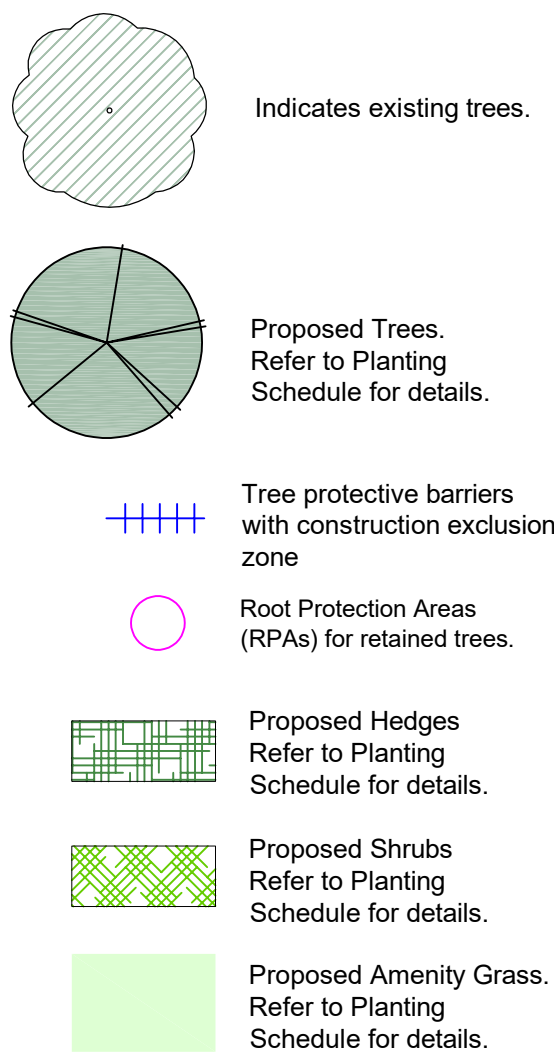
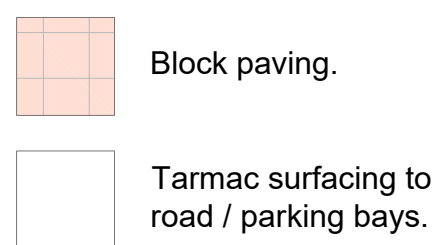


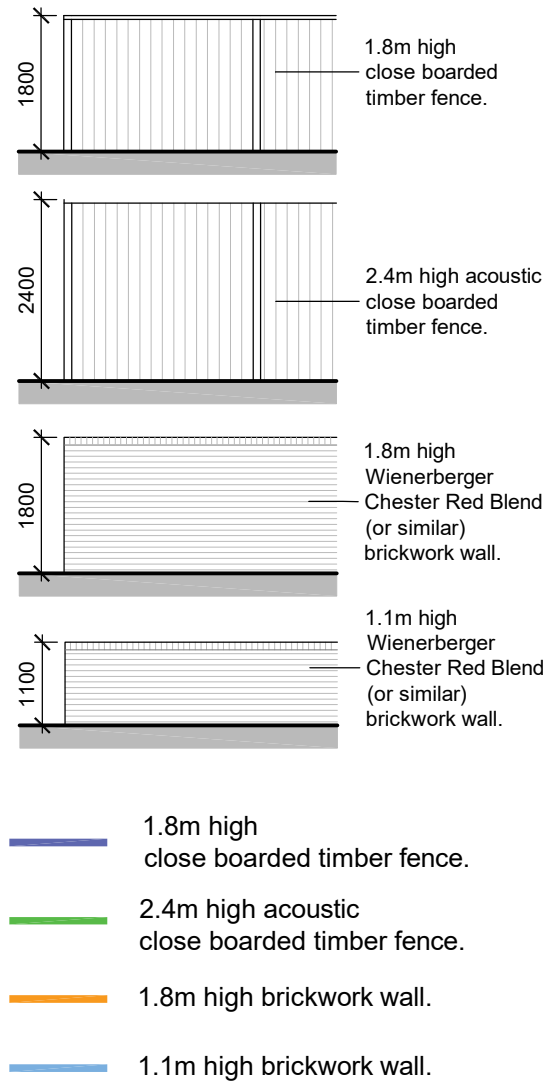
Soft Landscaping



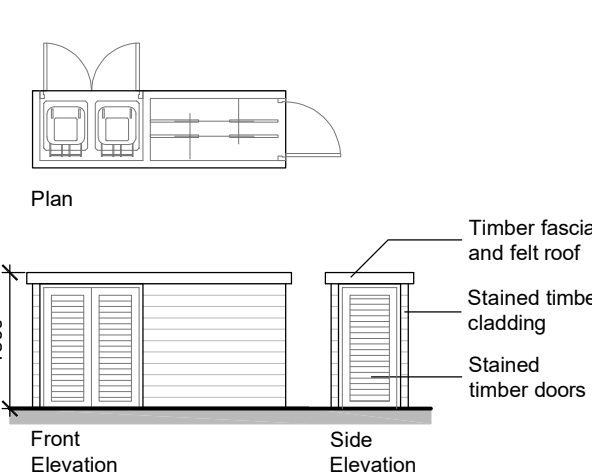
Hard Landscaping



Boundary treatment details



Bin / Cycle store details



Electric Vehicle Charging

● EV Charging Point.

