



Planting Schedule

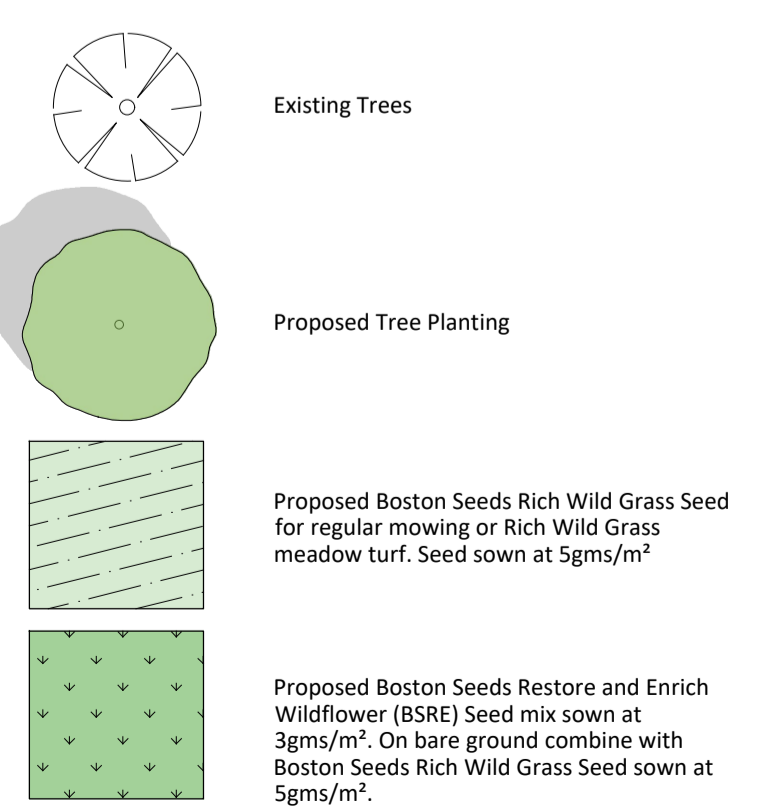
Plan Ref	Species	Girth (cm)	Height (cm)	Root Zone	Specification	Quantity
AcE	Acer campestre Elsrijk	12-14cm	350-425	3 X RB	Heavy Standard	2
Bp	Betula pendula Dalecarlica	8-10cm	250-300	3 X RB	Fthd Standard	2
Tc	Tilia cordata	12-14cm	350-425	3 X BR	Heavy Standard	1

All Standard trees and above to be Clear Stemmed to 1.8m

As indicated on plan grass areas within the development to be sown with Boston Seeds Rich Wild Grass Seed and Restore and Enrich Wildflower Seed Mixture (BSRE) sown at a rate of 5 and 3g/m² respectively

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Planting Key



Summary Landscape Specification

EXISTING TREES AND SHRUBS

Where any existing trees and shrubs affecting the proposed development are to be retained it is recommended that they should be subject to a full arboricultural condition survey and inspection for safety. Any surgery required shall be in accordance with BS 3998 (2010) 'Tree Work - Recommendations', shall comply with any existing T.P.O. / Conservation Area requirements and shall require approval of the Landscape Architect and as appropriate the relevant Local Planning Authority prior to undertaken any works.

Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS 5837 (2012) 'Trees in Relation to design, Demolition and Construction - Recommendations' and should be fully fenced off, prior to the commencement of any works, in accordance with Figures 2 & 3 (p.20-21) at the full extent of the root protection area, as determined by Section 4.6 (P.10-11) and Annex D (P. 40).

No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or fenced root protection areas.

PLANTING

As appropriate all plants and planting shall comply with the requirements of all current/relevant British Standard specifications including BS 3936: Part 1 (1992), Part 2 (1990), Part 4 (2007), Part 7 (1989), Part 9 (1998), Part 10 (1990), BS 4043 (1989) where applicable and BS4428 (1989). All plants to be supplied in accordance with the plant schedule. Any plant material planted outside the recognised planting season (Nov-Feb) is to be containerised stock and supplied at the sizes specified.

TREE PLANTING

Where applicable a suitable method of foundation allowing for existing ground conditions is to be provided to accommodate the proposed tree planting. All trees are to be planted as shown ensuring a minimum of 5 metres from building structures and 3 metres from drainage and utility services. Where necessary, root barriers are to be installed (supplier Greenleaf or similar approved), in accordance with Structural Engineers and manufacturers recommendations. Allow for the use of container stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March.

TOPSOIL REQUIREMENTS

To BS 3882 (2015) and as qualified by any site specific project contract specification. All areas shall be cultivated to a minimum depth of 150mm. All weed, rubbish and stones over 50mm gauge shall be removed. Earth to be rolled as required and raked in two directions as directed by further sections in this specification.

