

EXISTING TREES/VEGETATION

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

This drawing to be read in conjunction with the following: Architectural details and Site Layout (Wincor Kievaner 8006 Series) Tree Survey, Assessment and Method Statement. ( ) Adopted road, footpath and highway verge. ( )

NOTE: SURFACE LEVELS/DRAINAGE

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

The landscape scheme/planing program is confirmed as being timebanded 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 AREAS SEE SEPARATE SECTION ON THIS DRAWING.

AIMS OF PLAN

TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS) CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREA REMAINS CLEAN AND Tidy AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE (GOOD BRANCH STRUCTURE/STEM ASSOCIATED CROTCHES) WITH OTHER SPECIES WITHIN THE BED. ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS MAINTENANCE OPERATIONS (Based on a minimum number of visits of 6hrs during growing season and 2hrs during dormant season) WEED ALL SORTS LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT APPLICATION OF FERTILISERS TO GRASS AND PLANTING

REPLACE DISTRESSED/FALLING TREES

REPLACE DISTRESSED/FALLING TREES WITH LIKE SPECIES AND GENERAL TENDING/SWEEPING OF LANDSCAPE AREAS PRUNING SHRUBS AND TREES - REMOVE DEAD/DISEASED/DEFECTIVE BRANCHES AND PLANT MATERIAL TO BE DISPOSED WITH GREEN WASTE TO BE USED FOR DEVELOPMENT OF NEW WOODS. Hedges to be cut every 4 weeks to be maintained at min 100-150mm height.

TOP UP GRASS MIX

GRASS CUTTING Short medium grass 8-12 cuts/yr Short Grass patch and edges min 16 cuts/yr BIRD BOSS: All areas monitored annually, regular removal of old nesting material. Initial new birdbox boxes between October and February.

ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)

REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING, ENCLOSURES, GATES AND (Where necessary) promptly repair any damage to the site.

STREET FURNITURE

WEED TREATMENT/REMOVAL AND TENDING, SWEEPING OF HARD SURFACES INCLUDING REMOVAL OF LITTER AND TRASH.

REPAIR PLAN

TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREA REMAINS CLEAN AND Tidy AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATED CROTCHES CORRECTLY WITH OTHER SPECIES WITHIN THE BED.

ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP

THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE, TREE AND SHRUB POSITIONS) INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS.

YEAR 6 ONWARDS

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.

Table with columns: Species, Abn, Height, Pot Size, Specification, Density. Lists various plant species and their characteristics.

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SPECIFICATION NOTES

ESTABLISHMENT AND IMPLEMENTATION No soil 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 brambles, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.

1.01.02 Assumes main contractor provides adequate topsoil (topsoil 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.

1.01.03 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, soil and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for lab testing and to make results available for approval).

1.01.04 Topsoil areas to be cultivated by hand or machine prior to planting. (1) Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turfseeded areas.

1.01.05 All trees in pits in areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased by 100mm to accommodate root system without bending).

1.01.06 All areas of public open space and/or tree planting to be progressively protected from compaction A: To unrestricted larger services/root protection areas (RPA), free areas, post-construction soil compaction measures will comprise soil ripping sufficient to break up any subsoil plant within any restricted areas. B: To restricted compacted areas incorporating existing services and/or RPA, these areas will be secured through the erection of robust barriers and/or ground protection erected in accordance with BS 5857 recommendations sufficient to fully restrict access to these areas as a whole for the life of the developments construction period.

1.01.07 All trees above half standard size within public open space, verges or hard landscaped areas to be undergrouned and supported.

1.01.08 All tree stakes and fixings to be sufficiently low to allow free movement of the crown. Tree support to comprise a stake cut at uniform height from ground level with a biodegradable tie toward the head of the stake. Or be undergrouned guyed using Arborguy tree guying system. (Green leaf Planting Products) or similar approved. (single stake with single biodegradable tie - standard trees/deciduous 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.

1.01.09 Backfill to pits (other than trees with hard paved areas) to be clean topsoil with tree growing added fertilizer in all planting. All pits to have irrigation system units fitted to fully surround the root ball at base of pit.

1.01.10 All trees to have root zone centrally situated prior to planting. All trees to be secured through the erection of robust barriers and/or ground protection erected in accordance with BS 5857 recommendations sufficient to fully restrict access to these areas as a whole for the life of the developments construction period.

1.01.11 All plant material delivered to site must be a well established compact form, free from pest and disease, other defects, be healthy and display good form characteristics 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 broken and 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 correct depth from nursery or soil level of container. All trees/shrubs etc to be planted at correct depth from nursery or soil level of container.

1.01.14 All plant material to be Certified nursery stock of local provenance and in accordance with B.S.3938:1992 All planting operations to be in accordance with B.S.5428:1989

1.01.15 All herbicides and other chemicals are to be used in accordance with the following plant these are to be applied immediately after planting.

1.01.16 Shrub/planting (container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed min pot size to be 20 litre unless specified otherwise in schedule.

1.01.17 All climbers noted TR require wire or trellis support All hedges are specified as double staggered rows.

1.01.18 A slow release fertilizer is to be applied immediately after planting. In accordance with manufacturers instructions (NOTE: to all outdoor/annual/half hard spec/plant frontages), and planting beds exposed to the public realm.

1.01.19 All plants to be firmly amended/added watered in and dead or damaged branches removed after planting. All plants to be sheet mulched and banked with topsoil.

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

2.01.01 All trees to be undergrouned and adequately supplied with a root protection system (GR1000 or GL1007 by Greenleaf Planting Products or as required to fit individual circumstances and agreed with monitoring professional).

