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Rev.	Drawn	Comments	Date
A	ME	Do not scale annotation removed & scale bars added	Jan 20

Provide bin storage areas to all properties with suitable timber fence screening so as not visible from highway

Paving to perimeter of dwelling & pathways to clients choice

Form new 2m wide footpath to highways approval

Form new 5m wide road to highways approval

Excavate & form private drive off main access road separated by 50mm pin kerb in block paving drained by aco drainage into site soakaway with 50mm pin kerb to perimeter

Existing established hedgerow to be retained

Existing building dotted to be demolioshed & removed from site

Lawn areas denoted (see notes)

Existing overgrown vegetation dotted to be removed

Existing building dotted to be demolioshed & removed from site

Existing building dotted to be demolioshed & removed from site

Existing overgrown vegetation dotted to be removed

Existing vehicular access to be retained. Existing access road has speed limit of 10mph

Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9

Tree 1
Tree 2
Tree 3
Tree 4

Unable To Survey

Iron Railing Fence

Post & Wire Fence

Concrete

Overhead Electric Cables

Underground Electric Cable

Stumps

Spring

Gate

A521 "THE GREEN"

BROOKHOUSE

3177
3504
4500
6000

Scale 0 5 metre 10 metre

Proposed site plan

Scale 1:200

Horticultural Notes

Site Clearance
Remove any rubbish, debris, decayed vegetation and contaminated topsoil. Grub up any redundant roots and dispose of without undue disturbance of soil to adjacent areas.

Preparation
Weedkill the existing grass / planting beds in areas to be planted or paved. Use glyphosate in accordance with manufacturer's instructions applied by trained and certificate holding personnel wearing / using PPE. Leave for a minimum of 3 weeks of day time temperatures over 6 degrees C to kill the root system.

Soil Strip, Store and Place.
Strip topsoil using hand tools to a maximum of 200mm depth over all areas to be hard surfaced or planted. Store in heaps max height 2m. Cultivate areas to be planted to break up subsoil and ensure free drainage. Only existing clean topsoil in good condition to be placed in new planting beds with 50:50 mix with mycorrnhizal compost. For remainder use imported topsoil to be in accordance with BS 3882:2007 Multipurpose Grade. Slightly dome planting beds and create a slight recess to capture mulch adjacent to finished levels of adjacent paving or edging Ensure min 450mm topsoil depth for shrubs

All planting and seeding will be carried out during the first planting season following the completion of the development Any plants which fail, are removed or become diseased or damaged during a period of five years from completion of the landscape works will be replaced in the next planting season with plants of a similar size and species.

Watering
To full depth of topsoil, apply evenly and without damaging or displacing plants or soil. Water as often as necessary to ensure establishment and continued thriving of planting.

Grass Turfing To Reinstate Disturbed Rear Gardens
Turf to be supplied by member of Turfgrass Growers Association to BS 3669, free from undesirable grasses and weeds. Grade - Fine Sports/Ornamental. Herbicide treatment to be applied not more than 3 months or not less than 4 weeks before lifting. Do not use dry or deteriorated turf. Stacking height to be a maximum of 1000mm. Break up compacted soil to full depth add conditioner/fertilizer in accordance with manufacturers instructions, reduce topsoil to a tilth to a depth of 200mm. Remove stones or clay greater than 50mm in any dimension. Remove rubbish, roots and debris. Prior to cultivation apply compost dressing to PAS 100 to include minimum 25% organic matter and 35-55% moisture content, Carbon:Nitrogen ratio maximum 20:1. Submit proposals for supply of turf for approval prior to delivery to site. Turf to be laid within 18 hours of delivery in spring and summer and within 24 hours in autumn and winter. Do not lay turf in persistent cold winds, or on frost bound or waterlogged soil. Lay planks on previously laid turf for access. Do not walk on turf or prepared bed. Joints to be well butted up, do not stretch turf. Remove any high spots and fill hollows with fine sand. Consdate lightly and firmly as laying proceeds.Dressing to be brushed in well to completely fill joints. Thoroughly water the finished turf immediately, check water has penetrated soil beneath.

Maintenance
All areas to be maintained for twelve months after completion and shall include as a minimum the operations as listed below for Aftercare in the first twelve months. Any defects or plant losses to be made good early during the following planting season. Undertake all necessary horticultural operations to ensure the successful establishment of all planting. Clear away all soil and arisings and leave the works in a tidy condition on completion of the maintenance. Final mulching & maintenance to be at end of twelve month period. Site shredding is not permitted, litter to be removed. Prune in accordance with good horticultural practice to BS 7370.

