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Landscape & Ecological Management Plan (LEMP)

Client

Bellway Homes Ltd (South West).

Project

Land off Melksham Road,

Holt

Date

May 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
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C	Issue	PJP / 15.05.26	MEL / 21.05.26

1.0 INTRODUCTION

1.1 The following Landscape & Ecological Management Plan (LEMP) has been prepared by FPCR Environment & Design Ltd., on behalf of Bellway Homes Ltd. (South West). This document sets out the habitat protection, creation, and management approaches for the landscape proposals relating to the site at Melksham Road, Holt (central grid ref: ST86966 62410).

1.2 This LEMP has been prepared to support discharge of conditions 4 and 23 included in Planning Conditions specified for Reserved Matters approval (Ref: PL/2025/04414).

1.3 The LEMP has been prepared as a guide for the appointed Management Company, who will be responsible for the long-term maintenance of the landscape areas. It sets out the management prescriptions to be adopted.

1.4 The detail of the landscaping for the publicly accessible areas of the site (see **Appendix A: Proposed Soft Landscape Proposals Sheets 1 -3, James Blake Associates, May 2026, JBA 25/165, Rev J**) should be referenced for habitat areas and planting species.

1.5 This Plan sets out the long-term design objectives and management tasks over a 10-year period and includes an initial 5-year maintenance schedule. All landscape areas and management regimes will be monitored with the appointed Management Company to allow for an appropriate refinement or revision of the Plan, so long as the modifications are in accordance with the Key Objective and Overall Design Aims set out in Section 3.0.

1.6 It is expected that following this Management Plan period (up to 10 years) the proposed practices and resultant habitats and landscape areas are reviewed regularly by a suitably qualified Ecologist. This review will form part of the regular monitoring programme for the site (every 3-5 years) and will determine the future management practices following the first 10 years after completion of the development.

Legislation & Policy

1.7 All relevant EU and UK nature conservation law will be adhered to in relation to the protection of ecological features and ecological enhancement. This includes the protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended) and with reference to the protection bats and their roosts under the Conservation of Habitats and Species Regulations 2010 (as amended). Regard has also been given to the Local Biodiversity Action Plan (LBAP) and Habitats of Principle Importance (HPI), as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

Health & Safety

1.8 Care will be undertaken throughout the design process and during construction at all stages to consider the health and safety aspects of the proposals.

1.9 The site may contain some potentially hazardous features such as footpaths across roads, overhanging trees and bodies of water and also potentially hazardous operations, including tree works, maintenance works near or on highways, works near, on or in water, works involving the use of cutting machinery and potentially hazardous chemical agents, works to steep slopes, works near buried services and overhead services and frequently a combination of these.

1.10 The Landscape Management Company will check for below and above ground services, including land drainage, in the vicinity, and give notice if they may be affected and obtain instructions before proceeding. The Landscape Management Company will comply with Arboriculture and Forestry Advisory Group Safety leaflets.

1.11 The scheme should be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.

1.12 Care must be taken during the management, and the design of that management to assess, and where practicable, reduce or eliminate risks. To this end the Management Company will periodically carry out a Health and Safety Audit of the whole of the Common Areas. This audit will review health and safety considerations and make recommendations on works necessary to maintain the site in a safe condition. These will be worked into the landscape management as it evolves.

2.0 MANAGEMENT RESPONSIBILITIES

2.1 It is clear that the new development will provide areas of landscaping, play areas, and public open space, which will require ongoing management. The landscaping, play and open space areas of any development form an integral part of the requirement for a long-term management plan, and the Melksham Road scheme is no different. At a strategic level, it is proposed that the development will deliver significant areas of public open space, landscaped areas, nature conservation areas, and incidental open spaces, which are all at this time intended to be managed and maintained privately by a formal Resident Management Company (RMC) in accordance with Bewley Home's standard procedures and in accordance with the requirements of the S.106 Agreement. The management and maintenance will be funded by a service charge to the new residents.

2.2 All residents, whether freehold purchasers, or those renting affordable homes, will need to contribute to the management of the estate to ensure that standards of maintenance are safeguarded for the future. A Residents Management Company – RMC (which is a Limited Company) will be set up for the development and each purchaser will be a member of the company (Open Market and Affordable housing). Bewley Homes will appoint a Managing Agent on behalf of the RMC to manage and maintain areas on and off the development on a day-to-day basis.

2.3 The proposed scheme will deliver a unique landscape setting and will provides areas of publicly accessible open space and areas of nature conservation. Improvements to the site's wildlife and biodiversity will be delivered through a landscape scheme running through the site and will implement a scheme of ecological conservation and enhancement of existing boundaries.