Standard tree pits	- 750 x 600mm depth
Heavy Standard	- 900 x 750mm depth
Grass Areas (Excluding Wildflower Meadow Areas)	- 150mm
Wildflower Grass Areas (Excl. sward to be overseeded)	- No Topsoil required, subsoil only

Where necessary excavate any compacted ground or areas of hardstanding that may conflict with the proposed planting to a minimum depth of 450mm, break up base to a depth of 150mm and backfill with topsoil. Increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm and dome to the centre of the pit. Compacted glazed sides of pits should be roughened to allow root penetration.

Full analysis of both existing and any imported topsoil is recommended prior to use to identify nutrient properties and content that may be detrimental to and inhibit establishment and growth.

TOPSOIL REQUIREMENTS

Applied to all newly planted areas, to manufacturers recommendations where appropriate:

- 1) Watering - as appropriate supply minimum 54 litres/tree and 4.5 litres/shrub at planting;
- 2) Weed Control - lightly fork over all planted areas before applying a 75mm depth of 50-100mm grade bark mulch. Tree planting to be provided with a 50cm diameter bark mulch collar. Ornamental bark to consist of predominantly matured British Fine bark with a nominal particle size distribution of 5-35mm with 0% dust and fines and less than 5% wood content. The product shall be pest, disease and weed free and not have been treated with any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. NB Watering to be carried out prior to the application of bark mulch.

PLANT MATERIAL TREATMENT

NB All to be British grown stock and fully hardened off.

Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at the nursery and (2) prior to planting.

Anti-Desiccant - At the discretion of the supplier/nursery proprietary anti desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen conifers and evergreens etc. (1) prior to transportation and (2) during any delay in planting.

Pruning - Allow for pruning all deciduous trees and shrubs by upto 1/3rd following planting at Landscape Architects direction or as instructed in the planting schedule.

Tree Stakes - Stakes to be vacuum pressure treated round, smooth and peeled Larch or Chestnut in accordance with the following requirements. Heavy Standard nursery stock to be double staked with cross bar.

TREE STAKES TIES & GUARDS

Trees planted within grassed areas to be planted with appropriate non plastic conical strimmer guards. Stakes to be vacuum/pressure treated with TANALITH preservative to comply with the Treatment Code (TE/GF6), softwood, round, peeled, straight, free of projections and pointed at one end. Minimum length, number and thickness for bare root stock to be determined as follows:

Tree Type	Min dia	Overall Hgt	Hght above grd	No. stakes	No. ties
Std Trees	75mm	1.5m	0.6	1	1
3.5/2.5m					
Hvy Std	100mm	1.8m	0.6	2	1

BOSTON SEEDS RICH WILD GRASS SEED/BOSTON SEEDS RESTORE AND ENRICH WILDFLOWER GRASS SEED ON BARE GROUND

Break up any compacted soil to a full depth. Reduce top 100mm of all soil to a tilth suitable for blade grading (10mm down particles). Remove undesirable material brought to the surface including stones and clay balls, roots, grass tussocks and foreign matter. When soil is reasonably dry and workable grade to smooth, flowing contours with falls for adequate drainage, removing all minor hollows and ridges. Unless otherwise stated finished levels after settlement are to be 25mm above adjoining paving, kerbs and drainage covers. Control any perennial pernicious weeds. Only apply approved herbicide to control weed growth where areas have become overgrown and only if absolutely necessary to avoid the spread of noxious weeds. Avoid blanket treatment and spot treat pernicious perennial weeds and allow period of time to elapse as recommended by the manufacturer before further cultivation. Once complete carry out final cultivation to reduce top 25mm to a fine tilth. Rake to a true, even, lightly firmed surface removing all stones and clay balls more than 50mm in any dimension.

For best results sow the grass seed in the autumn. Bulk up the seed with an inert carrier such as sand to make distribution easier. The seed must be surface sown and can be applied by machine or broadcast by hand. Rolling is not usually necessary. In the first year of management after sowing mow as needed, aiming to keep the grass short (30-50mm). Continue mowing through winter and early spring as needed and appropriate. For the purpose of benefitting wildlife stop mowing to the attenuation feature and associated Swales in April and leave until July/August at which time the sowing can be managed as you would established grassland. Continue to mow all other areas on a regular basis for amenity value purposes to produce a short turf and lawn. After twelve months the sward should be well established. As an ongoing process, observe and remove any weeds which invade the area. Over time, some species within the mixture may become more dominant due to environmental factors and natural selection. To encourage diversity, simply reduce the number of dominant plants in order to restore the balance. In some areas with more dominant grasses, it may be necessary to overseed occasionally.

AREAS TO BE OVERSEEDED

Prepare the Ground

BSRE Restore & Enrich Wildflower Seed Mix performs best in low nutrient soils, which haven't been heavily fertilised in the past. It works well overseeded into existing grassland, providing the sward comprises only fine leaved grasses and does not include ryegrass, agricultural species or weeds. Cut the grass as short as possible and thoroughly scarify or rake the ground to expose the soil and remove any thatch, moss and other debris from the area. Finish the seedbed by treading or lightly rolling the area, so that it is firm enough to stand on without leaving indentations. Remove weeds from the area before sowing. In areas where weeds are prevalent or in areas of high fertility, it may be more suitable to clear the area, remove the topsoil and sow into a prepared seedbed in the subsoil.

