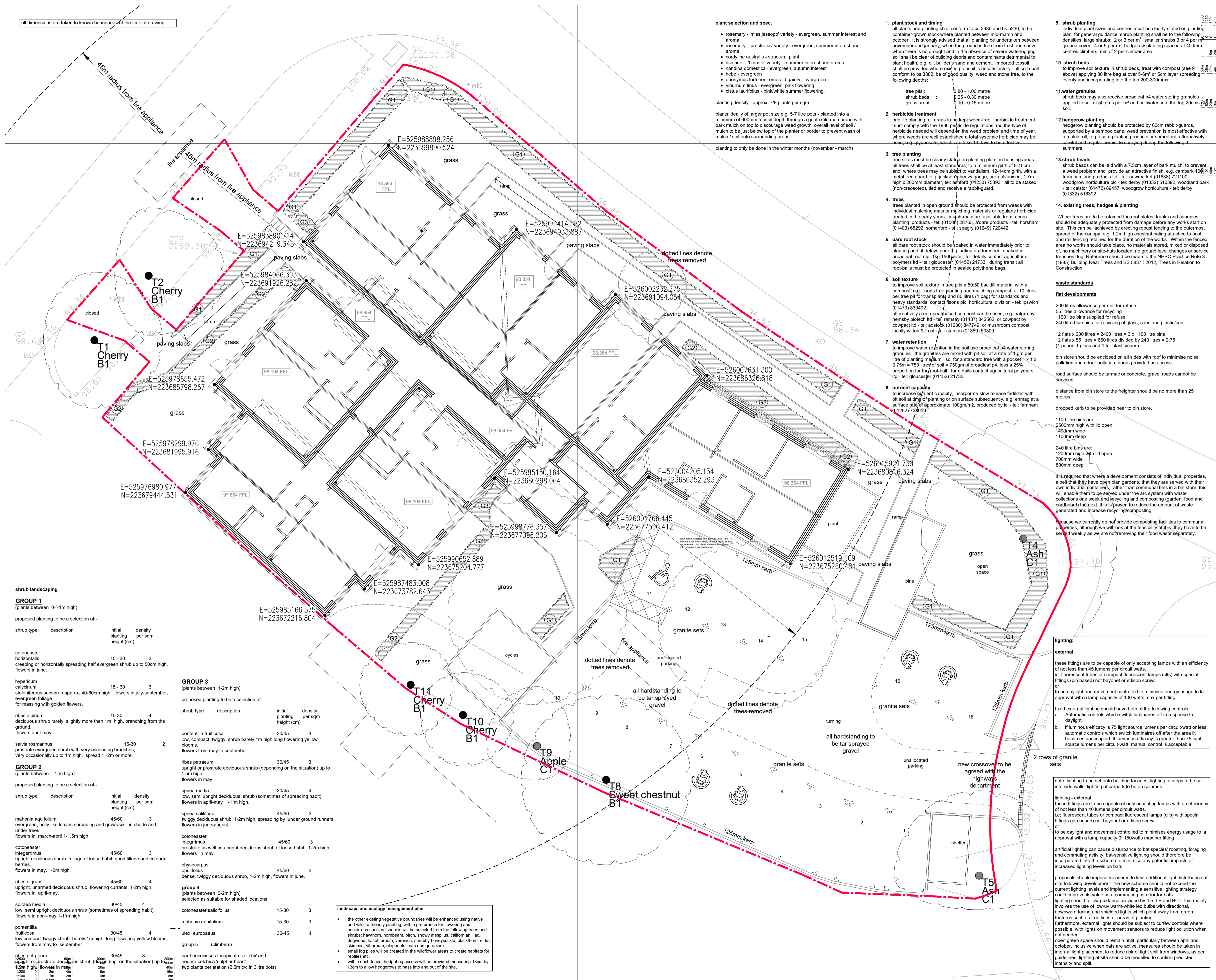


all dimensions are taken to known boundaries at the time of drawing



plant selection and spec.

- rosemary - 'miss jessopp' variety - evergreen, summer interest and aroma
rosemary - 'prostratus' variety - evergreen, summer interest and aroma
cordyline australis - structural plant
lavender - 'hidcote' variety - summer interest and aroma
nandina domestica - evergreen, autumn interest
hebe - evergreen
euonymus fortunei - emerald gaily - evergreen
viburnum tinus - evergreen, pink flowering
cistus laurifolius - pink/white summer flowering.

planting density - approx. 7/8 plants per sqm
plants ideally of larger pot size e.g. 5-7 litre pots - planted into a minimum of 600mm topsoil depth through a geotextile membrane with bark mulch on top to discourage weed growth.

planting to only be done in the winter months (november - march)

1. plant stock and timing

individual plant sizes and centres must be clearly stated on planting plan, for general guidance, shrub planting shall be to the following densities: large shrubs: 2 or 3 per m² smaller shrubs 3 or 4 per m² ground cover: 4 or 5 per m² hedgerow planting spaced at 400mm centres

2. herbicide treatment

prior to planting, all areas to be kept weed-free. herbicide treatment must comply with the 1986 pesticide regulations and the type of herbicide needed will depend on the weed problem and time of year.