2.4 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter, for all planted areas to which its management covers. The management company will be capable of delivering the detailed measures within this document and have the necessary certificates of competence to implement landscape management operations on-site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

3.0 VISION, AIMS & OBJECTIVES

Vision

3.1 The landscape design strategy has been prepared in the context of a thorough and detailed understanding of the site landscape and its context and within the framework of relevant policy and design guidance. The landscape design embraces broader Green Infrastructure (GI) and sustainable development principles and seeks to maximise these multifunctional benefits, wherever practicable. Green and blue infrastructure has been devised to integrate the urban area with both the landscape and ecology elements, and to connect the site to the wider landscape.

The Vision for the landscape design strategy is to:

Increase the biodiversity and recreational value of the site over the long-term

Aims & Objectives

3.2 The Vision consists of four main Aims, with each Aim being sub-divided into its Objectives. The **Aims** are outlined below, with **Objectives** described in detail on the following pages.

Aim 1: Maintain and enhance the biodiversity value of the site

Objective 1: Protect and maintain retained habitats and protected species within the site; and,

Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.

Aim 2: Balance development recreation with wildlife

Objective 3: Provide a safe and inspiring recreational and leisure resource.

Aim 3: Manage the site for biodiversity recreational value in the long-term

Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain.

Aim 4: Monitor the site and review the Plan

Objective 5: Provide a framework of monitoring and review periods.

4.0 HABITATS & PROTECTED SPECIES TO BE RETAINED & PROTECTED

Objective 1: Protect and maintain retained habitats and protected species within the site.

4.1 Existing habitats will be retained where feasible within the development and will be protected through the enabling and construction phases.

Pre-construction Mitigation Measures

4.2 The following table outlines the ecological mitigation measures to be undertaken ahead of works commencing on Site to minimise impact from construction activities.

Protection

4.3 Potentially damaging operations shall be carried out following consultation with an appropriately experienced ecologist and in accordance with the mitigation measures detailed in the Construction and Environmental Management Plan: Ecology (CEMP: Ecology, FPCR May 2026). The CEMP: Ecology considers in detail management/mitigation for the following ecological receptors during construction:

- Hedgerows
- Bats
- Badgers
- Nesting Birds
- Reptiles

Existing Hedgerows and Trees

4.4 All the existing hedgerows and trees are to be retained within the proposed scheme, except for small segments lost to accommodate access, see Landscape specification for retained hedgerows and trees. Due to their richness of native woody species, all hedgerows within the site should be considered as ecologically 'important' under the assessment criteria of Hedgerow Regulations 1997.

4.5 During construction, retained hedgerows will be protected in accordance with BS5837:2012 by high visibility fencing, as set out in the Arboricultural Assessment Ref: Barton Hyett, May 2026 (according to root protection zones). Trees will be protected by fencing erected according to their calculated root protection area (RPA) in the Arboricultural Method Statement.

4.6 No removal of woody vegetation will take place during the bird nesting season (**March to September** inclusive), unless a thorough survey by an appropriately experienced ecologist first confirms that no active nests are present. Any work will accord with the Wildlife and Countryside Act 1981 (as amended) and construction workers will be briefed regarding the importance of hedgerows. Fencing will be maintained throughout the construction phase. Exceptions to this will be where short sections of retained hedgerow are 'punched through' to allow the instatement of pedestrian and vehicular access, or where longer sections are to be removed.

4.7 Retained trees will be left unmanaged unless otherwise dictated for reasons of public safety or to benefit the hedgerow structure, or other adjacent, or associated, habitats or species. Trees will be inspected for any signs of stress, disease, or damage and appropriate remedial action taken.

4.8 Any trees that require felling will be in accordance with the Arboricultural Method Statement and shall be assessed for bat roosts by a suitably qualified Ecologist. Arisings from any tree management activity will, where appropriate, be retained on site in piles to create dead wood habitat to maximise invertebrate and bryophyte biodiversity. Where it accords with health and safety inspection, standing deadwood will be left in-situ to provide additional deadwood habitats.

Lighting

4.9 No construction lighting will be permitted on retained hedgerows to protect nocturnal animals, such as bats. Alternatively, construction will be restricted to daylight hours, finishing at least 30 minutes before sunset and commencing at least 30 minutes after sunrise during the main bat activity season (April to October inclusive).

Excavations

4.10 Trenches or large excavations will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape. Any large bore pipes will be capped at the end of the day to reduce the potential for wildlife to enter and become trapped.

Mitigation Measures Post-Construction

Bat Habitats

4.11 Hedgerows, wet and wildflower grasslands to be managed as prescribed, to ensure optimal structure and invertebrate productivity for use by foraging and commuting bats, in particular horseshoe bats.

