LANDSCAPE NOTES & IMPLEMENTATION

PRELIMS

Programme
All landscape implementation works to take place and be completed prior to substantial completion of building works (or substantial completion of the relevant phase/portion of the development), and for bare rooted stock during the first planting season after completion of the relevant building works, or prior to sale of any individual plots, whichever is the sooner.

Quality control
All landscape works to be carried out in accordance with the relevant current British Standards (including current revisions of 4428, 3936 & 5837); National Planting Specifications Guidelines; Horticultural Trades Association standards (including 'Handling and establishing landscape plants' part 1, 2 & 3); CPSE 'Plant Handling' Standards & COSHH Regulations. All soft landscape works to be carried out by trained and competent operatives under appropriate supervision and only after a suitable pre-commencement site meeting of all relevant parties. Setting out, materials and plant stock supplies to be approved by a competent client representative. There will be no plant substitutions or scheme revisions allowed without written approval of the client or client representative. Workmanship and maintenance operations to be subject to monitoring inspections and approval also by a competent client representative.

General care & tidiness
During the implementation works and maintenance thereafter, all soft landscape operations to be carried out with care to respect the site and environs, its occupiers, passers-by and other contractors' operations. In particular, all waste material to be removed from site following completion of the day's work and/or the particular element of work. Precautions also to be taken to avoid the fouling of other site structures and adjacent surfaces (including roadways, paths and parking areas) with spillage of soil or other material.

PLANTING

Plants and plant handling
All plant material to be of good quality stock, size in accordance with the specification, and in a healthy condition; free from pest, disease and weed growth in accordance with BS3936 and HTA National Plant Specification. British native species to be of British origin, of local seed stock/provenance wherever possible, and from sustainable seed sources. Plants to be handled in accordance with BS4428 and the HTA code for Plant Handling and Establishment of Landscape Plants to ensure that transit, storage, handling on site and planting operations preserve and promote the condition of the stock. Trees and tree handling to be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Planting generally
Plants to be evenly spaced throughout allotted planting areas, at densities as specified. Planting mixes to be laid out with species randomly distributed throughout allotted planting areas. Planting to be carried out in accordance to the HTA code stated above, and into planting hole/pits slightly larger than the growing container/root spread, with sides and bottom of pits loosened as necessary to ensure adequate drainage and to allow normal root growth. Each plant to be thoroughly watered with a minimum of 5l of water immediately after planting and prior to application of mulch. All bare-root planting to be carried out only during the winter planting season between mid-November and the end of February. No planting to be undertaken when the ground is frozen.

Native transplant stock
The native transplant stock specified in the planting schedule are to comply with British Standard 3936:1992 'Nursery Stock' Part 1 'Trees and Shrubs' and 4428:1989 'Code of practice for general landscape operations'.

Prior to planting the Contractor shall remove all perennial weeds , large stones, rubbish, litter and other debris. A pre planting application of a Glyphosate-rich herbicide using a spot treatment (lance) method shall be applied. Where compaction of the ground has occurred the soil will be rotavated to a minimum depth of 250mm prior to planting A minimum of two weeks prior to planting contractor to incorporate general purpose garden fertilizer (N.P.K. 7:7:7) to manufacturer's recommendations.

No planting shall be undertaken when the soil is frozen or snow covered. In the event that the bare root stock is planted towards the end of the biologically dormant (planting) season, in February or March, plants should be treated with a root dip medium (for example Roots' Mycorrhiza Inoculant Root Dip Gel) following the manufacturers instructions for use. Any root dip operation must be undertaken immediately following exposure of roots when removed from the storage medium. Throughout any pre-planting preparation the contractor is to minimise the amount of time bare roots are left exposed to the atmosphere.

A notch planting technique is to be used by the Contractor in planting the transplants and a fertiliser tablet (for example MycoTabs' Mycorrhizal 20+10+5 21g Fertiliser Tablets) is to be added deep into each cut before the tree roots are inserted.

