EXISTING TREES/VEGETATION.

6.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES,TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE,VIGOUR,SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.

6.01.02 This drawing to be read in conjunction with the following.

Architectural details and Site Layout (Wincer Kievenaar 5806 Series)
Tree Survey ,Assessment and Method Statement.( )
Adopted road, footpath and highway verge. ( )

6.01.03 This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect.(Trees not to be moved closer to buildings than shown on drawings.)

NOTE: SURFACE LEVELS /DRAINAGE.

6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

IMPLEMENTATION AND MONITORING PROGRAMME.

(Covers Hard and soft landscape proposals)

8.01.01 The landscape scheme/planting program is confirmed as being timetabled for implementation by or during the first planting season (mid november to mid march) after substantial completion of the development.

MANAGEMENT OF LANDSCAPE AREAS.

NOTE: FOR ESTABLISHMENT AND MANAGEMENT OF SPECIES RICH GRASSLAND/WILDFLOWER AREA SEE SEPERATE SECTION ON THIS DRAWING.

NOTE: UNDERTAKE ANNUAL REVIEW OF ALL AREAS IN AUGUST. AND CONFIRM MANAGEMENT ACTIONS. (ALL LANDSCAPE, ECOLOGICAL AND ARBORICULTURAL CONSULTANTS TO REVIEW)

YEAR 1/3

7.01.01 AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE (GOOD BRANCH STRUCTURE)AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED. ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS.(Based on a minimum number of visits of 6No during growing season and 2No during dormant season)
WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT
WEED ALL PLANTING AREAS / PEST AND DISEASE CONTROL — Including spot treatment of all grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES.
REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS — When plants are stable/mature enough to no longer required to support protection.
REFIRM PLANTING.
REPLACE DEAD,DYING,DEFECTIVE,DANGEROUS TREES AND DEAD,DEFECTIVE,DYING SHRUBS. (November)

REPLACE DISTRESSED/FAILING TURF.
LITTER PICK ,REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES - Remove diseased/crossing/defective branches and plant material
Trees to be maintained with open centre to crown to allow development of new wood.
Hedges to all other curtilage areas to be maintained at min1200-1500mm height.
Hedges to open space areas to be managed at MIN height 2000mm.
NOTE: Native hedges to have one third of each years growth cut back for years 1 -3.
NOTE: After year 3 -Native hedges to be cut in September to November on 3 year cycle.
New established and existing hedges to be cut one third total each year over three year cycle.
Established hedges to be cut as "A" profile with thick base unless good ground flora at base. Then standard profile maintained.

TOP UP BARK MULCH
GRASS CUTTING Short- medium grass 8-12 cuts/yr Short Grass paths and edges min 16 cuts/yr
BIRD BOXES: All boxes monitored annually (November) all repairs and removal of old nesting material. Install new bat/bird boxes Between October and February)

INVERTIBRATE/REFUGIA:All monitored every third year(October) - repairs and additions.

ASSOCIATED HARD MAINTENANCE OPERATIONS.(PUBLIC OPEN SPACE) (Based on 12No monthly visits during each 12 month period)
REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND (Maintain hedgehog friendly fences -as required)

STREET FURNITURE.
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES. INCLUDING REMOVAL OF LEAF LITTER.

7.01.03 YEAR 4/5
AIMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN.
ASSESS NEED TO REMOVE STAKES,CANES AND OTHER SUPPORTS
INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS
AIMS OF PLAN
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

Plant Schedule:

Trees

Species	Abb.	Height	Girth	Specification
Acer campestre "Streetwise"	ACS	300-350cm	12-14cm	Heavy Standard: RB
Alnus glutinosa	AG	300-350cm	12-14cm	Heavy Standard: RB
Betula pubescens	BPu	300-350cm	12-14cm	Heavy Standard: RB
Crateagus laevigata "Pauls Scarlet"	CPS	300-350cm	12-14cm	Heavy Standard: RB
Prunus "Tai haku"	PTH	300-350cm	12-14cm	Heavy Standard: RB
Quercus robur	QR	300-350cm	16-18cm	E.H. Standard: RB
Prunus avium "Plena"	PAP	300-350cm	12-14cm	Heavy Standard: RB
Sorbus aucuparia	SAU	300-350cm	12-14cm	Heavy Standard: RB

Indigenous Hedge Mix

Species		Abb.	Height	Pot Size	Specification	Density
Acer campestre	50%	Acer cam	40-60cm		1+1/1+2 tpt:BR	0.45 ctr x2
Crateagus monogyna	50%	Cra mon	40-60cm		1+1/1+2 tpt:BR	0.60 ctr x2

Edge Mix 1.