3. tree planting

tree sizes must be clearly stated on planting plan. in housing areas all trees shall be at least standards, to a minimum girth of 8-10cm and, where trees may be subject to vandalism, 12-14cm girth, with a metal tree guard.

4. trees

trees planted in open ground should be protected from weeds with individual mulching mats or mulching materials or regularly herbicide treated in the early years.

5. bare root stock

all bare root stock should be soaked in water immediately prior to planting and, if delays prior to planting are foreseen, soaked in broadleaf root dip.

6. soil texture

to improve soil texture in tree pits a 50:50 backfill material with a compost, e.g. fisons tree planting and mulching compost, at 10 litres per tree pit for standards and 80 litres (1 bag) for standards and heavy standards.

7. water retention

to improve water retention in the soil use broadleaf p4 water storing granules. the granules are mixed with pit soil at a rate of 1 gm per litre of planting medium.

8. nutrient capacity

to increase nutrient capacity, incorporate slow release fertilizer with pit soil at time of planting or on surface subsequently, e.g. enmag at a surface rate of approximately 100g/m².

9. shrub planting

individual plant sizes and centres must be clearly stated on planting plan, for general guidance, shrub planting shall be to the following densities: large shrubs: 2 or 3 per m² smaller shrubs 3 or 4 per m² ground cover: 4 or 5 per m² hedgerow planting spaced at 400mm centres

10. shrub beds

to improve soil texture in shrub beds, treat with compost (see 9 above) applying 80 litres bag at over 5cm² or 5cm layer spreading evenly and incorporating into the top 200-300mm.

11. water granules

shrubs beds may also receive broadleaf p4 water storing granules applied to soil at 50 gms per m² and cultivated into the top 20cms soil.

12. hedgerow planting

hedgerow planting should be protected by 60cm rabbit-guards, supported by a bamboo cane. weed prevention is most effective with a mulch roll, e.g. acorn planting products or somerford, alternatively careful and regular herbicide spraying during the following 3 summers.

13. shrub beds

shrubs beds may be laid with a 7.5cm layer of bark mulch, to prevent a weed problem and provide an attractive finish, e.g. cambark 100 from camland products ltd - tel: newmarket (01638) 721100.

14. existing trees, hedges & planting

Where trees are to be retained the root plates, trunks and canopies should be adequately protected from damage before any works start on site.

waste standards

200 litres allowance per unit for refuse
55 litres allowance for recycling
1100 litre bins supplied for refuse
240 litre blue bins for recycling of glass, cans and plastic/can

fast developments

12 flats x 200 litres = 2400 litres = 3 x 1100 litre bins
12 flats x 55 litres = 660 litres divided by 240 litres = 2.75 (1 paper, 1 glass and 1 for plastic/cans)

bin store

bin store should be enclosed on all sides with roof to minimise noise pollution and odour pollution. doors provided as access.

distance from bin store to the freighter should be no more than 25 metres.

dropped kerbs to be provided near to bin store.

1100 litre bins are: 2500mm high with lid open 1400mm wide 1100mm deep
240 litre bins are: 1200mm high with lid open 700mm wide 800mm deep

It is required that where a development consists of individual properties, albeit that they have open plan gardens, that they are served with their own individual containers, rather than communal bins in a bin store.

because we currently do not provide composting facilities to communal properties, although we will look at the feasibility of this, they have to be served weekly as we are not removing their food waste separately.

lighting:

external:

these fittings are to be capable of only accepting lamps with an efficiency of not less than 45 lumens per circuit watt.

to be daylight and movement controlled to minimise energy usage to la approval with a lamp capacity of 100 watts max per fitting.

fixed external lighting should have both of the following controls. a. Automatic controls which switch luminaires off in response to daylight.

b. If luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls which switch luminaires off after the area it becomes unoccupied.

note: lighting to be set on building facades, lighting of steps to be set into side walls, lighting of carpark to be on columns.

lighting - external these fittings are to be capable of only accepting lamps with an efficiency of not less than 40 lumens per circuit watt.

lighting should follow guidance provided by the LIP and BCT. this mainly involves the use of low-u-v warm-white led bulbs with directional, downward facing and shielded lights which point away from green features such as trees or areas of planting.

furthermore, external lights should be subject to curfew controls where possible, with lights on movement sensors to reduce light pollution when not needed.