Tree stakes/canes are to be used as specified. Support for each plant should be located on the windward side of the tree shelter. No portion of the support is to protrude above the tree shelter. The support is to be placed between 4cm and 7cm from the base of the plants main vertical axis.

Specimen tree planting
Tree planting to be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations. Tree pits to be excavated squares to a minimum size of 1m x 1m and 300-400mm deep. These dimensions to be increased as necessary to accommodate the entire root system without pruning or bending. In the case of container grown or root balled trees, the planting pit to be at least 150mm wider in all dimensions than the root-ball. The sides and bottom of tree pits to be broken up as necessary to ensure adequate drainage and allow normal root growth. The tree pit to be watered thoroughly prior to planting. Back fill material to be subsoil and topsoil to replicate existing soil profile, with a suitable slow release tree fertiliser added to the topsoil in accordance with manufacturer's recommendations. Tree support to be of a design suitable for the size of tree and particular root stock as follows: single stake for bare-root trees within the standard size categories.; double stake and belt ties for bare root trees within the extra heavy standard size categories and smaller trees if container grown or root ball stock. All stakes to be driven firm into the base of tree pits (minimum 300mm) and finished to a uniform height (300-450mm above ground). All tie and belt stake fixings to be biodegradable and to be fitted towards the head of the stakes. In all cases, the base of the trees to be held firm whilst allowing free movement of the crown. Following planting, all trees to be thoroughly watered with a minimum of 20l per tree, and then as necessary during the first summer season to promote establishment.

Mulch
On completion of planting operations, all planting areas, including hedge strips and tree pits to be spread with well-composted wood chip mulch to an even thickness of 100mm. Tree pit mulch areas to be circles no less than 1m in diameter. Rabbit protection All tree, hedge and copse plants to be protected with 600mm high guards. These will be 170-200mm diameter for shrub species and 80-110mm diameter for trees. All to be installed and secured in accordance with manufacturer's instructions immediately after planting.

PLANTING MAINTENANCE

Replacement planting
For the first five years following planting, at the end of each growing season, any failed, failing or missing plants or failed/failing grass areas to be removed and replaced with new in accordance with the original specification.