PLANTING SPECIFICATION

General

This plan is to be read in conjunction with the any other professional reports and documents, such as:

- Arboricultural Implications Assessment
- Arboricultural Method Statement
- Ecology Report
- Architectural Drawings

General Landscaping

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction.

Preparation of Planting Beds

- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.

All site preparation, planting and maintenance to comply with BS 4428.

Topsoil

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

Plants

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'. Carry out all planting while soil and weather conditions are suitable: Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
 - Bare Root stock to be planted November to March. See Planting Schedule for species palette.
- Topsoil depth to be 450mm for shrub planting and 150mm for grass. Hedges to boundary's - Stock to be planted in double rows at 5 per linear metre. 600mm spiral rabbit guards to be used supported by 900mm bamboo canes. To be kept free of weeds during establishment using secured mulch matting. Bare root plants to be notch planted to depth of root collar in accordance with BS4428.

Trees

Trees shown on Planting Schedule to be planted with species as labelled or similar approved. Note sizes shown are minimum. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998. All trees to be protected with 600mm spiral rabbit guard. Trees planted in grass lawn to be set in bare earth squares 1m diameter around tree trunk with bark mulch to 75mm depth after planting. Topsoil depth to be 300mm for trees. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009).

Existing Trees

Please refer to Eco urban Arboricultural Arboricultural Implications Assessment and Method Statement for Further details on the existing Trees.

Mulch

General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch.

Grass

Areas of grass shall be seeded with the grass mix specified during the period March to May or September to October, during periods of moist, warm weather conditions without significant wind. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to seeding. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground, at a rate of 35g/m², in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Management Plan

The Planting shall be carried out in the next available planting season following building completion. Weekly watering during the growing season will take place. Following planting, monthly visits will be made to the site to ensure all the plants are growing and any necessary watering shall be carried out to ensure successful establishment. Any pruning and cultivation of the new plants will be carried out during the first 12 months and then each year depending on their requirements. Inspect mulch levels every 6 months. Top up annually or as needed to maintain the required depth, ensuring effective coverage while avoiding excessive buildup. The contractor shall replace plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification.

Garden Area (m²)

	Garden Area (m ²)
House 1	81
House 2	65
House 3	83

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.

2. ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS.

3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNERS RISK ASSESSMENT.

4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARDS CODES OF PRACTICE OR RECOGNIZED INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

PLANTING SCHEDULE

Grass Seed Mixture - Total area on site 237.2m²

% Mix	Species	Botanical Name
80%	Perennial Ryegrass	Lolium Perenne
20%	Strong Creeping Red Fescue	Festuca Rubra Rubra

Hedge - Southern boundary - Total length on site 42m

No. of plants	% Mix	Species	Size in cm
36	21.4	Acer campestre	60-90
36	21.4	Viburnum opulus	60-90
24	14.3	Ligustrum vulgare	60-90
36	21.4	Sambucus nigra	60-90
36	21.4	Rosa (o) canina	60-90

Hedge - Eastern boundary - Total length on site 22.7m

No. of plants	% Mix	Species	Size in cm
19	20.9	Acer campestre	60-90
19	20.9	Viburnum opulus	60-90
14	15.4	Ligustrum vulgare	60-90
19	20.9	Sambucus nigra	60-90
20	22.0	Rosa (o) canina	60-90

Hedge - Separation between the Public house and development - Total length on site 9.5m

No. of plants	% Mix	Species	Size in cm
8	21.1	Acer campestre	60-90
8	21.1	Viburnum opulus	60-90
6	15.8	Ligustrum vulgare	60-90
8	21.1	Sambucus nigra	60-90
8	21.1	Rosa (o) canina	60-90

Shrub planting to be a mixture of

Species	Size (cm)	Spacing (cm)
Viburnum tinus	45-60	90-100 apart
Euonymus fortunei 'Emerald Gaiety'	30-40	60-70 apart
Lavandula	20-30	40-50 apart
Stipa tenuissima	20-40	30-40 apart

Proposed Trees

No.	Code	Botanical Name	Girth (cm)	Height (cm)	Root Condition
3	T1/T3/T5	Acer campestre (Field Maple)	12-14 @ 1.5m above ground	500-550	RB 3x; Semi Mature,
2	T2/T4	Prunus avium (Wild Cherry)	12-14 @ 1.5m above Ground	500-550	clear stem min. 200 cm RB 3x; Semi Mature,

Revision	Date	Description	Dwn	Chkd
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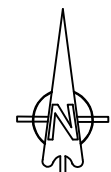
Drawing Title :

Proposed Hard and Soft Landscaping Plan

Drawn By	Date	Checked By	Date	Approved By	Date
JB	May '26				

Drawing No.	Revision	Scale
17.2292.109	P1	1:200 @ A1

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1:200 scale

