

8. The proposed development shall not be occupied until full details of a hard and soft landscape scheme and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. Details shall include all paving and external hard surfacing and lighting. Soft landscape works, including details of planting plans, tree positions, planting build ups, schedules of plants, noting species and plant sizes. The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species

10. No part of the development shall be occupied until a plan indicating the positions, design, materials and type of boundary treatments to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before any flat is occupied and shall thereafter be retained.

**SOFT LANDSCAPING KEY**

**TOPSOIL & CULTIVATION REQUIREMENTS:**

The following minimum topsoil and subsoil depths are required for the different planting scenarios listed below;

- Shrub / Hedge Planting**
  - Minimum Topsoil depth 350mm.
  - Minimum cultivated sub soil depth 300 - 450mm prior to placing of topsoil.
  - Final Cultivation: Loosen, aerate and break up topsoil to a tilth suitable for blade grading to a depth of 250mm. Remove visible weeds and root, stones and building material greater than 20mm.
  - Area to receive a 75mm depth of ornamental bark mulch upon completion of planting.
- Lawn/Grass Area**
  - Minimum Topsoil depth 150mm.
  - Minimum cultivated sub soil depth 300mm prior to placing of topsoil.
  - Final Cultivation: Loosen, aerate and break up topsoil to a tilth suitable for blade grading to a depth of 100mm. Remove visible weeds and root, stones and building material greater than 20mm.
- Tree Pits (In soft)**
  - Size: 75mm deeper than root system and wide enough to accommodate roots when fully spread
  - Minimum Topsoil depth 150mm.
  - Minimum cultivated sub soil depth 300 - 450mm prior to placing of topsoil.
  - Final Cultivation: Loosen, aerate and break up topsoil to a tilth suitable for blade grading to a depth of 250mm. Remove visible weeds and root, stones and building material greater than 20mm.
  - Area to receive a 75mm depth of ornamental bark mulch upon completion of planting.

**Native Species hedge**

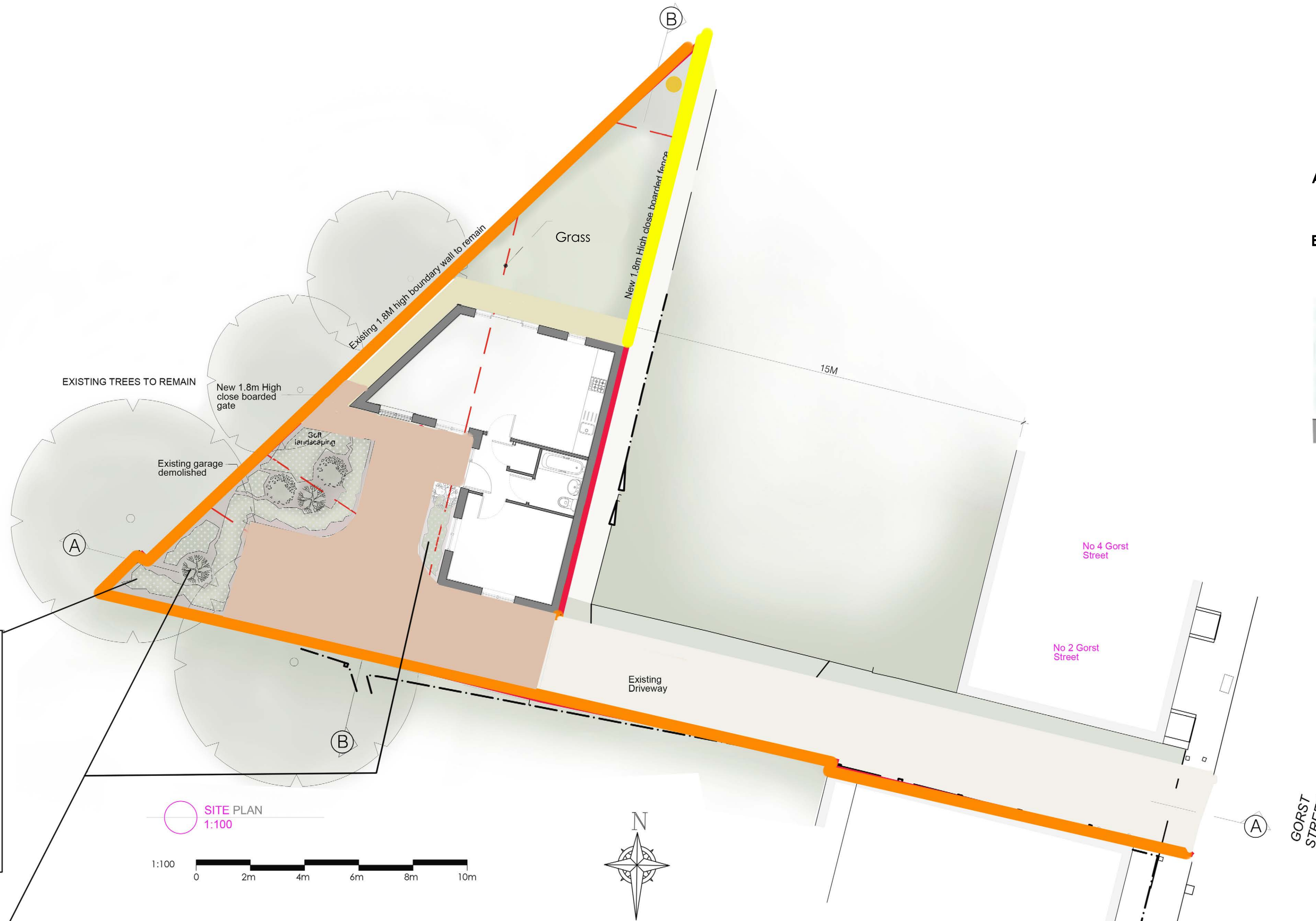
Native Hedge Mix 3.27m 0.3Ctr Double Staggered at 0.3m offset