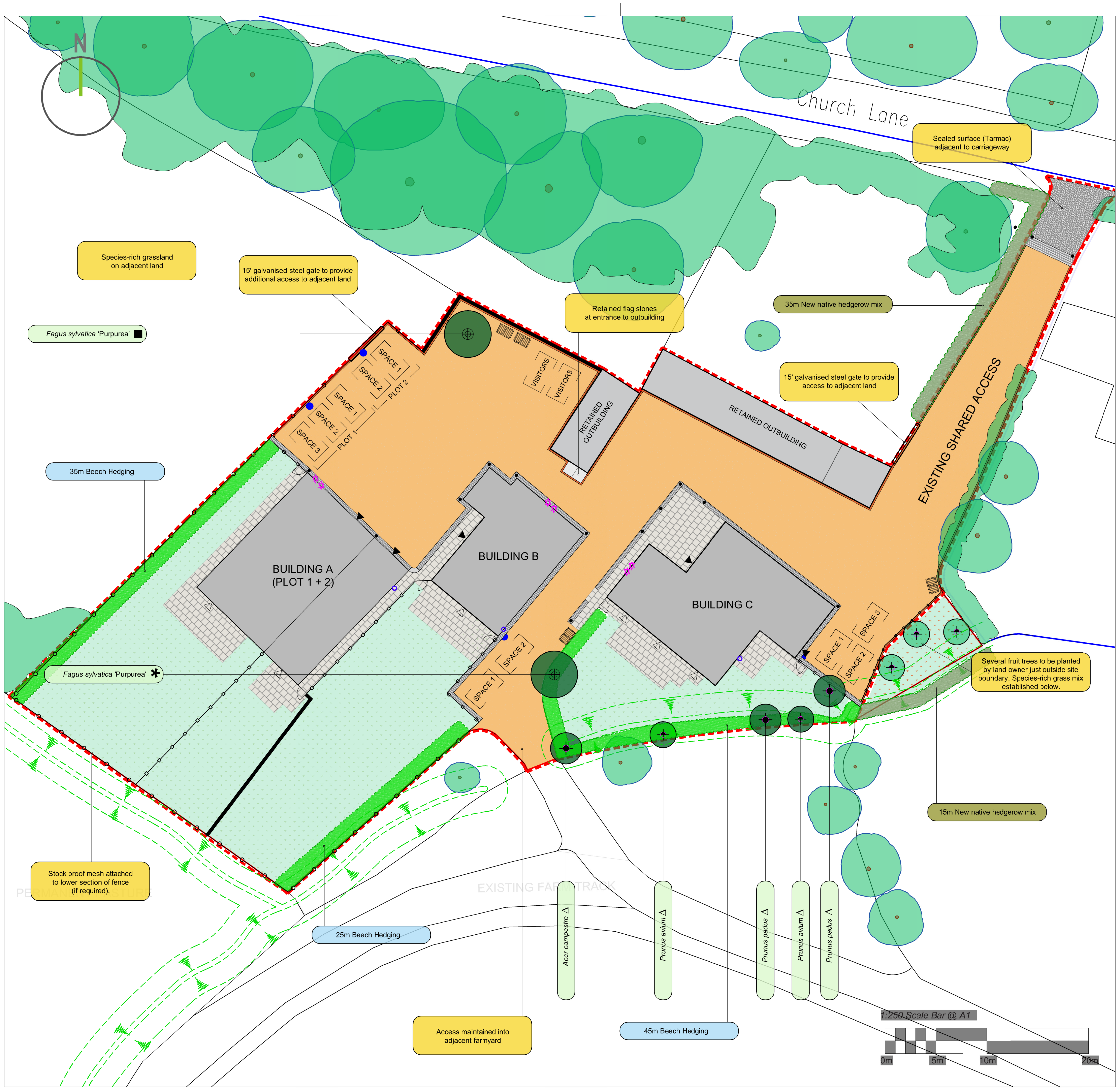
Weeding
During maintenance visits, there will be checks for and removal of any weeds that are competing with or growing beyond the canopy of shrubs and other plants. For the base of native field hedge plantings, and 1m diameter around each individual copse planting, weed removal to be carried out twice during each growing season.

Watering
For the establishment period (first 2-3 years) all planting to be watered as and when necessary during dry weather to promote healthy growth and prevent plant failure. Weekly watering rates should be no less than 20 litres per tree; 5 litres per shrub; and 5 litres per linear metre of hedging during April to September unless ample rainfall renders this unnecessary. These rates to be increased during any long dry spells.

Mulch
Once a year for the establishment period (first 2-3 years), the bark mulch to be topped up to restore the 100mm depth covering.

Trees
Once per growing season, there will be a check for and pruning back of any damaged, diseased, and badly formed branches or branches causing obstructions or other interference. All such pruning operations to be carried out in accordance with the recommendations contained in BS3998. After three years, all tree support stakes, ties and protective guards to be carefully removed and disposed of off-site. It is also advised that every three years, an appropriately qualified tree expert should inspect all trees on the site and produce a tree condition and management report.

Hedges
At the end of each growing season during establishment, hedges to be pruned back by half the growth of that year until the desired height and width are achieved. Thereafter, hedges to be pruned as and when necessary to maintain the desired form (at least once per growing season). Hedge to be 2-3m high and 1-2m wide once established. After three years, all protective guards to be carefully removed and disposed of off-site.