Species	Abb.	Height	Pot Size	Specification	Density
Cotoneaster dammeri	Cot dam	30-40sp	2L	Bushy:C	5/m^2
Hedera helix	Hed hel	30-40sp	2L	Bushy:C	5/m^2
Vinca minor	Vin min	30-40sp	2L	Bushy:C	5/m^2

NOTE: To be planted in groups of 9-15No of same species

Shrub Mix 1

Species	Abb.	Height	Pot Size	Specification	Density
Berberis "Atropurpurea"	Ber Atro	30-40cm	2L	Bushy: 3 brks: C	2/m^2
Cornus alba "Elegantissima"	Cor Eleg	40-60cm	2L	Bushy: 3 brks: C	2/m^2
Euonymus "Red Cascade"	Euon RC	40-60cm	2L	Bushy: 3 brks: C	2/m^2
Photinia "Red Robin"	Phot RR	40-60cm	2L	Bushy: 5 brks: C	2/m^2
Ribes "Pullborough Scarlet"	Rib PS	40-60cm	2L	Bushy: C	2/m^2
Rosa rubfrifolia	Ros rub	40-60cm	3L	Bushy: C	2/m^2
Sambucus nigra "Aurea"	Sam Aur	40-60cm	3L	Bushy: C	2/m^2

NOTE: To be planted in groups of 3-5No of same species

Shrub Mix 2.

Species	Abb.	Height	Pot Size	Specification	Density
Cytisus "Allgold"	Cyt All	25-30cm	3L	Bushy:C	4/m^2
Hebe "Mrs Winder"	Heb MW.	30-40cm	2L	Bushy: 3 brks: C	4/m^2
Hebe x franciscana "Variegata"	Heb Var	30-40cm	2L	Bushy: 3 brks: C	4/m^2
Lavandula angustifolia 'Hidcote'	Lav Hid.	25-30cm	2L	Bushy: 5 brks: C	4/m^2
Potentilla "Goldfinger"	Pot Gol.	25-30cm	2L	Bushy: 3 brks: C	4/m^2
Salvia officinalis "Purpurea"	Salv Pur	25-30cm	2L	Bushy: C	4/m^2
Spirea "Firelight"	Spir Fir	25-30cm	2L	Bushy: 5 brks: C	4/m^2

NOTE: To be planted in groups of 3-5No of same species.

Shrubs and herbaceous

Species	Abb.	Height	Pot Size	Specification	Density
Achillea "Cerise Queen"	Ach CQ		2L	Bushy:C	5/m^2
Ajuga "Reptans"	Ajug Rep		2L	Bushy:C	5/m^2
Aster frikartii "Monch"	Ast M		2L	Bushy:C	5/m^2
Bergenia 'Eroica'	Ber Erot		2L	Bushy:C	5/m^2
Cotoneaster horizontalis	Cot hor	30-40cm	2L	Bushy: 3 brks: C	4/m^2
Cistus "Silver Pink"	Cis SP	25-30cm	2L	Bushy: 3 brks: C	4/m^2
Euonymus "Emerald n Gold"	Euon EGol	25-30cm	2L	Bushy: 5 brks: C	4/m^2
Euonylus "Silver Queen"	Euon SQ	25-30cm	3L	Bushy: 5 brks: C	5/m^2
Geranium "Johnsons Blue"	Ger JB		2L	Bushy:C	5/m^2
Hebe rakaiensis	Heb rak	25-30cm	2L	Bushy: 3 brks: C	4/m^2
Lamium maculatum " Purple Dragon"	Lam PD		2L	Bushy:C	5/m^2
Lavandula "Hidcote"	Lav Hid	25-30cm	2L	Bushy: 5 brks: C	4/m^2
Liriope muscari "Gigantea"	Lir G		2L	Bushy:C	5/m^2
Potentilla "Abbotswood"	Pot abb	25-30cm	2L	Bushy: 3 brks: C	4/m^2
Pachysandra terminalis	Pach ter	25-30cm	3L	Bushy: 3 brks: C	4/m^2
Persicaria affinis "Superba"	Per Sup		2L	Bushy:C	5/m^2
Rosmarinus "Severn Sea"	Ros MJ	25-30cm	2L	Bushy: 3 brks: C	4/m^2
Sarcococca confusa	Sar con	25-30cm	2L	Bushy: 4 brks: C	4/m^2
Senecio(brachyglottis) Sunshine	Sen sun	30-40cm	2L	Bushy: 3 brks: C	4/m^2

Shrub Mix4.

