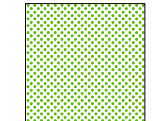
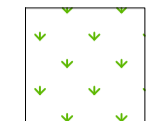




Maintenance Plan

-  Formal Lawn (Amenity)
4 cuts per year - March, May, July & September (50-60mm)
-  Longer Grass/ Wildflower
(Year 1) 3 cuts per year - August, September & October (40-60mm)
(Year 2 onwards) 1 cut per year - September (100mm)
-  Hedges
1 cut per year - December
-  Trees
Inspection of all trees, guards, ties, mulch mats and stakes - March & September
Deadwood removal, thinning and crown-lifting requirements - January, November & December
Remulch to a depth of 50mm - March & September

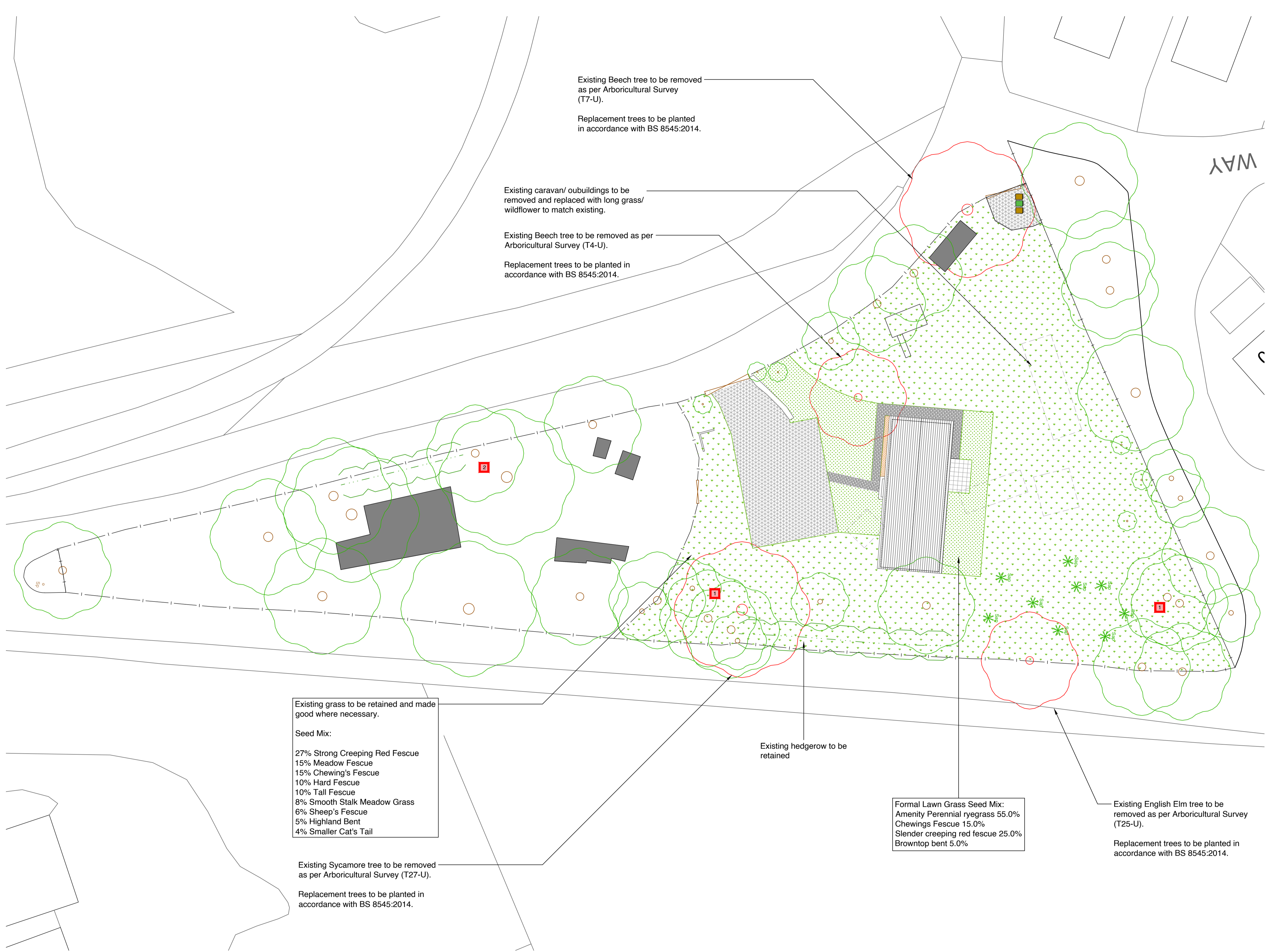
Proposed trees at the time of planting shall be a minimum of 12-14cm stem girth with 45-85 litre rootball and of the following mix:

- 2 x Sycamore (*Acer pseudoplatanus*)
- 2 x Elm (*Ulmus 'New Horizon'*) *If Elm (*New Horizon*) cannot be procured then these shall be replaced with 1 x Horse -Chestnut (*Aesculus hippocastanum*) and 1 x Sweet Chestnut (*Castanea sativa*).
- 1 x Field Maple (*Acer campestre*)
- 1 x Silver Birch (*Betula pendula*)
- 1 x Hawthorn (*Crataegus monogyna*)

The development and the works comprising the approved scheme shall be implemented in accordance with the approved plan and all trees shall be procured and planted in accordance with British Standards BS 85435:2014.