Bats in Trees

4.12 A similar approach, as outlined in the CEMP: Ecology (FPCR, May 2026), is to be implemented for operational works on mature trees, as reproduced below:

4.13 Throughout post-construction operation, if any existing trees require removal, an ecologist shall be contacted, and it will be arranged for a ground inspection to take place by a suitably experienced ecologist, based on the methodology outlined in the Bat Conservation Trust Guidelines (2023).

4.14 Should the tree be deemed to have bat potential, the tree may first require aerial inspections and/or nocturnal bat surveys depending on the whether the tree has low, medium or high potential for bat roosts.

4.15 Removal shall take place, as advised by the bat worker. Removal of a low bat potential tree may simply require precautionary "soft felling", but if a roost is confirmed, the work will require a bat licence to legitimise the works. In either scenario, the removal shall take place under a written Bat Tree Removal Method Statement.

Birds

4.16 Post-construction, any vegetation clearance of suitable bird nesting habitat (hedgerows, dense scrub) will, where possible be carried out outside of the breeding bird season (**March – September** inclusive).

4.17 Should clearance of such habitats be required within this season, the vegetation must first be checked thoroughly for the presence of active nests by an ecologist. Should any nests be observed, a suitable buffer will be placed around these and the habitat left in situ until the young have fledged.

Reptiles

4.18 To reduce the risk of killing or injury to reptiles during routine management of the non-amenity grassland habitats, the following best practice measures will be actioned:

- Summer cutting shall take place April to October and when temperatures area above 10°C.
- The areas will be walked over by the contractors prior to cutting to disturb any reptiles that may be present into cover.
- The non-amenity grasslands are to be cut to a height of no less than 100mm.

5.0 LANDSCAPE & ECOLOGICAL SPECIFICATION

Objective 2: Create a matrix of complimentary new habitats and assimilate the Sustainable Drainage System (SuDS) for the development into the GI.

5.1 The Plan will create a matrix of new and existing habitats and corridors through the site to encourage the establishment and movement of wildlife.

5.2 The following section summarises the specification and implementation of planting, consistent with the Soft Landscaping Proposals sheets 1 to 4 (James Blake Associates, May 2026) in **Appendix A**, with Section 6 outlining the works programme and management regime (Refer to landscape specifications for species lists).

General

5.3 Shrub, tree and hedgerow planting are to be delivered and planted in accordance with HTA Standard 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6 and should also accord with the planting plans. All plants should be stored only, when necessary, in accordance with the HTA's 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.

5.4 Planting is to remain materially undamaged, sturdy, healthy and vigorous, planted upright or well balanced with best side to front. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site. All planting is to be true to name, of UK provenance and free from pests, diseases, discoloration, weeds, fungus and physiological disorders. All planting shall be supplied at the same size and species as specified in the planting schedules on the Landscape Proposals Plans and any deviation to be agreed with the client prior to planting.

5.5 All trees should take into consideration the recommended minimum distances to foundations as set out in Chapter 4.2 of the NHBC Standards. Planting should accord with these standards unless checked and verified by the project engineer. For further species calculations refer to Chapter 4.2 of the NHBC Standards, and for species not included use a mature height of $^{2}/_{3}$ the specified height in A. Mitchell's 'Trees of Britain and Northern Europe'.

5.6 All works are to be undertaken with due diligence, being sure to leave the works in a clean and tidy condition at completion and after any maintenance operations. Protect areas affected by planting operations using boards/ tarpaulins and do not place excavated or imported material directly on adjacent grassed areas.

5.7 Bare root deciduous planting shall be carried out from late October to late March; conifers and evergreens either September/October or April/May, herbaceous plants [including aquatic and marginal] September/October or March/April. Container grown plants at any time of year if ground and weather conditions are favourable. Bare root deciduous planting to be carried out only during suitable ground and weather conditions. Planting shall not be carried out in waterlogged or frozen ground.

Ground Preparation

5.8 Pre-planting herbicide to be applied using suitable spraying apparatus, except on those beds that are weed free and to receive agrotextile sheet mulch. Spray immediately if weeds are present.

5.9 Works to existing topsoil, including removal of rocks (larger than 50mm diameter), concrete, rootstock, bricks, and wire will be undertaken to ensure it complies with BS 3882:2015. Allow for pre-application of herbicide as above. Fertilise with 100g/m^2 of Hortibase CRF (16-8-12) slow-release fertiliser, in accordance with manufacturer's instructions.

5.10 Fork or rotovate beds of less than 5m width thoroughly to a depth of 450mm to ensure the subgrade and topsoil are broken up and free draining, relieving compaction. For beds larger than 5m width, break up subgrade and topsoil with a tractor mounted subsoiler, or ripper, at 500mm centres to a depth of 500mm, except near services or within 10m of tree stems or 3m of existing hedgerows.

