

NOTES:

Preparation of Ground Flora Areas
Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.
Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.
Stones injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
Existing scrub and weed layer to be removed from site or chopped up to be incorporated during cultivation.
Move soil around site to create required levels. Levels to be agreed on site.

Control of 'weeds' by repeated applications of a herbicide (e.g. glufosinate) to be used on the site prior to and/or repeated cultivation to exhaust weeds (failing).
Unwanted vegetation can be cut back and removed from site or chopped up to be incorporated during cultivation.

Seed bed cultivation:
Cultivate the soil to 150mm depth to alleviate compaction, then rake or harrow and roll to produce a fairly fine, firm surface.
Seedbed seed should be sown in firm enough to walk on without leaving impressions and be free of obstructions (e.g. large stones or bricks), and from deep roots or ridges, due to future moving requirements.

Use of state seedbed technique¹ to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, direct sowing seed mixture of annual weeds and desired permanent grasses can be done (by spraying or shallow cultivation). Seedbed is now "state" and has a reduced weed seed burden.

Note: Soil cultivated under established trees and hedges can cause damage to tree and shrub roots - only surface treatments are safe here.

Sowing:
Sowing in August - September or March-April following preparation as set out above.
Seed Mix to be sown at a rate of 2-5g/m² to allow an extended period of establishment with the mix for both fast growing grasses and slower germinating flower seeds.

Protection of Ground Flora Areas:
Where possible, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seedling or establishment.

Seed bed cultivation:

All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum 10m of 25mm which crumbles easily. Stones larger than 70mm in any dimension are to be picked and disposed of in a suitable manner.

All cultivation works are to be undertaken in late summer prior to the seed being sown.

If necessary, the cultivated subsoil should be sprayed with a suitable non-selective herbicide to control emerging weeds prior to seeding.

Preparation of Planting Beds

Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.

Stones with the largest dimension exceeding 75mm 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 stones are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.

All site preparation, planting and maintenance to comply with BS 34426.

Topsoil

All topsoil to be of good quality in accordance with BS 3882:2015. Depth for planting beds 450mm minimum, and for turf 150mm minimum.

Plants/Trees General

To be materially undamaged, sturdy, healthy and vigorous in condition.

To be of good shape without elongated shoots and characteristic of the species.

To be grown in a suitable environment in order to be fully hardy.

To be free from pests, discoloration, weeds and physiological disorders.

Budded or grafted plants to be bottom worked.

All trees, hedging, shrub and plants to comply with BS 3936 specification for nursery stock.

Species will be true to name and of British origin/provenance where appropriate.

Plants of different species, variety and form, or reduce the specified number/density of plants without prior agreement. Note: sizes shown are minimum.

Read with drawings and reports by Arboricultural Consultants.

Do not plant within rainshadow under a roof overhang.

All planting to be watered as required immediately after planting.

All new trees to be positioned in accordance with the requirements of Table A.1, BS 5839:2012

All new turf to be fine quality e.g. Festival by Afturf or equivalent and laid in accordance with BS 3069:1998 + A1:2013.

Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:2010.

Mulch
At completion carefully spread a general purpose mulch - prepared in accordance with PAS 100 - to an even depth of 5cm to all ornamental plantings areas (sample supplier Green Tech Ltd: 01423 332100)

Native Hedges and Woodland Planting
Native hedging and woodland plant species to be protected from rabbits using rabbit guards.
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 BS4248.
Container grown plants to be planted to depth of original root collar in accordance with BS4248.
All plants planted into all plots made to be planted with appropriate long release fertiliser pellets (e.g. Osmocote Ltd: 01282 873333), applied in accordance with the manufacturer's recommendations and directions.
All plantings for 7 years to have a management to be undertaken every 5 to 7 years until woodland structure attained.

Tree Stakes
Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

SCHEDULE OF IMPLEMENTATION

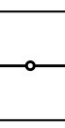
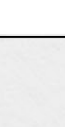
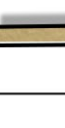
The landscape works shall be carried out within 12 months from the date when building works are complete.

Bare root and rootballed stock to be planted within the winter planting season (October to March).

Seeding to be undertaken in Spring.

Trees and large stock plants to be planted first.

These seasons are subject to variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trades Association Tel: 0118 9303132

KEY & NOTES	
	Existing Trees to be Retained
	Proposed Deciduous Trees - See schedule
	Proposed Coniferous Trees - 1.5-2m high feathered Pinus sylvestris R.B
	Proposed Mixed Native Hedge 1.5m high, B.R. (Corylus avellana 25%, Crataegus monogyna 40%, Prunus spinosa 10%, Rosa rugosa 25%) planted 5 per lin/m
	Proposed Low Yew Hedging max 0.7m high, planted 4no. per lin/m
	Proposed Shrub and Herbaceous Planting - See indicative schedule
	Lawn
	Wildflower Meadow Mix - 'Butterfly and Bee' Wildflower Seeds by Boston Seeds or similar approved
	Longer Grass
	Proposed 1.2m high, black powder coated metal Estate Railing
	Proposed Loose Gravel 10-20mm, 'Moonstone' or similar in Stabilising Grid
	Reclaimed Yard Cobbles (on site) Relaid
	Sawn and Tumbled Sandstone Setts, Zahra Beige Washed Drivesetts 150x RL to Parking Bays with 'Grey Mist' 200 x 100 Sandstone setts to centre, by All Green or similar approved.
	Sawn and Tumbled Sett Paving to Key Pedestrian Routes - 'Chartwell Stackers' 50x200mm x 40mm thick by All Green or similar approved
	Sawn Sandstone Paving - Zahra Beige 600 x 900 x 30mm thick by All Green or similar approved
	Existing Hardstanding
	Existing Stone Wall