- |                          |          |       |
|--------------------------|----------|-------|
| 2 No. Acer campestre     | 80-100cm | 10%   |
| 2 No. Cornus sanguinea   | 60-100cm | 10%   |
| 4 No. Corylus avellana   | 80-100cm | 20%   |
| 8 No. Crataegus monogyna | 80-100cm | 35%   |
| 1 No. Fagus sylvatica    | 80-100cm | 5%    |
| 1 No. Ilex aquifolium    | 40-60cm  | 3L 5% |
| 1 No. Rosa canina        | 60-80cm  | 5%    |
| 1 No. Sambucus nigra     | 80-100cm | 5%    |
| 1 No. Viburnum opulus    | 80-100cm | 5%    |

- Shrubs**  
 3 No. Hebe pinguifolia 'Pagei' 5-10cm 2L  
**Shrubs**  
 3 No. Berberis thunbergii 'Atropurpurea Nana' 15-20cm 2L  
**Shrubs**  
 4 No. Skimmia japonica 'Rubella' 30-40cm 5L  
**Shrubs**  
 3 No. Mahonia x media 'Winter Sun' 20-30cm 2L

Vegetation Type	Planting Season											
	J	F	M	A	M	J	J	A	S	O	N	D
Trees (bare root)												
Trees (containerised)												
Trees (evergreen)												
Shrubs (bare root)												
Shrubs (containerised)												
Perennials/Herbaceous												
Ornamental Grasses												
Bulb Planting (dried)												
Grass Seeding												
Turfing												
Wildflower seeding												
Wildflower plugs												
Aquatics												

**Key**  
 Optimal planting Period  
 Sub optimal planting period dependent upon species and weather conditions.



**BOUNDARY TREATMENT KEY**

**1.8m CLOSE BOARDED FENCE**  
 WICKES 6FT PANELS WITH CONCRETE POSTS



**AS EXISTING**

**EXTERNAL WALL TO DWELLING**



**HARD LANDSCAPING KEY**

**MARSHALLS DRIVELINE PRIORA BRACKEN COLOUR PERMEABLE PAVING**

**MARSHALLS FAIRSTONE ANTIQUE ALVERNO AUTUMN BRONZE MULTI**