Tree Planting

5.11 New trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014.

5.12 Trees are to be mulched using a 50mm layer of wood chippings ("Chunky Chip Longevity", from Suffolk Woodchips), or equivalent, to establish a 1-1.2m diameter around the tree stem and will be watered with 50L of water per tree.

5.13 Depth of topsoil to only be as deep as the root ball of the proposed tree, to a maximum depth of 400-500mm. Should the root ball be larger, then the pit shall be increased in depth to suit, with the difference in depth from 400-500mm topsoil layer comprised of imported free-draining subsoil to BS3882:2015. Planting specifications to be followed as detailed in the Soft Landscaping Proposals (sheets 1 of 4) in Appendix A.

5.14 Trees will also be planted to form 'bat hop-overs', where linear vegetative features, i.e. hedgerows and tree boundaries, are punctured by roads and paths. These will promote habitat connectivity and specifically ensure that bat navigational features remain intact and that bats cross the road / path at a safe height. Trees will be planted either side of the road and / or path with overhanging branches that will aim to form a continuous canopy across the gap as the planting matures.

5.15 New tree planting species are provided in Appendix A.

Ornamental Feature Shrub Planting

5.16 The feature shrub planting species are provided in Appendix A.

5.17 Shrubs and groundcover to be planted into pre-prepared planting beds, consisting of topsoil to a depth of no greater than 450mm, overlying clean, free-draining subsoil. Soil to be graded down to a level 65mm below adjacent turf or paved surfaces.

5.18 Plants must be set in the holes at the same depth at which they have previously been growing with planting holes excavated approximately 150mm larger than the root balls and backfilled with a mixture of topsoil. Planting specifications to be followed as detailed in the Soft Landscaping Proposals (sheets 1 to 4) in Appendix A.

5.19 Plants to be a minimum of 400mm from any adjacent hard surface and to be distributed to appear random/natural, rather than formal. All stock to be well watered when planted with 20L of water per m^2.

5.20 Following planting and watering operations, all beds are to be mulched with 50mm of mulch ("Chunky Chip Longevity", from Suffolk Woodchips, or equivalent).

Single Species Native and Ornamental Hedgerow Planting

5.21 New hedgerows will be created as part of the development, providing structure to the landscape framework.

5.22 The hedgerow planting species are provided in Appendix A.

5.23 Plants must be set in the holes at the same depth at which they have previously been growing with planting holes excavated approximately 150mm larger than the root balls and backfilled with a mixture of topsoil, either retained site-sourced topsoil and/or imported topsoil (multi-purpose grade to BS3882:2015).

5.24 Hedges to be planted into pre-prepared planting trenches, 500-600mm wide for double rows, with planting strips consisting of topsoil to a depth 450mm. When not planted against a proposed fence or wall, hedges will be supported by a minimum of 1.6m chestnut stake, with above ground extent to be 1/3 the height of the tree.

5.25 Plants to be a minimum of 400mm from any adjacent hard surface. All stock to be well watered when planted with 20L of water per m^2. Following planting and watering operations, all beds are to be mulched with 50mm of mulch ("Chunky Chip Longevity", from Suffolk Woodchips, or equivalent).

5.26 Hedgerows to be pruned twice per annum to remove deadwood and maintain a healthy, natural shape and promote good form.

Native Hedgerow Planting

5.27 Hedgerows are identified as a Habitat of Principle Importance (HPI), as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

5.28 New hedgerows will be created as part of the development, infilling areas to connect existing hedgerows and along sections of the site perimeter and access roads.

5.29 New hedgerows will be planted during the planting season (October to March inclusive) and will comprise mixed, native species planting at a density of 5 plants per linear metre, with plants arranged in an off-set double staggered row (DSR) in species groups of 5 to 11.

5.30 All new hedgerow planting will be provided with 50mm bark mulch ("Chunky Chip Longevity", from Suffolk Woodchips, or equivalent). Individual spiral guards and bamboo canes will be required to prevent damage to saplings by browsing rabbits.

5.31 The hedgerow planting species are provided in Appendix A.

Native Buffer Planting – Mixed Scrub

5.32 Planting to be installed into pre-prepared planting pits, 300 x 300 x 450mm deep, or 200mm greater than the root stock, whichever is larger, and backfilled with a mixture of topsoil, either retained site-sourced topsoil and/or imported topsoil (multi-purpose grade to BS3882:2015), or a combination of the two.

5.33 Ensure planting conforms to a planting matrix, where appropriate and in all areas appears random/natural. Individual species planting to be arranged in groups of 10.