Species	Abb.	Height	Pot Size	Specification	Density
Cornus "Sibirica Variegata"	Cor Var	40-60cm	2L	Bushy:C	3/m^2
Escallonia "Apple Blossom"	Esc AB	30-40cm	3L	Bushy:C	3/m^2
Hebe "Midsummer Beauty"	Heb MB	30-40cm	2L	Bushy:C	3/m^2
Hypercium "Hidcote"	Hyp hid	30-40cm	2L	Bushy: C	3/m^2
Lonicera "Baggesens Gold"	Lon BG	30-40cm	2L	Bushy:C	3/m^2
Olearia x haastii	Olea haa	30-40cm	3L	Bushy:C	3/m^2

NOTE: To be planted in groups of 5-9No of same species.

Shrub Mix 5.

Species		Abb.	Height	Pot Size	Specification	Density
Bergenia cordifolia "Purpurea"	*	Ber Pur		2L	Bushy: C	5/m^2
Cotoneaster dammeri		Cot dam	25-30cm	2L	Bushy: C	4/m^2
Euonymus "Emerald n Gold"	*	Euon EG	25-30cm	2L	Bushy: C	4/m^2
Digitalis "Sugar Plumb"		Dig Pur	25-30cm	1-2L	Bushy: C	4/m^2
Luzula sylvatica "Marginata"		Luz syl	25-30cm	2L	Bushy: C	4/m^2
Viburnum davidii		Vib dav	30-40cm	3L	Bushy: C	4/m^2

NOTE: To be planted in groups of 3-5No of same species
NOTE: Species marked * to be planted at front of bed and within visibility splays.

Buffer Mix

Species	Abb.	Height	Pot Size	Specification	Density	% of mix
Cornus sanguinea	Cor san	60-90cm		1+1: BR	2/m^2	10
Corylus avellana	Cor ave.	60-90cm		1+1: BR	2/m^2	10
Crateagus monogyna	Cra mon	60-90cm		1+1: BR	2/m^2	40
Fagus sylvatica	Fag syl	60-90cm		1+1: BR	2/m^2	5
Ilex aquifolium	Ilex agu	40-60cm	2L	Bushy: C	2/m^2	10
Ligustrum vulgare	Lig vul	40-60cm	2L	Bushy: C	2/m^2	5
Lonicera periclymenum	Lon per	40-60cm	2L	Bushy: C	5/m^2	3
Malus sylvestris	Mal syl	2.5-3.0M		STD: BR	Spot	2
Rosa canina	Ros can	60-90cm		1+1: BR	2/m^2	10
Salix cinerea	Sal cin	60-90cm		1+1: BR	2/m^2	5

NOTE: To be planted in groups of 5-15No of same species.

Attenuation Mix

Species	Abb.	Height	Pot Size	Specification	Density
Carex pendula	Car pen			55cl plug: CG	8/m^2
Iris pseudacorus	Iris pseud			55cl plug: CG	8/m^2
Iris sibirica	Iris sib			55cl plug: CG	8/m^2
Juncus acutiflorus	Jun acu			55cl plug: CG	8/m^2
Juncus effusus	Jun eff			55cl plug: CG	8/m^2
Lythrum salicaria	Lyth sal			55cl plug: CG	8/m^2

NOTE: To be planted in groups of 8-24No of same species

Aquatic Mix

Species	Abb.	Height	Pot Size	Specification	Density	% of mix
Salix caprea	Sal cap	60-90cm		1+1: BR	2/m^2	50
Salix cinerea	Sal cin	60-90cm		1+1: BR	2/m^2	50

NOTE: To be planted in groups of 5-15No of same species.

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.

1.01.01 Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. including bramble,perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings.

1.01.02 All subsoil to be broken up to min depth of 300mm prior to topsoil application. to improve root zone.drainage and remove compaction
Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds,weed seeds,contamination,rubble,subsoil and stones bigger

1.01.03 than 50mm with a maximum stone content of 20%.(contractor to organise sample to be sent for lab lab testing and to make results available for approval)
Topsoil areas to be cultivated by hand or machine prior to planting.
(. Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)

1.01.04 Extra Heavy Standards - 800mm square pit,450-750mm deep, Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction
A: To unrestricted larger service&/or root protection areas (RPAs), free areas,post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B: To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection(erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.

