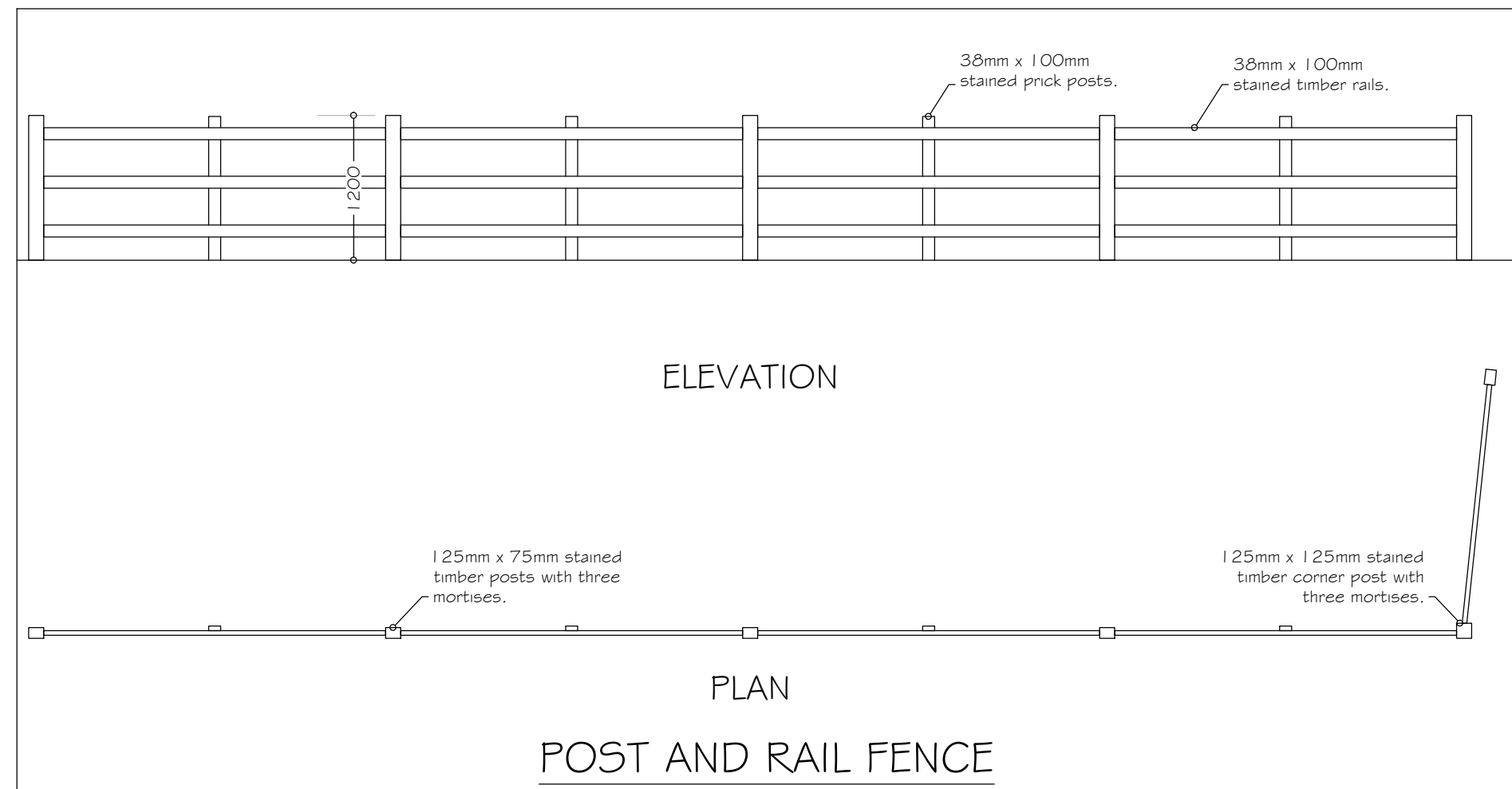
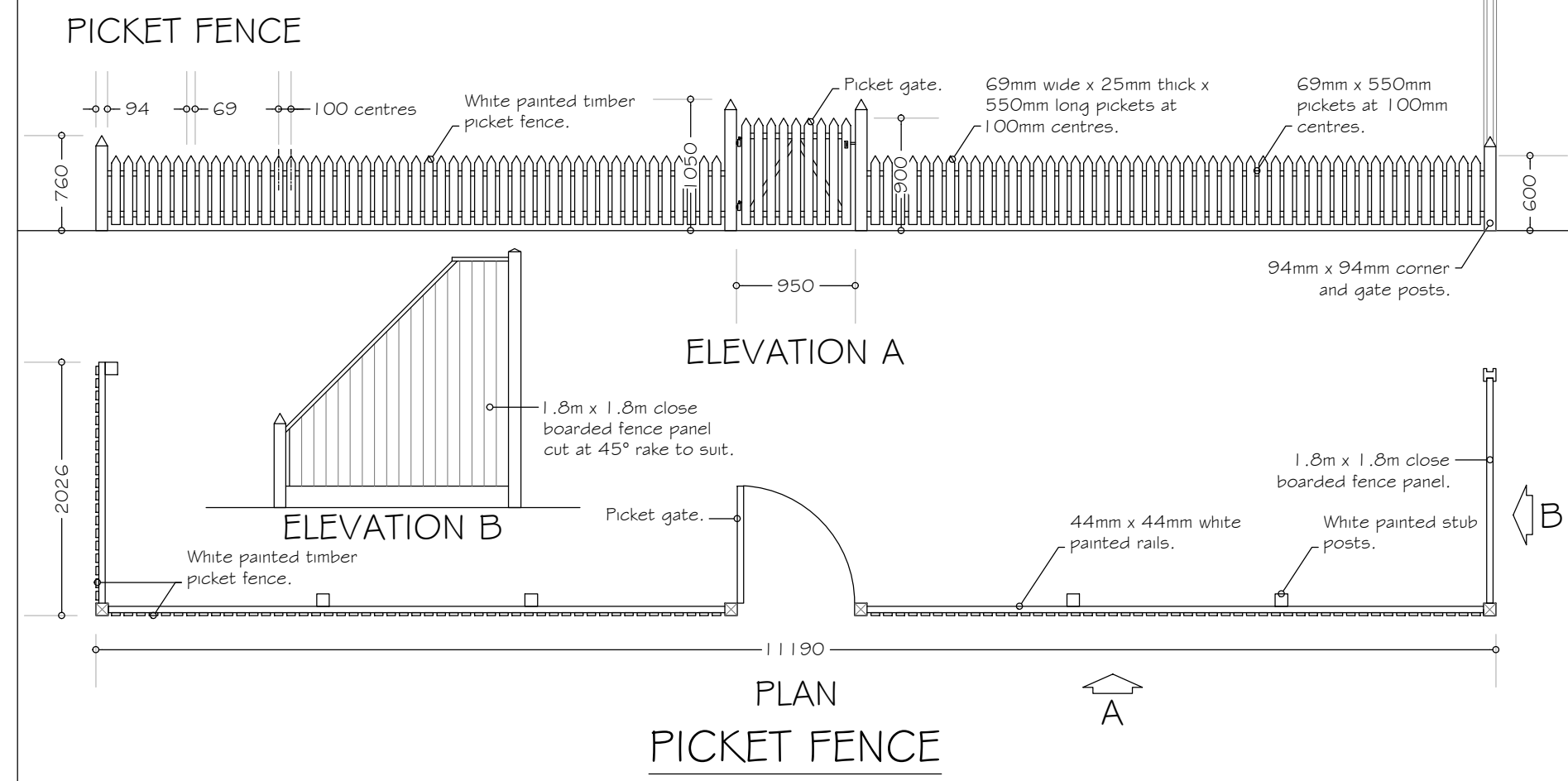
Grass seeding
Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the periods of suitable warm and moist weather conditions. Pre-seeding fertiliser shall be applied to the manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m², in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