5.34 Thicket planting to be protected from grazing by rabbits with appropriate rabbit proof fencing. Standard trees to be protected with 450mm high x 38mm diameter proprietary biodegradable plastic spiral guards, bushy scrub planting to be protected by 75mm high x 200mm diameter proprietary biodegradable plastic shrub shelters, and single stem thicket transplants to be protected by 600mm x 50mm proprietary biodegradable plastic spiral guards.

Meadow (flowering) Grassland

5.35 New meadow grassland areas will be established using a suitable species-rich native flowering grassland mix, such as **Emorsgate EM2 – General Purpose Meadow Mixture**, sown as per the manufacturer's instructions.

5.36 Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Stones and debris larger than 50mm in size will be removed. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks.

5.37 Seeded areas to consist of a minimum of 150mm topsoil, either using retained site-sourced topsoil or imported topsoil (multi-purpose grade to BS3882:2015), or a combination of the two, overlying 450-500mm clean, free-draining subsoil.

5.38 The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover. The Contractor will protect newly seeded areas to prevent seedling destruction by pedestrians.

5.39 Seed will be sown in the autumn (September/October) or spring (April/May) during calm weather and not during summer months or when ground is waterlogged or bound by frost. Seed will be sown over two equal sowings in transverse directions after which the surface will be lightly rolled to ensure good seed soil contact.

5.40 Newly seeded areas will be protected throughout the establishment period, to prevent seedling destruction, using chestnut pale fencing, where appropriate.

5.41 First cut of meadow grassland areas to be completed once the established sward reaches 50mm in height, or weeds colonise to 300mm in height (or whichever is sooner), down to 25-35mm.

5.42 For spring sown meadows, the second cut shall take place 8 weeks after sowing, following which these areas will be maintained with monthly cuts to a height of 100mm during the first growing season to control weed growth. After which, meadow grassland areas shall be cut twice annually (June and September) to a nominal height of 100mm, once wildflowers have set seed.

5.43 For autumn sown meadows, a second cut shall take place in April, after which the establishing meadow shall be cut monthly to 100mm to control weed growth. After which, meadow grassland areas shall be cut twice annually (June and September) to a nominal height of 100mm, once wildflowers have set seed.

5.44 All arisings to be left in situ for 48hours before being removed from site and composted. Meadow areas to be hand-weeded or spot swiped to remove pernicious perennial weeds, such as docks, nettles, and ragwort.

Amenity Grassland (Modified Grassland)

5.45 New short sward, amenity grassland areas will be established using a suitable species-rich native flowering grassland mix, such as Rowlawn Ltd. **Medallion Lawn Mixture**, sown as per the manufacturer's instructions.

5.46 Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked. For amenity grass areas only, a pre-seeding fertiliser shall be applied at a rate of 250kg/ha, 7 days prior to seeding and raked into top surface.

5.47 Seeding to be implemented between April and October. The above seed mix includes many perennial species that can be slow to germinate and grow. Ground cover will therefore likely take longer to develop than conventional lawn sowings and may take 12-18 months to knit together as turf. Newly seeded areas will therefore be protected to prevent seedling destruction by pedestrians.

5.48 First cut of amenity areas to be completed once the established sward reaches 35-40mm in height, down to 25mm, following which, these areas will be maintained at a nominal height of 25mm between April and October. All arisings to be removed from site and composted.

Wet Grassland

5.49 New areas of wet grassland will be seeded using an appropriate species-rich mix, such as **Emorsgate EM8** as below, or similar native species mix.

5.50 Areas to be seeded are located around the edge of the proposed SuDS attenuation pond with species selected to accommodate the periodically wet conditions.

5.51 Wet grassland seed will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish, and to produce good ground cover. Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Stones and debris larger than 50mm in size will be removed. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species, such as broad-leaved grasses, nettles, and docks. The Contractor will protect newly seeded areas to prevent seedling destruction by pedestrians.

5.52 Seed will be sown at a time when the soil is moist and can be worked, preferably in spring (early-March/late June), or autumn (mid-August/October), and not during the summer months. Seeding will be sown by hand broadcasting, seed fiddle, spinner, or grass seed drill on the surface, with the seed mixed with a fine, dry sand. Seeding will be undertaken on calm days with no wind.

5.53 After seeding, areas are to be lightly raked and rolled by hand. A Cambridge (ribbed) roll is recommended to be used for one or two passes to firm and level the surface and create good seed soil contact. During initial establishment the grassland should be mown when it reaches 100mm in length for the first year.

5.54 The grassland areas within the SuDs have been specified to cater for seasonal flooding and damp conditions and will only require limited management. In addition, areas of native shrub planting with tree planting have been specified to the boundaries of the facility to provide increased habitat and foraging opportunities.

5.55 Management and maintenance regime to follow the programme outlined in Paragraphs 5.36 – 5.39, comparable with meadow grassland.