N
Church Lane
Sealed surface (Tarmac) adjacent to carriageway
Species-rich grassland on adjacent land
15' galvanised steel gate to provide additional access to adjacent land
Retained flag stones at entrance to outbuilding
35m New native hedgerow mix
Fagus sylvatica 'Purpurea' ■
15' galvanised steel gate to provide access to adjacent land
EXISTING SHARED ACCESS
RETAINED OUTBUILDING
RETAINED OUTBUILDING
VISITORS
VISITORS
SPACE 1
SPACE 2
SPACE 3
PLOT 1
PLOT 2
35m Beech Hedging
BUILDING A (PLOT 1 + 2)
BUILDING B
BUILDING C
SPACE 1
SPACE 2
SPACE 1
SPACE 2
SPACE 3
Fagus sylvatica 'Purpurea' *
Several fruit trees to be planted by land owner just outside site boundary. Species-rich grass mix established below.
15m New native hedgerow mix
Stock proof mesh attached to lower section of fence (if required).
EXISTING FARM TRACK
25m Beech Hedging
Acer campestre Δ
Prunus avium Δ
Prunus padus Δ
Prunus avium Δ
Prunus padus Δ
Access maintained into adjacent farmyard
45m Beech Hedging
1:250 Scale Bar @ A1
0m
5m
10m
20m

KEY:

- EXISTING TREES / VEGETATION (RETAINED)
- PROPOSED STANDARD (8-10CM GIRTH) TREES
- PROPOSED SELECT STANDARD (10-12CM GIRTH) TREES
- PROPOSED EXTRA HEAVY STANDARD (14-16CM GIRTH) AND HEAVY STANDARD (12-14CM GIRTH) TREES
- PROPOSED NATIVE HEDGEROW
- PROPOSED BEECH HEDGING
- AMENITY GRASS MIX (SEE SCHEDULE)
- PROPOSED SPECIES-RICH GRASS MIX
- TARMAC/BOUND SURFACE FOR FIRST 6.0M AT ENTRANCE
- WHITEHALL FLAGSTONES BEIGE ANTIQUE 600MM X 23MM X RANDOM LENGTH PAVIORS LAID IN RANDOM BOND & AND LAID ON SHARP SAND ON A GRANULAR BED WITH SAND POINTING TO THE JOINTS TO PROVIDE A POROUS SURFACE. MINIMUM 100MM TYPE 1 MOT COMPACTED SUB-BASE, LAID IN TWO LAYERS.
- MEDIUM GREY 100X100X100 GRANITE SETTS (USE 200X100X100 FOR RUMBLE STRIP). 10MM MORTAR JOINT BETWEEN SETTS.
- SOFT RED BRICKS LAID IN STRETCHED BOND USED FOR EDGING.
- GRAVEL DRIVEWAY - COMPRISING 20MM YORK CREAM CHIPPINGS ON SUB-BASE TO BE ADVISED BY CONTRACTOR. (NOTE: ENSURE ANY BURRIED SERVICES ARE IDENTIFIED PRIOR TO CONSTRUCTION)
- ● OAK BOLLARD LOW LEVEL LIGHTING POSTS (E.G. DARTMOUTH OUTDOOR LIGHT, OR OTHER SIMILAR APPROVED)
- JACKSONS FENCING TIMBER TONGUE AND GROOVE DOUBLE WHEELIE BIN STORE (1200mm (h) x 950mm (d) x 1500mm (w)), OR OTHER SIMILAR APPROVED
- ○ 'HABIBAT' BAT BOXES WILL BE INSTALLED AS CLOSE TO THE ROOF APEX ON THE SOUTHEAST OR SOUTHWEST FACING ELEVATIONS. THESE WILL BE FACED WITH EXTERNAL FINISH TO MATCH REST OF BUILDING. NO EXTERNAL LIGHTING WILL BE USED ADJACENT TO OR SHINE DIRECTLY AT THE BAT BOX ENTRANCE SLOTS. (SEE ECOLOGY REPORT PREPARED BY MALFORD ENVIRONMENTAL CONSULTING, APRIL 2023)
- ✡ LOCATION OF 'VIVARA PRO CAMBRIDGE' BUILT-IN SWIFT BOX - UK BRICK SIZE, BUILT IN TO EXTERNAL WALL JUST BELOW EAVES (MIN 5.0M ABOVE GROUND LEVEL). (SEE ECOLOGY REPORT PREPARED BY MALFORD ENVIRONMENTAL CONSULTING, APRIL 2023)

BOUNDARY DETAILS:

- PROPOSED 1.8M HIGH GARDEN WALL BUILT WITH RE-CYCLED SOFT REF BRICKS. LAID IN ENGLISH GARDEN BOND.
- 3 RAIL SQUARE POST & RAIL FENCING (NAILED) WITH STOCK PROOF MESH FITTED WHERE SHOWN
- 1.8MH CLOSE BOARDED FENCE
  - 1.65M X EX125MM X 15MM FEATHER EDGE BOARDS
  - NOTCHED WOODEN FENCE POSTS 2.4M X 125MM X 75MM
  - GRAVEL BOARD 3.0M X 150MM X 22MM
  - ARRIS RAILS 3.0M EX 75 X 75
- 0.9MH TIMBER KNEE RAIL
  - 1200X150X150MM BIRDSMOUTH POSTS
  - 1800MMX150X150 TIMBERV RAILS CONNECTED TO POSTS WITH GALVANISED BIRDSMOUTH STRAP
  - 0.9M ABOVE GROUND, 0.9 M SET INTO POST CONCRETE
  - POSTS SPACED 1.5M APART
- ● EV CHARGING POINTS (SEE ARCHITECT'S DRAWINGS)
- BATEMAN ASHCOMBE FIELD GATE - ASH-15-01 GALVANISED STEEL AGRICULTURAL GATES, 15FT/4575MM, C.1.2M HIGH, OR SIMILAR APPROVED.

CONCEPT

The landscape scheme that accompanies the proposals have been designed to provide an attractive, varied and interesting soft landscape structure that fits with the landscape's rural setting on the edge of the village.

PROTECTION OF EXISTING BOUNDARY VEGETATION (IF REQUIRED)

All works carried out shall conform to BS 5837:2012 Trees in relation to design, demolition and construction: Recommendations.

PLANT SCHEDULE & SPECIFICATIONS

Existing boundary vegetation shall be protected where necessary during construction phases by 2300mm high mesh panel fencing secured to scaffold pole framework with fluorescent paint to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to fence posts at 10m intervals, each stating: 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil removed and replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work required beneath the canopy spread shall be carried out by hand.

TREES	Size	Plant Density	Quantity
Acer campestre	10-12cm, Select Standard, 300-350cm, container grown	centres as shown	1
Fagus sylvatica 'Purpurea'	14-16cm, Extra Heavy Standard, 450-600cm, container grown	centres as shown	2
Prunus avium	8-10cm, Standard, 250-300cm, container grown	centres as shown	2
Prunus padus	12-14cm, Heavy Standard, 350-450cm, container grown	centres as shown	2

■ Tree to be planted in GreenBlue Urban ArborSystem®, complete with RER600A ReRoot 600 ribbed root barriers and SettStone grill. Tree to be supported with a 1.8m talinised tree stakes with 75 x 650mm half round talinised cross bar attached with GLB25A belts and GLPAA standard pads. Refer to manufacturer's installation guidance notes.

* Trees to be planted in GreenBlue Urban GBU1002 tree pit system, complete with RER600A ReRoot 600 ribbed root barriers. Each tree to be supported with 2 no1.8m talinised tree stakes with 75 x 650mm half round talinised cross bar attached with GLB25A belts and GLPAA standard pads. Refer to manufacturer's installation guidance notes.

Δ Trees to be planted in GreenBlue Urban GBU1001 tree pit system. Each tree to be supported with 2 no1.8m talinised tree stakes with 75 x 650mm half round talinised cross bar attached with GLB25A belts and GLPAA standard pads. Refer to manufacturer's installation guidance notes.

Additionally,each tree to be protected with 1.2m high timber/wire mesh tree guard to be constructed by landowner.

All tree pits to be finished with 75mm mulch layer (see planting notes, left).

NATIVE HEDGEROW MIX (approx. 50 linear m.)