AFTERCARE PERIOD
Regular Visits
During the specified Aftercare Period, maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants/grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All anisings shall be carted away and the site shall be left clean and tidy at all times.

Watering
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times, but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive shall be noted and replaced in the following planting season.

Grass Cutting
During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.



External Wall Lights
External wall lights must provide warm colour as opposed to bright white light in consideration to bats and any wildlife. LED lamp to produce a warm white spectrum (2700 to 3000 Kelvin). Lumen output to be less than 2000, e.g. 40 Watt BEA2-40, NICHIA GRT-V3 with a CCT of 4000K. Light fittings to employ the use of shielding to keep light close to ground and prevent upward light spillage. No external light fittings to be above 3m above ground level. External lights to be operated by timer set to turn off at 11 pm.

Birdboxes
Birdboxes for nesting opportunities:- A sparrow terrace (Schwegler 15P Sparrow Terrace) will be provided to improve nesting opportunities for this declining bird species. The Swift boxes are to be Schwegler No. 17A.

Batboxes
Batboxes to be Schwegler 1 FF bat boxes. They are to be affixed onto gable walls of the proposed dwelling. (5m above ground level) as a resource for roosting bats. The type box of specified is self maintaining.

PROPOSED SITE PLAN (LANDSCAPING)

TREE AND SHRUB PLANTING SPECIFICATION:

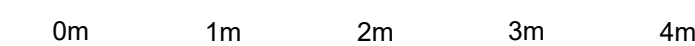
Maple - Acer Campestre 'Streetwise' - Standard (extra heavy); 140-160mm girth; 4.25m to 6.5m height; C root; 70 to 100 litre container.

English Oak - Quercus Robur - 600-900mm bare root.

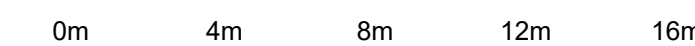
Buddleia 'White Profusion' - Buddleja davidii - 3 litre pot.

PLANTING AND FEATURES TO ENHANCE BIODIVERSITY AND WILDLIFE

- 1 BAT BOXES (2No.) ON GABLES OF HOUSE.
- 2 BIRD BOXES (2No.) ON GABLE OF HOUSE AND IN TREE.
- 3 HEDGEHOG DOME.
- 4 HEDGEHOG HIGHWAY.
- 5 INVERTEBRATE BOXES (E.G. WOODSIDE WOODEN INSECT AND BEE NEST BOX).
- 6 SWIFT BOXES (3No.).
- 7 LOG FILE - 6No. x 1.2m LONG x 200mm DIAMETER NATURAL LOGS.
- 8 SHRUB PLANTING - BUDDLEIA 'WHITE PROFUSION' - 3 LITRE POT - (FOR BUTTERFLIES).
- 9 GRASSLAND/MLDFLOWER MEADOW.



Scale 1:50



Scale 1:200

REV.	DATE	DESCRIPTION

AP Designs Romara, Norwich Road, Ludham, Norfolk NR29 5PB T: 01692 678537 M: 07846 681245 E: allenplayfair@hotmail.co.uk		
CLIENT Michael Doran		
PROJECT ADDRESS Site Adjacent to Yew Tree Cottage, School Lane, Takeley, Bishop's Stortford, Essex CM22 6PJ		
TITLE Proposed Site Plan and Landscaping Details		
DATE 15.12.23	SCALE AT A1 1:200 1:50	DRAWN BY AMP
DRAWING NUMBER C488/LA/01		REVISION