5.56 The focus will be to create species-rich matrices of grassland utilising several different seed mixes, with the inclusion of grass and flower species known to support moth prey items of greater and lesser horseshoe bats. The grassland areas will undergo a variety of management techniques with differing sward height introduced across the development site, which is envisaged to produce a diverse and valuable habitat for foraging bat species.

5.57 Marginal plug planting in damp areas and SuDS will be removed from supply containers and planted directly into the pond banks and basin floor. Planting pits to be a minimum of 200mm greater than the supply pot size in depth and width and backfilled with extracted material with a slow-release fertiliser (at a rate of 5g per pit). Planitng to be random/natural. If planting bare-rooted plants in summer, trim back tops by half and trim back roots to within 2.5cm of the crown.

5.58 The attenuation ponds will be managed in accordance with CIRIA SUDs Manual C753. At each maintenance visit the Contractor will inspect the SUDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.

5.59 The Contractor will inspect all outfall features, check grilles (if present), and remove any obstructions.

Bat Boxes

5.60 The locations of the bird and bat provisions are shown on **Figure 1: Ecological Enhancements Plan**.

5.61 To ensure biodiversity gains, in line with the NPPF, bat boxes will be installed on five retained mature trees within the site-wide Green Infrastructure (GI), and consist of the following, or similar:

- Schwegler 2FN bat boxes, suitable for woodland species, will be erected on suitable retained semi-mature / mature trees within the existing retained hedgerow along the southern boundary. Bat droppings can fall out the bottom so minimal maintenance is required; however, checking and cleaning the roosts is recommended if the box is used by large numbers of bats. Boxes to have varied orientation but all should be installed at least 3m from the ground. It is advisable to inspect and clean the boxes 1-2 times a year (by an appropriately licenced ecologist). However, opening should be avoided during May to the end of July so that any nursery roosts are not disturbed.

Bird Boxes

5.62 The following boxes will be installed on mature trees in the immediate vicinity of the site and on new dwellings, as specified:

5.63 Bird nest boxes will be installed that consist of tree mounted boxes and integrated boxes within 30% of the proposed buildings, as detailed in **Figure 1**. The entrances to the boxes are to be free of obstacles, such that there is a clean and clear flight path to the new potential nesting sites.

5.64 Boxes include:

- 25x Schwegler 17, or similar, Universal Swift Nest Bricks to be installed within the built fabric of new dwellings. The 30mm by 65mm entrance hole, and specifically designed internal chamber, is ideal for swifts. Boxes should be positioned directly under the eaves and be at least 6-7m from ground level, with an unobstructed entrance.

Hedgehog Highway

5.65 Hedgehog highways will be created throughout the development (where possible) to maintain habitat connectivity. Holes and / or channels measuring 13cm by 13cm will be incorporated into garden fences / field boundaries which are sufficient for a hedgehog to pass through but too small for most pets.

5.66 Holes are to be instated immediately following the erection of the fence boundaries. Homeowners will be issued with information about management of the site for wildlife including information about hedgehog highways.

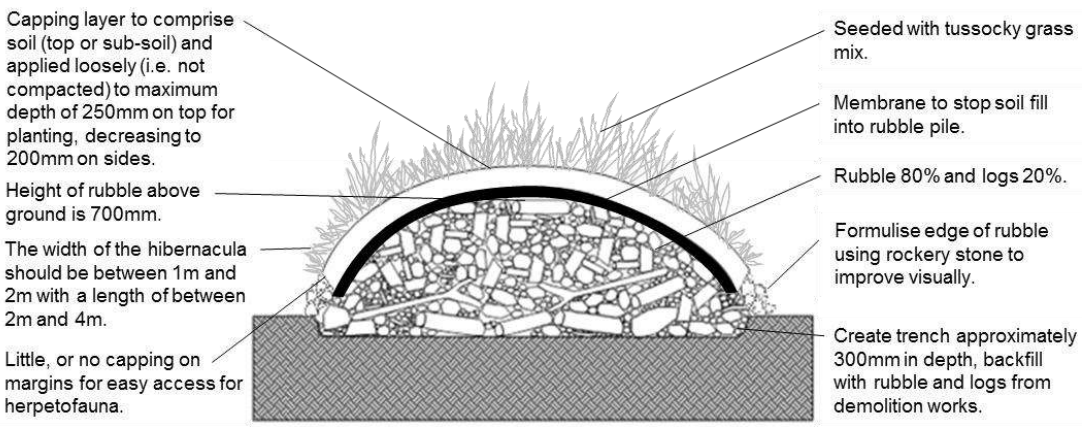
Reptiles

Hibernacula / Refugia

5.67 Five artificial hibernacula will be created at the site boundaries, outside of areas of high footfall, within GI areas of wildflower managed grassland, near to the SuDS basin and areas of mixed scrub planting.