Sowing

BSRE should be sown between March and November. Spring and autumn provide ideal conditions as moisture and warmth are in good supply. If overseeding into grass, it is best to sow during autumn when grass growth has slowed down. Distribute seed with a handheld or pedestrian spreader, at the recommended sowing rate of 3g/sqm. Mix the wildflower seeds with an inert carrier (such as sharp sand), at a ratio of four parts sand to one part seed (by weight). This makes it easier to achieve an even distribution and also provides a visual marker, making it easier to see any missed patches and avoid seeding areas twice. Regularly mix the seed when sowing, as seeds will naturally separate due to variations in size and weight. Once sown, ensure good 'seed to soil' contact by lightly raking or rolling the area. This encourages the seeds to fall down to the ground underneath. It is also possible to broadcast, or drill this mixture for larger areas. However, broadcast spreading throws heavier seeds further so this may impact the distribution and when drilling, the seed must not be buried deeper than 0.7cm.

Sowing Rate

The sowing rate of 3g/sqm is designed to produce optimum results. Reducing the sowing rate is likely to result in invasion from weed species. Increasing the sowing rate generally leads to reduced diversity as the more aggressive species will outcompete slower growing plants. This rate also applies when overseeding into grassland as many seeds may fail to germinate due to the increased competition from the existing grasses, and some seeds not reaching the soil surface.

Maintenance

First Year

During the first year remove any weeds which grow before they run to seed, either by topping, mowing or by hand for smaller areas. Weed growth is common due to the action of disturbing the ground (rather than being caused by contaminated seed mixtures). BSRE contains many perennial species, which can be slow to establish and are unlikely to flower in the first year, however the Annual species will generally flower in year one and provide more immediate colour. It is important to regularly remove the grass canopy in early spring and late autumn to allow the wildflowers to become established and compete with the grasses in the area. Cut the area down to around 10cm using a scythe, strimmer or mower, leaving the cuttings for up to a week before removing. This will allow them to dry and shed seeds back into the soil.

Second Year

After twelve months the sward should be well established. Simply follow the same regular cutting pattern (in spring and autumn). If the weather is particularly mild or the grass growth is strong, additional cuttings may be required, however avoid doing so before or immediately after flowering to ensure best results. As an ongoing process, observe and remove any weeds which invade the area. Over time, some species within the mixture may become more dominant due to environmental factors and natural selection. To encourage diversity, simply reduce the number of dominant plants in order to restore the balance. In some areas with more dominant grasses, it may be necessary to overseed occasionally with the mixture to ensure the wildflowers remain competitive.

PROTECTIVE FENCING

The contractor shall maintain any tree protective fencing until all the site works are completed. The contractor will then remove the fencing and reinstate the ground. The fencing will remain the property of the contractor. Within the area so fenced, the existing ground level shall be neither raised nor lowered in the vicinity of existing trees, all excavations shall then be carried out by hand.

MAINTENANCE

Regular visits to maintain all planted areas in a weed and litter free condition using hand weeding methods. Where pernicious perennial weeds persist spot treat with appropriate approved herbicides applied to manufacturers recommendations. The widespread blanket use of herbicides is not permitted. Maintenance to include watering, pruning, pest and disease control and re-mulching as required. Amenity Grass areas within the development are to be mowed at regular intervals during the growing season. Cut grass areas to ensure the height of growth does not exceed 75mm at any time. Cut as and when necessary to a height of 35mm and remove all arisings. Before each cut remove all litter and debris. At the time of each cut trim all grass edges and remove arisings. Ensure sufficient water is provided to maintain healthy growth unless water restrictions are in place. Wildflower Meadow grass areas are to be managed as described previously.

SAFETY PRECAUTIONS

The landscape contractor is to take all safety precautions to prevent any injury to any persons. They shall comply with the requirements of the current Health and Safety at Work Act and current Construction, Design and Management Regulations.

The landscape contractor shall notify the Landscape Architect immediately of any pernicious/notifiable weeds identified on the site and shall take all reasonable precautions to prevent the spread of such weeds.

Notes

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Ordnance Survey Map

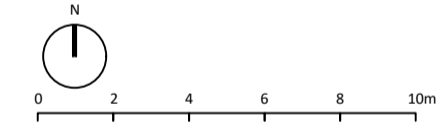
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Dimensions

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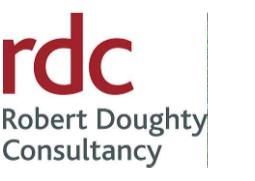
CDM 2015

This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.



B	Solar panels & ASHP removed	07.03.24
A	Solar panels indicated @ 26% roof coverage, also ASHP indicated	20.11.23

Rev	Description	Date
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Project
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Drawing
Proposed Planting Plan

Scale @ A1	Date
1: 200	04/10/23

Drawn By	Checked By
WW	GP

Job Number	Status	Purpose of Issue
1576-1	PL	Planning

Drawing No.	Rev
1576-1_PL_PP01	B