Native Hedgerow Mix	Size	Density	% of mix	Number
Acer campestre	1 x 1, 80-100cm, BR	To be planted at rate of to 6 plants per linear m planted in triple staggered rows, 450mm apart, or to be planted individually or in small groups within existing boundary vegetation in order to gap up where thin.	15	45
Corylus avellana	1 x 1, 80-100cm, BR		10	30
Crataegus monogyna	1 x 1, 80-100cm, BR		60	180
Ilex aquifolium	Pot grown. 3 Ltr.90cm.		5	15
Viburnum lantana	1 x 1, 80-100cm, BR		10	30

All plants to be supported with canes/biodegradable ties and to be protected with Acorn spiral guards/ shrub guards. Hedge to be grown out to 1.5m in height, and maintained at this height thereafter.

Hedge to be planted in a triple staggered row at 45cm centres using 6 plants per linear metre.

In addition, *Rosa canina* (dog rose) and *Lonicera periclymenum* (honeysuckle) will be added to the hedgerows at a rate of 1 plant per every 10 linear metres. Plants to be from 1L pots.

HEDGING

Beech Hedge (105m total)	Size	Density	% of mix	Number
Fagus sylvatica	1 x 1, 60-90cm, BR	4 plants per linear m planted in double staggered rows, 450mm apart.	100	420

All plants to be supported with canes/biodegradable ties and to be protected with Acorn 60cm spiral shelter with 90cm cane.

Plannting beds to be finished with 50mm of graded softwood bark mulch with no pieces over 65mm in any dimension; less than 15% smaller than 10mm; negligible dust/fine material; negligible fibrous stringy bark; no more than 5% timber/sawdust/wood shaving (combined) content; no pests,diseases and weeds (or weed seeds); matured for at least 4 months between removal from parent timberand application as mulch.

AMENITY GRASS MIX FOR GARDEN AREAS

Amenity grass areas (C 860m2 total - to be confirmed by contractor)
Emorsgate Strong Lawn Grass Mixture EG22 (or similar approved), to be sown according to instructions at rate of 250kg/ha / 25g/m2.

Composition: Grasses 100%

5% Agrostis capillaris – Common Bent
50% Festuca rubra – Red Fescue
25% Lolium perenne – Perennial Ryegrass
20% Poa pratensis – Smooth-stalked Meadow-grass (by weight).

TOPSOIL SPECIFICATION:

- If there is insufficient depth of topsoil close to the footings of the new building, car parking or paved areas, or on the earth bund, clean topsoil will be imported to provide a suitable growing base for new planting. Topsoil to be supplied to British Standard 3882:2007 multi-purpose grade specifications. The soil is to be free from contamination and brought to a fine tilth with all stones over 25mm removed. Topsoil is to be free of all weeds and if contaminated to be sprayed with glyphosate herbicide two weeks prior to planting.
- A soil improver, such as Aguinure, or similar approved, to be added to topsoil at manufacturer's recommended rate or a layer 30mm deep spread across and incorporated.
- Any contaminated subsoil shall be removed from site (contaminants include petrol, diesel etc. and anything else detrimental to plant growth). During subsoiling works all rocks/stones over 100mm in any dimension and all timber, ferrous metals and materials liable to cause uneven settlement shall be removed.
- The subsoil base of the planting area and each tree pit shall be thoroughly broken up to a minimum depth of 300mm prior to topsoiling.
- Imported topsoil shall be spread on the day of delivery and lightly consolidated in layers (maximum 300mm deep) to achieve the final levels.
- Unless otherwise stated, finished topsoil levels to match existing adjacent soil levels.

Important notes:

Developer to ensure that all foundations and structures will take into account mature tree growth of existing and proposed trees.

Dimensions should not be scaled from this drawing.

All dimensions should be checked on site. This drawing is to be read in conjunction with all other drawings, specifications or schedule of works.

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

IF IN DOUBT - ASK.

Revision A: Parking bay added; field gateway specification detail added (13/03/2026)

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Original base plans provided by Applicant
Drawing Title: Site Plan
Drawing Number: P-S-02 Revision C

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Figure title:
Landscape Works Scheme

Figure number: 25.2030-01	Rev: A	Date: 12.11.25
Scale: 1:250 @ A1	DB: RL	CB: WH