5.68 Hibernacula will be created at the southwest corner of the site, around the SuDS basin to the southeast, and along the eastern boundary. Hibernacula can provide a mix of refuge and wintering habitat for amphibians and reptiles. The hibernacula will be constructed out of loosely piled rubble and logs, so that small crevices will be created between material that will allow refuge for amphibians, invertebrates and small mammals. Ideally, on sites with free-draining soils, the hibernacula will be constructed and built up within a pit, whereas sites with impermeable soils or high flood risk, hibernacula will be constructed as a pile on a gentle slope for drainage.

5.69 For reptiles, the hibernacula must be positioned in a well-drained, sunny area, surrounded by tussocky (meadow) grassland, or mixed scrub (thicket planting), where there is minimal public disturbance. The length of the banked hibernacula will also be orientated so that it is south facing with vegetation managed for basking.

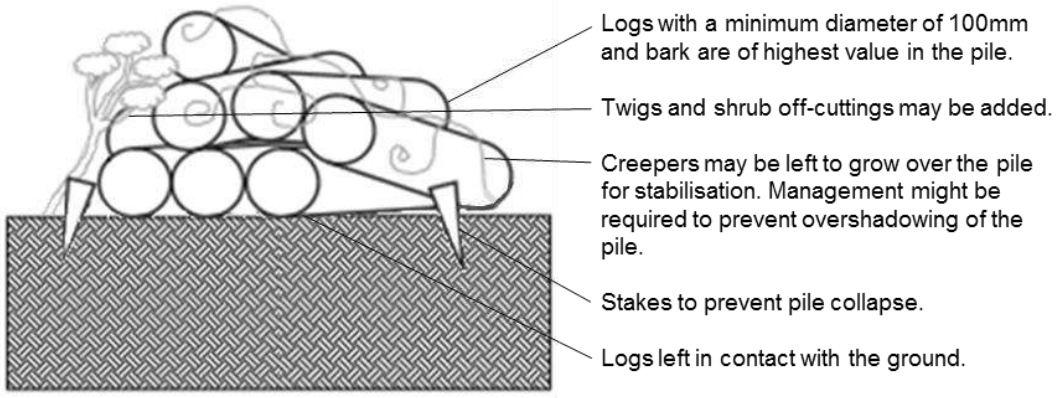


Reptile / Amphibian Hibernacula Detail

Log Piles

5.70 Log piles to encourage amphibians, reptiles and hedgehogs will ideally be created from tree work arisings from site and placed at the interface between scrub/hedgerow and grassland habitats, avoiding north facing areas and away from areas of high footfall to offer shelter and hibernation habitat. The logs should be left in contact with the ground in dappled shade and built into a compact pile to maintain humidity. Stakes should be driven into the ground either side of the log pile to prevent the pile from collapsing.

5.71 Larger diameter logs (at least 100mm thick) with bark are of most value, particularly hard wood like ash, oak, and beech, whereas freshly cut willow and poplar may re-sprout. Twigs, stems and shrub off-cuttings may also be added. Climbers may be allowed to grow thinly over the dead wood pile for added stabilisation and moisture retention. Full sun will dry and heat the wood, supporting little life, whereas dense shade will promote the growth of fungi but may be too cool for insects.



Log Pile Detail

Objective 3: Provide a safe and inspiring recreational and leisure resource.

5.72 The scheme will incorporate areas of visually attractive meadow grassland, tussock grassland, short sward / amenity grassland, trees, wetland, hedgerows and ground flora. The site will incorporate several relatively open informal amenity zones and dog walking zones, with small tree groups to provide structure and interest.

5.73 Public access will be encouraged through most of the site. Appropriate pathways will be created to provide defined access routes across the site, reducing the potential for the creation of unauthorised desire lines across more sensitive habitats.

5.74 Green infrastructure areas will also include timber benches, set into concrete bases, several located within alcoves enclosed by ornamental hedging, standard trees, amenity grassland, and/or shrub planting. These will offer various pleasant sites for rest and relaxation for new residents.