1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown.
Tree support to comprise a stake set at uniform height,300mm min depth below ground level with a biodegradable tie toward the head of the stake.Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved.
(single stake with single biodegradable tie - standard trees,double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections.
Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added,firmed in after planting.All trees to have irrigation system units fitted to fully surround the root ball.
at base of pit
backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.09 All trees to have root zone suitably irrigated prior to planting

1.01.10 Trees,shrubs or other planting damaged by plant handling will not be accepted.this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant materal delivered to site must be/have a well established compact fibrous root system,be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting,remove unwanted secondary shoots,weak forks, or crossing/rubbing branches or dead material.

1.01.13 All trees,shrubs etc to be planted at depth of soil mark from nursery or soil level of container.
All trees,shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock,of local provenance and in accordance with B.S.3936:1992
All planting operations to be in accordance with B.S.4428:1989

1.01.15 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations

1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accomodate the plant without root damage, to a min of 300mm cubed.Min pot size to be 2/3 litre unless specified differently in schedule.

1.01.17 All climbers noted TR require wire or trellis support
All hedges are specified as double staggered rows
In shrub specification all breaks are to be strong and within the lower third
(Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE; to all public/communal/shared space,plot frontages). and planting beds exposed to the public realm.

1.01.19 All plants to be firmed,ameliorants added,watered in and dead or damaged branches removed after after planting.prior to sheet mulch and bark mulch being added.
All planting beds should be mulched with 75mm min deep layer dark matured woodchip.
All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch.(Mulch sample and source to be approved).
NOTE:

1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES.
All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS -SEPERATE TO TREE PIT DETAIL Tp1)
Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree or as shown on drawing.
To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1.)
To be in accordance with tree pit construction detail GBU 2015 (Green Blue Urban Standard detail)

BARE ROOT SHRUB PLANTING.

4.01.01 All native/indigenous planting should utilise plants of local provenance
All bare root plant material delivered to be lifted November - early march dependant on weather conditions.
To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw(adequately irrigated and kept moist to avoid roots drying).

4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.
Plant between mid November and mid March,slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February,slit planted or pit planted incorporating slow release fertiliser.

4.01.04 Hedge planting(1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted(photodegradable or biodegradable) and rabbit/tube guarded (recycled),firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.
Transplants to be planted between mid november and end February.(NOTE: Refer also to shrub planting For ameliorants.)

4.01.05 NOTE: All guards to be photo degradable.Do not smother plants with mulch.
NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.
Prior to turfing rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations.
Use cultivated, weed free amenity turf laid with broken joints well butted up
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.

5.01.02 Seeding to be undertaken during march,april or september.Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recomendations. Apply at 50gms per square metre lightly raking after sowing.(Contractor to supply mix details and source for approval)

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428,3936&5837) NATIONAL PLANTING SPECIFICATION GUIDLINES; HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1,2 AND 3.); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS.
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

PREPARATION OF SPECIES RICH GRASSLAND/WILDFLOWER AREAS.

(Implentation of seeded areas. Turf areas refer to general specification and manufacturers guidance notes)

5.01.03 MOW OFF AND REMOVE VEGETATION WITHIN WILDFLOWER ZONE.
REMOVE TOPSOIL ZONE (300-450mm DEPENDING ON SITE CONDITIONS) AS REQUIRED TO REACH SUBSOIL ZONE.
CULTIVATE SEED BED AREA.(MIN 6 WEEKS PRIOR TO SOWING) TO MIN DEPTH 80-100mm SPRAY OFF REGROWTH ON SEED BED(PRIMARILY ANNUAL WEED GROWTH) WITH APPROPRIATE HERBICIDE (ROUND UP OR SIMILAR APPROVED). REMOVE ALL DEBRIS ONCE WEEDS HAVE DIED BACK.
BRING SEED BED TO FINE TILTH BY REPEATED SURFACE CULTIVATION
REMOVE ALL DEBRIS AND STONES OVER 25mm FROM SEED BED.

5.01.04 UNDERTAKE AUTUMN SOWING (LATE AUGUST - MID SEPTEMBER).SOW ONLY AFTER SEPTEMBER IF AGREEMENT WITH LANDSCAPE ARCHITECT/ECOLOGIST HAS BEEN CONFIRMED.
MIX SEED WITH DRY SILVER SAND AT 1:5 RATIO. SOW IN CALM AND MOIST CONDITIONS
SOW ACROSS AREA IN 2No DIRECTIONS (50% OF MIX SOWN AT 90 DEGREES TO EACH OTHER)
INSURE SEED BED IS MOIST.MIX SEEDS INTO TOP 10mm OF SOIL.LIGHTLY RAKE AND FIRM IN WITH ROLLER.