Planting Trees
Excavate tree pits 0.9 x 0.9 x 0.75m deep. Loosen pit base to a further 300mm. Place a little topsoil in the pit base. Mix with 5 litres of mycorrhizal planting compost per tree and dome slightly. Place tree in pit holding vertically. Drive a 1.8m stake through the rootball and at least 300mm into the base of the tree pit. Sprinkle Seirrablen Flora slow release fertiliser tablets by ALS or equal approved into the base of the pit around the rootball. (Quantities as manufacturers recommendation for tree size) Backfill carefully using reserved topsoil enriched with 5 litres of planting compost as previously described. Firm.
Fix and secure I No Tom's tree tie with spacer, or similar, within 50mm of the top of the stake. Water to field capacity.
Install Root Barrier around trees 600mm deep by Amenity Land Solutions Limited (01952247369) or similar, all in accordance with the manufacturers recommendations

Aftercare for 1st Year -
January to March. Firm all trees and shrubs especially after frost, strong wind and heavy rain. Complete replacement of failed plants to original specification. Collect and remove litter.
April. Hand weed any annual or perennial weeds that may have germinated in mulch. Check for areas of failed turf and carry out any necessary remedial work. Collect and remove litter. Water if necessary.
May. Edge grass/paths and planting beds. Commence mowing to grassed areas when bulb foilage has died back. Mow gradually reducing height of cut - minimum 40mm. Collect and remove litter. Water if necessary. Check plants for pests & diseases. Treat appropriately.
June. Mow , reduce cut to min 40mm high. Collect and remove litter. Water if necessary.
July to October. Continue to hand weed any weeds that attempt to germinate within the mulch. Collect and remove litter. Mow and edge grassed areas. Water if necessary. Check plants for pests & diseases. Treat appropriately.
September. Visit site with client, note and agree any replacement planting needed and variation to maintenance schedule for next year.
October. Cease mowing at the first frost. Check and carry out remedial works to any failed turfed areas
November to December. Commence replacement planting. Check tree ties and stakes. Top up mulch if needed.

Seeding To Patch Small Areas of Existing Disturbed Grass
To existing small areas of grass disturbed by the works - in April or October - cultivate areas to be seeded to 150mm depth and harrow to achieve a fine tilth suitable for seeding.Under the canopies of existing trees, hand dig to 100mm depth and hand rake. Sow grass seed Pro 52 by DLF or similar @ 35 gms/m2. Water with fine rose. Initial cut to 65mm when grass reaches 75mm.

Maintenance
All areas to be maintained for twelve months after completion and shall include as a minimum the operations as listed below for Aftercare in the first twelve months. Any defects or plant losses to be made good early during the following planting season. Undertake all necessary horticultural operations to ensure the successful establishment of all planting. Clear away all soil and arisings and leave the works in a tidy condition on completion of the maintenance. Final mulching & maintenance to be at end of twelve month period. Site shredding is not permitted, litter to be removed. Prune in accordance with good horticultural practice to BS 7370.

Every 5 years
The selected landscape maintenance contractor (Town & Country Gardens, Brookhouse Lane, Bucknall, ST2 8ND) responsible for the site in the long term (years 5+) following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive & practical way to issues which may arise in future years. The management plan should be reviewed & adjusted accordingly to ensure the design objectives are maintained in the longer term.

Any amendments to the landscaping management plan required to ensure a good landscaping scheme should be submitted to the LPA for approval.

Key

Pyrus Chanticleer (8-10 litre pots) planted at 5m centres

Mixed ornamental trees (8-10 litre pots):
Tree 1 - Betula Pendula
Tree 2 - Prunus Kanzan
Tree 3 - Acer Crimson King
Tree 4 - Acer Drummondii

Mixed dwarf shrubs to form beds planted at 60cm centres

Prunus laurocerasus rotundifolia (90cm) planted at 75cm centres to form hedge

Client
ASHGREEN LIMITED

Project
PROPOSED HOUSING DEVELOPMENT AT THE GREEN

Title
LANDSCAPING PLAN

Status
PLANNING PERMISSION

Date JULY 2019 Drawn ME

Scale @A1 AS SHOWN Checked

Project No 100-07A Drawing No. Rev