



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 Kleener 5806 Series)
- Tree Survey, Assessment and Method Statement. ()
- Adopted road, footpath and highway verge. ()

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.

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)

The landscape scheme/planting program is confirmed as being timeboxed 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 SEPARATE SECTION ON THIS DRAWING.

NOTE: UNDER TAKE ANNUAL REVIEW OF ALL AREAS IN AUGUST AND CONFIRM MANAGEMENT ACTIONS. (ALL LANDSCAPE, ECOLOGICAL AND ARBORICULTURAL CONSULTANTS TO REVIEW) YEAR 10

AIMS OF PLAN

AS YEARS 1-9 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

STREET FURNITURE

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

YEAR 40

AS YEARS 1-9 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

YEAR 60 ONWARDS

AS YEARS 1-9 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

Species

Species	Abn.	Height	Flt Size	Specification	Density
Abies balsamea	Abn.	20-30m	2L	Rub/C	2/m ²
Alnus incana	Abn.	10-15m	1L	Rub/C	2/m ²
Alnus matricaria	Abn.	10-15m	1L	Rub/C	2/m ²
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SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION

No site land operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.

Pre 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 unusable 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 BS:3882:1994) and in accordance with finished ground levels on external works drawings.

All material to be broken up to a min depth of 300mm prior to application.

To improve root zone drainage and remove compaction

Imported soil and screened topsoil to be fertile medium main 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)

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.

All tree pits in soil 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 progressively protected from compaction A: To unrestricted larger services/root protection areas (RPA), 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 RPA, 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 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 splayed.

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 fixed depth below ground level with a biodegradable tie toward the head of the stake. Or be underground guyed using Aridoguy tree guying system. Green leaf. Planting products or similar approved. (single stakes 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 intervals 2-3 years, in accordance with management plan, when trees are established.

1.01.08 Backfill pits (other than trees with hand paved areas) to be clean topsoil with tree fertilizer added (firmed in after planting) All trees to have irrigation units fitted to fully surround the root ball.

1.01.09 All trees of pit backfill to be 30% excavated soil, 60% imported topsoil and 10% net peat compost. At time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bank removed from main stems.

1.01.10 All plant material delivered to site must be 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 BS:3998:2010 "Tree work recommendations" Remove branches damaged/broken during planting; remove unwanted secondary shoots, weak forks, or crossing/breaking 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 be fully 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 BS:3986:1992 All planting operations to be in accordance with BS:5428:1989

1.01.15 All herbicides and other chemicals are to be used in accordance with the following plant these are to be in strict accordance with COSHH and Control of Pesticides Regulations.

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 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 this 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 fertilizer to be applied immediately after planting in accordance with manufacturers instructions (NOTE: to all outdoor/communal/hardscaped plot 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 prior to sheet mulch and bark mulch being added. All planting beds should be mulched with 75mm deep layer dark mulch/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 source and source to be approved).

NOTE:

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

HIGHWAY TREES

All trees to be underground guyed and be adequately supported with a root protection system (GR100S or GL100T by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 Lintex grade/rope root barrier to depth of fibre layer (Min 100mm) 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.

All native/indigenous planting should utilize plants of local provenance. All bare root plant material delivered to be fitted November - early March dependent on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heeling into ground, covered with bare earth,essian 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, all planted incorporating slow release fertilizer.

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 grown stock to be planted in double staggered rows 300mm apart on raised beds at 400mm intervals. Plants to be cane supported mulch matted (photodegradable or biodegradable) and rabbit/bug guarded (recycled), firmed in and watered in, with slow release fertilizer 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 amendments.)

4.01.05 **NOTE:** All plants 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 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 rotate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre fertilised fertilizer 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 until or September. Rotate and level topsoil as required and 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)

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS INCLUDING CURRENT REVISIONS OF BS:4428:3938&3937 NATIONAL PLANTING SPECIFICATION GUIDELINES, 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.

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

5.01.03 MOW OFF AND REMOVE VEGETATION WITHIN WILDFLOWER ZONE. (Implementation of topsoil zone 0.9m-450mm depending on site conditions) AS REQUIRED TO REACH SUBSOIL ZONE.

CULTIVATE SEED BED AREA (MINA WEDGES PRIOR TO SOWING) TO MIN DEPTH 60-100mm SPRAY OFF WEED GROWTH ON SEED BED (PRIORLY ANNUAL WEED GROWTH) WITH APPROPRIATE HERBICIDE (ROUND UP OR SIMILAR APPROVED).

REMOVE ALL DEBRIS ONCE WEEDS HAVE BEEN 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 0 DEGREES TO EACH OTHER) ENSURE SEED BED IS MOIST MIX SEEDS INTO TOP OF SOIL LIGHTLY RAKE AND FIRM IN WITH ROLLER.

5.01.05 RESTRICT SEED MIX TO SPECIES SPECIFIED WITHIN SUPPLIERS MIX (AS LISTED BELOW) ALL TO BE NATIVE AND OF LOCAL PROVENANCE SOW AT 25-40kg PER HA PER SPECIES RICH GRASSLAND/WILDFLOWER MIX AND 15-20kg PER HA (FOR ANNUAL MIX) MIX TO BE AS SPECIFIED WITHIN KEY.

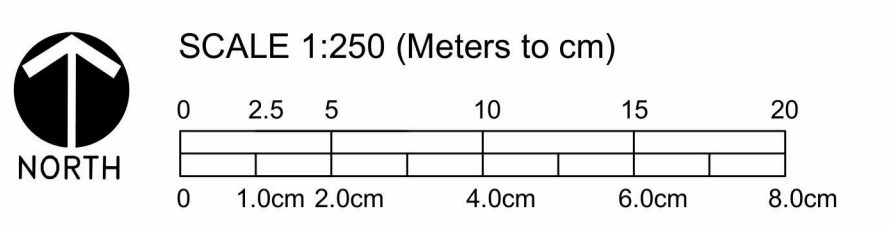
5.01.06 MAINTENANCE - YEAR 1. LATE JUNE/EARLY JULY - CUT TO 4cm AFTER CORNHED ANNUALS HAVE FLOWERED. CUT MONTHLY FOR REMAINDER OF YEAR ONE. ROLL SEED BED PRIOR TO FIRST CUT IN ALL CASES USE SHARP BLADED ROTARY CUTTER BARK MOWER AND REMOVE ARISING FROM SITE.

5.01.07 MAINTENANCE - YEAR 2 ONWARDS. Subsequent cutting regimes will be dependent on quality of germination/establishment success and local 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 BARK MOWER AND REMOVE ARISING FROM SITE. ONLY CUT MEDIUM BETWEEN FLOWERING CUT, APRIL, IF SWARD REACHES 100mm HEIGHT)

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



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 rubra 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: Mix 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
 - 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
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FOR APPROVAL

OAKLAND COUNTRY HOMES

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

SOFT LANDSCAPE PROPOSALS. SHEET 4 OF 5.

SCALE 1:250@A1. DATE 17.01.23. DRAWN OB. CHECKED AH. DRAWING NUMBER 23.5440.04. REV