open green space should remain unlit, particularly between april and october, inclusive when bats are active. measures should be taken in internal light placement to reduce risk of light spill from windows, as per guidelines. lighting at site should be modelled to confirm predicted intensity and spill.

shrub landscaping

GROUP 1 (plants between 0-1.1m high)

proposed planting to be a selection of-

Table with 4 columns: shrub type, description, initial planting height (cm), density per sqm

cotoneaster horizontalis 15-30 3 creeping or horizontally spreading half evergreen shrub up to 50cm high, flowers in June.

hypericum calycinum 15-30 3 stoloniferous subshrub approx. 40-60cm high, flowers in July-september, evergreen foliage for massing with golden flowers.

ribes alpinum 15-30 4 deciduous shrub rarely slightly more than 1m high, branching from the ground, flowers April-May.

salvia rosmarinus 15-30 2 prostrate evergreen shrub with very ascending branches, very occasionally up to 1m high. spread 1-2m or more.

GROUP 2 (plants between 1-1.1m high)

proposed planting to be a selection of-

Table with 4 columns: shrub type, description, initial planting height (cm), density per sqm

mahonia aquifolium 45/60 3 evergreen, holly like leaves spreading and grows well in shade and under trees, flowers in March-April 1-1.5m high.

cotoneaster integrimus 45/60 3 upright deciduous shrub, foliage of loose habit, good tillage and colourful berries, flowers in May, 1-2m high.

ribes nigrum 45/60 4 upright, unarmed deciduous shrub, flowering currants 1-2m high, flowers in April-May.

spiraea media 30/45 4 low, semi upright deciduous shrub (sometimes of spreading habit) flowers in April-May 1-1.1m high.

pontentilla fruticosa 30/45 4 low compact twiggy shrub, barely 1m high, long flowering yellow blooms, flowers from May to September.

ribes petraeum 30/45 3 upright or prostrate deciduous shrub (depending on the situation) up to 1.5m high, flowers in May.

spiraea media 30/45 4 low, semi upright deciduous shrub (sometimes of spreading habit) flowers in April-May 1-1.1m high.

pontentilla fruticosa 30/45 4 low compact twiggy shrub, barely 1m high, long flowering yellow blooms, flowers from May to September.

ribes petraeum 30/45 3 upright or prostrate deciduous shrub (depending on the situation) up to 1.5m high, flowers in May.

GROUP 3 (plants between 1-2m high)

proposed planting to be a selection of-

Table with 4 columns: shrub type, description, initial planting height (cm), density per sqm

pontentilla fruticosa 30/45 4 low, compact, twiggy shrub barely 1m high, long flowering yellow blooms, flowers from May to September.

ribes petraeum 30/45 3 upright or prostrate deciduous shrub (depending on the situation) up to 1.5m high, flowers in May.

spiraea media 30/45 4 low, semi upright deciduous shrub (sometimes of spreading habit) flowers in April-May 1-1.1m high.

spiraea saliflora 45/60 3 twiggy deciduous shrub, 1-2m high, spreading by under ground runners, flowers in June-August.

cotoneaster integrimus 45/60 3 prostrate as well as upright deciduous shrub of loose habit, 1-2m high flowers in May.

physocarpus opulifolius 45/60 3 dense, twiggy deciduous shrub, 1-2m high, flowers in June.

group 4 (plants between 0-2m high)

selected as suitable for shaded locations

Table with 4 columns: shrub type, description, initial planting height (cm), density per sqm

cotoneaster salicifolius 15-30 3

mahonia aquifolium 15-30 3

utex europaeus 30-45 4

group 5 (climbers)

parthenocissus tricuspidata 'velutina' and hedera colchica 'sulphur heart' two plants per station (2.5m c/c in 3litre pots)

landscape and ecology management plan

- the other existing vegetative boundaries will be enhanced using native and wildlife-friendly planting, with a preference for flowering and nectar-rich species. species will be selected from the following trees and shrubs: hawthorn, hornbeam, birch, snowy mespilus, californian lilac, dogwood, hazel, broom, veronica, shrubby honeysuckle, blackthorn, elder, skimmia, viburnum, 'elephant's ears' and geranium.
small log piles will be created in the wildflower areas to create habitats for reptiles etc.
within each fence, hedgerow access will be provided measuring 13cm by 13cm to allow hedgerows to pass into and out of the site.

notes: any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
site/survey based on Ordnance Survey information provided by prodat systems plc, (www.promap.co.uk) prodat does not guarantee that all past or current uses or features will be identified in the product

the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.
drawings to be read in accordance with the dwelling emission rate (der/er) calculation. the building must be built 'as designed' meeting the criteria set for air permeability.

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note when printing off pdf's. it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. also that the scale bars on the plan measure correctly.



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Project Burwell 10 & 10a Stevenage SG2 9RF
Drawing Building regulation drawing Site plan

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