The approved landscaping scheme shall be implemented within the first planting season following first occupation of the development and shall, from its completion, be maintained in accordance with the management plan for a minimum period of thirty years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any variation.

Prior to the commencement of any site works, the proposed details as contained within Section 7 of the submitted Arboricultural Report (Report Reference: RSE_4753_R1_V1_ARB; Issue Date: July 2021) shall be compiled with and implemented on site, and shall remain in place pre, during and post development works.



Existing Beech tree to be removed as per Arboricultural Survey (T7-U).
Replacement trees to be planted in accordance with BS 8545:2014.

Existing caravan/ outbuildings to be removed and replaced with long grass/ wildflower to match existing.
Existing Beech tree to be removed as per Arboricultural Survey (T4-U).
Replacement trees to be planted in accordance with BS 8545:2014.

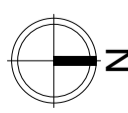
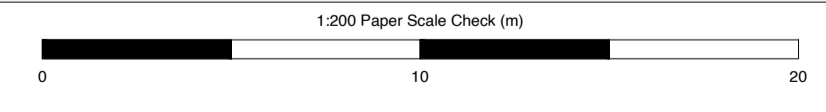
Existing grass to be retained and made good where necessary.
Seed Mix:
27% Strong Creeping Red Fescue
15% Meadow Fescue
15% Chewing's Fescue
10% Hard Fescue
10% Tall Fescue
8% Smooth Stalk Meadow Grass
6% Sheep's Fescue
5% Highland Bent
4% Smaller Cat's Tail

Existing Sycamore tree to be removed as per Arboricultural Survey (T27-U).
Replacement trees to be planted in accordance with BS 8545:2014.

Formal Lawn Grass Seed Mix:
Amenity Perennial ryegrass 55.0%
Chewings Fescue 15.0%
Slender creeping red fescue 25.0%
Browntop bent 5.0%





Existing English Elm tree to be removed as per Arboricultural Survey (T25-U).
Replacement trees to be planted in accordance with BS 8545:2014.



- General Notes**
1. Do not scale drawings except for the purpose of assessing a planning application. Figured dimensions govern.
 2. All dimensions in mm unless otherwise stated.
 3. All dimensions to be verified on site prior to works commencing.
 4. All existing structures and any other retained concealed elements are assumed and are to be verified on site prior to works commencing.
 5. All existing services are to be checked and confirmed on site by the contractor prior to works commencing.
 6. Drawings are not to be used for the purpose of tender or construction except where expressly identified for such use in the drawing status section.
 7. The Contractor is not to proceed with any works on site until confirming that all relevant planning conditions have been suitably discharged.
 8. Drawings are to be read in conjunction with all other relevant architectural, structural, civil, M&E and any other drawings, specifications and reports produced in connection with the project.
 9. Indigo Architects shall be notified in writing of any discrepancies, ambiguities, omissions or errors prior to works commencing.
 10. Drawings remain the property of Indigo Architecture at all times and are issued and licensed strictly for the use prescribed in the drawing status section by the identified client on the project for which they are provided. Drawings are not to be used for any other purpose and are issued on condition that they are not copied, reproduced, retained or disclosed to any unauthorised person, wholly or in part, without the express written consent of Indigo Architecture.
 11. Indigo Architects shall be notified in writing of any change to the approved specification, building materials or products prior to installation. Where there is an alteration, product and performance details must be forwarded to the Planning Officer and/or Building Control Officer for approval prior to installation.




Rev.	Date	Reason for issue	Chk.	Rev.	Date	Reason for issue	Chk.
PL1	15/03/24	Conditions planning app submission	CBS				
P1	18/12/23	Issue to client	CBS				



- Legend**
-  Main entrance.
 -  Formal Lawn
 -  Longer Grass/ Wildflower
 -  Bulb Planting

-  Schwegler Bird Boxes installed to not less than 3 trees at 3m above ground level with small hole boxes at 1-3m above ground level
-  Schwegler Bat Boxes installed to not less than 3 trees at 3-5m above ground level, facing in a south/south-westerly direction with clear flight path to entrance to provide roosting habitat for bats



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Client
Clare & Steven Beetham

Project
**Land off Fryston Lane
Knottingley
WF11 8SF**

Title
Soft Landscaping Plan

Project	Number	Revision	Scale at A1	Date	Drawn By
0250	81-00	PL1	1:200	25/09/23	EJG