5.01.05 RESTRICT SEED MIX TO SPECIES SPECIFIED WITHIN SUPPLIERS MIX (AS STATED BELOW) ALL TO BE NATIVE AND OF LOCAL PROVENANCE
SOW AT 35-40Kg PER HA.(FOR SPECIES RICH GRASSLAND/WILDFLOWER MIX) AND 15-20Kg PER HA (FOR ANNUAL MIX) MIX TO BE AS SPECIFIED WITHIN KEY..

5.01.06 MAINTENANCE - YEAR 1.
LATE JUNE/EARLY JULY - CUT TO 4cm AFTER CORNFIELD ANNUALS HAVE FLOWERED.
CUT MONTHLY FOR REMAINDER OF YEAR ONE.
ROLL SEED BED PRIOR TO FIRST CUT.
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE.

5.01.07 MAINTENANCE - YEAR 2. ONWARDS
Subsequent cutting regimes will be dependent on quality of germination/establishment success and local resident preference. The two management regimes are as follows.
1No cut and collection in autumn after flowering and sward die back(September to November)
CUT TO 4cm AFTER FLOWERING
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE.
(ONLY CUT MEADOW BETWEEN FLOWERING CUT - APRIL IF SWARD REACHES 100mm HEIGHT)
NOTE: 2.0M wide strip to edge of hedgerow to be rotationally cut every alternate year in autumn as above or as agreed with Ecologist following annual review

NORTH

SCALE 1:250 (Meters to cm)
0 2.5 5 10 15 20
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm

LEGEND:

HARD SURFACES, GATES AND ENCLOSURE
REFER TO HARD LANDSCAPE DRAWINGS
(W.K. ARCHITECTS 5806 SERIES DRAWINGS)

PROPOSED STANDARD TREE POSITION
Refer to plant schedule

PROPOSED HEDGE PLANTING
Refer to plant schedule

PROPOSED SHRUB PLANTING
Refer to plant schedule

CLIMBERS AND SPECIMEN SHRUBS
Refer to plant schedule

BUFFER PLANTING MIX
Refer to plant schedule

GENERAL AMENITY GRASS SEED MIX.
BRITISH SEED HOUSES A22 MIX (OR SIMILAR APPROVED)
12-18no cuts per year

PROPOSED GRASS AREA
GENERAL AMENITY TURF
FULLY TREATED AND CULTIVATED

Perennial Ryegrass	Lolium perenne
Slender creeping red fescue	Festuca rubra Litoralis
Strong creeping red fescue	Festuca rubre rubra
Chewings fescue	Festuca rubra Commutata
Smooth stalked meadowgrass	Poa pratensis
Brown top bent	Agrostis capillaris

WETLAND WILDFLOWER AREAS.(BANKS OF ATTENUATION FEATURES)
To be: Water Margin and Wildflower Seed Mix
80% native grasses and 20% wildflowers. Rate: 5g per Sq M.
Mix to be: Pro Flora Mix 12
Or as confirmed/ agreed by Ecologist following soil testing.
1-2 cuts per year

WILDFLOWER MEADOW
To be: Basic General Purpose Meadow Mix
80% native grasses and 20% wildflowers. Rate: 4g per Sq M.
Mix to be: Mix EM1
Emorsgate Seeds or as confirmed/ agreed by Ecologist following soil testing.
1-2 cuts per year

PLUG PLANTING
Refer to plant schedule

BULB PLANTING
Refer to plant schedule

HARD SCAPE AREAS.
20mm DIA GRAVEL (COLOUR AMBER/BUFF)
IN ACCORDANCE WITH DETAIL.
OR AS AGREED WITH CLIENT.

EXISTING VEGETATION(RETAINED)
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING

EXISTING VEGETATION (REMOVED)
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.

Root barrier
ROOT BARRIER.
REFER TO ITEM 2.01.01+3.01.01
WITHIN SPECIFICATION NOTES.

Andrew Hastings.
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CO7 7UF

Landscape Institute
Registered practice

[redacted]

DRAWING STATUS
FOR APPROVAL

CLIENT
OAKLAND COUNTRY HOMES

PROJECT
OLD CHICKEN FARM,
THORPE ROAD,
LITTLE CLACTON, ESSEX.

DRAWING TITLE
SOFT LANDSCAPE PROPOSALS.
SHEET 3 OF 5.

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:250@A1.	17.01.23	OB	AH	23.5440.03
No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor discrepancies notified immediately to this consultant			REV	