3.01.01 All trees to be planted centrally within a 1.0M square/m recessed planting bed grass/weed free base with 50mm depth bank mulch or to incorporate a strimmer guard.

3.01.02 All trees to be planted centrally within a 1.0M square/m recessed planting bed grass/weed free base with 50mm depth bank mulch or to incorporate a strimmer guard.

4.01.01 All native/indigenous planting should utilize plants of local provenance. All bare root plant material delivered during planting - early march dependent on weather conditions.

4.01.02 Native wild and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.

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

4.01.04 Hedge planting 1+1 or 1+2 transplants or container stock to be planted in double staggered rows 300mm apart on raised cambs at 400mm intervals. Plants to be cane supported mulch matted (photodegradable or biodegradable) and rabbit/bug guarded (recycled) formed in and watered in, with slow release fertilizer added and dead or damaged branches removed after planting.

4.01.05 All plants to be photo degradable. Do not sprout 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 chip layer.

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.

5.01.02 Seeding to be undertaken during March and/or September. Rotate and level topsoil as required, remove any debris and stones above 20mm diameter, add pre seed fertilizer to manufacturers recommendations. Apply at 50gms per square metre lightly raking after sowing (Contractor to supply mix details and source for approval).

5.01.03 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS INCLUDING CURRENT REVISIONS OF 4428, 3938&3937 NATIONAL PLANTING SPECIFICATION GUIDELINES, HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1.2 AND 3.1), CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

5.01.04 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.

5.01.05 PREPARATION OF SPECIES RICH GRASSLAND/WILDFLOWER AREAS. (Implementation of seeded areas. Turf areas refer to general specification and manufacturers guidance notes).

5.01.06 MOW OFF AND REMOVE VEGETATION WITHIN WILDFLOWER ZONE. REMOVE TOPSOIL ZONE 100-450mm DEPTH ON SITE (CONDITIONS) AS REQUIRED TO REACH SUBSOIL ZONE.

5.01.07 COLTIVATE SEED BED AREA (AREA WITHIN PROPOSED 100-450mm DEPTH 100-100mm SPRAY OFF REGROWTH ON SEED BED (PRIOR TO SEEDING) WITH APPROPRIATE HERBICIDE (WET/DRY OR SIMILAR APPROVED). REMOVE ALL DEBRIS ONCE WEEDS HAVE GROWN BACK.

5.01.08 BRING SEED BED TO FINE TILT BY REPEATED SURFACE CULTIVATION REMOVE ALL DEBRIS AND STONES OVER 25mm FROM SEED BED.

5.01.09 UNDERTAKE AUTUMN SOWING LATE AUGUST - MID SEPTEMBER/EARLY OCTOBER 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 0 DEGREES TO EACH OTHER). ENSURE SEED BED IS MOIST MIX SEEDS INTO TOP DOWN OF SOIL LIGHTLY RAKE AND FIRM WITH ROLLER.

5.01.10 RESTRICT SEED MIX TO SPECIES SPECIFIED WITH SUPPLIERS MIX (AS STATED BELOW) ALL TO BE NATIVE AND OF LOCAL PROVENANCE. SOW AT 12-40mm PER HEDGEROW SPECIES RICH GRASSLAND/WILDFLOWER MIX AND 15-20gms PER HA. (FOR ANNUAL MIX) MIX TO BE AS SPECIFIED WITH KEY.

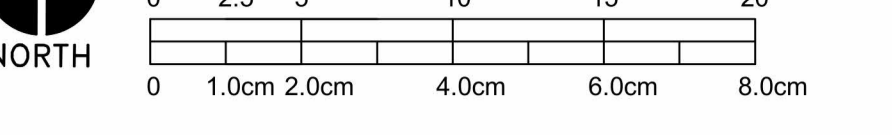
5.01.11 MAINTENANCE - YEAR 1. LATE JUNE/EARLY JULY - CUT TO 4cm AFTER CORNHED ANNUALS HAVE FLOWERED. CUT MONTHLY FOR REMAINDER OF YEAR ONE. ROLL SEED BED TO PREPARE FOR YEAR TWO. IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAK MOWER AND REMOVE ARISING FROM SITE.

5.01.12 MAINTENANCE - YEAR 2 ONWARDS. Subsequent cutting regimes will be dependent on quality of germination/establishment success and local preference. The two management regimes are as follows: 1.No cut and collection in autumn after flowering and sward die back (September to November).

2.CUT TO 4cm AFTER FLOWERING. IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAK MOWER AND REMOVE ARISING FROM SITE. ONLY CUT MOWERS BETWEEN FLOWERS CUT - AVOID IF FLOWERS REACHES 100mm HEIGHT.

NOTE: 2.0M wide strip to edges of hedgerow to be relationally cut every alternate year in autumn or above or as agreed with ecologist following annual review.

SCALE 1:250 (Meters to cm)



LEGEND

HARD SURFACES, GATES AND ENCLOSURE REFER TO HARD LANDSCAPE DRAWINGS (W.K. ARCHITECTS 8006 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 rubra Strong creeping red fescue Festuca rubra rubra Chewings fescue Festuca rubra Communata 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 EMI Emergence 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 REFER TO ITEM 2.01.01+3.01.01 WITHIN SPECIFICATION NOTES.

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Landscape Institute Registered practice

DRAWING STATUS

FOR APPROVAL

CLIENT OAKLAND COUNTRY HOMES

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

DRAWING TITLE SOFT LANDSCAPE PROPOSALS. SHEET 1 OF 5.

SCALE 1:250@A1. DATE 17.01.23. DRAWN OB. CHECKED AH. DRAWING NUMBER 23.5440.01

No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor. Discrepancies notified immediately to this consultant.