6.0 LONG-TERM MANAGEMENT & MONITORING

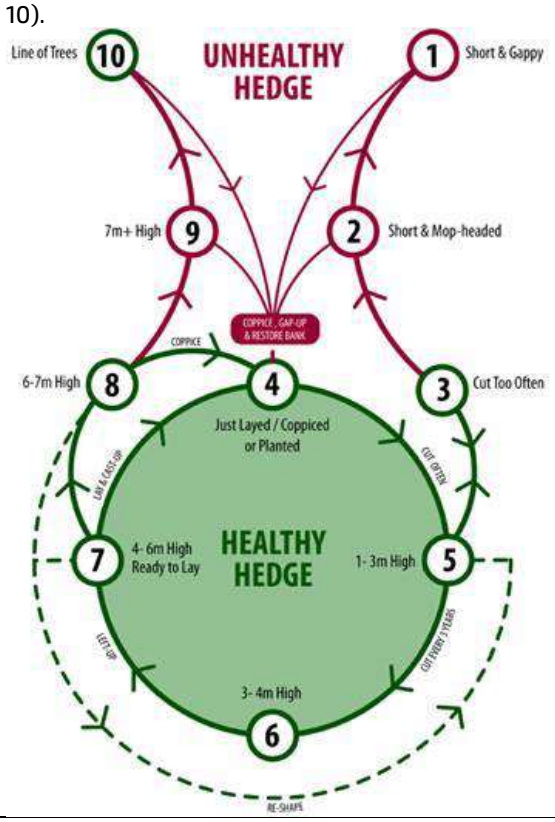
Objective 4: Ensure the matrix of new and existing habitats establish and are suitably maintained to ensure long-term biodiversity gain.

6.1 The following section outlines the works programme and management regime, with Section 7 outlining the specification and implementation.

Table 1: Ten Year Management Works Programme

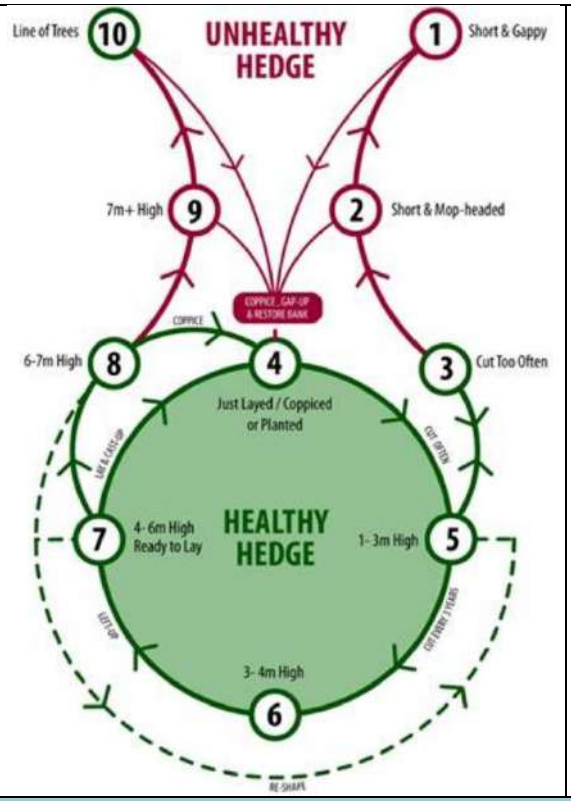
Prescriptions	Years with Priority									
	1	2	3	4	5	6	7	8	9	10-30
Existing Retained Trees & Hedgerows										
Trees will be assessed by an experienced arboriculturalist or tree surgeon prior to works including tree removal necessary to permit creation of access paths and structures / bridges. Tree works will follow best practice procedures as set out in BS 3998:2010. No removal of woody vegetation will take place during the bird nesting season unless checked by a qualified Ecologist. Existing retained trees will be left unmanaged unless otherwise dictated for reasons of public safety.	✓									
Retained trees will be protected from damage and from soil compaction during construction using fenced Root Protection Areas (RPAs), where construction works are to be undertaken in the vicinity, in accordance with guidance in British Standard 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.	✓									
Arisings from any woodland management activity will, where possible will be used to provide opportunities for invertebrates and bryophytes by forming micro-habitats from piles of dead wood, or recumbent dead logs, away from publicly accessible areas. Where practical, piles will be situated in partial sunlight, with some shade.	As required									
Side trimming of hedgerows in an 'A' profile to promote healthy hedgerow base. Hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In the long term, hedgerows will be taken through a Hedgerow Management Cycle (HMC)[1]. The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots.	As required									

[1] The Hedge Management Cycle (HMC). Art work by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK

The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).  										
Where hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for biodiversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.	As required									
Tree Planting										
A weed-free mulched 1m diameter circle around the tree stem to a minimum depth of 50mm. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.	✓	✓	✓	✓	✓					
Examine all tree stakes and ties, replace or adjust as appropriate. • If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate.	✓	✓	✓	✓	✓					

• If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.										
Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 50mm where necessary.	✓	✓	✓	✓	✓					
Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓					
Native Hedgerow Planting										
Following planting, water hedgerows in periods of extreme drought (2 or more weeks without substantial rainfall) (new and translocated hedgerow planting).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Examine all guards and replace or adjust as appropriate. Remove guards once hedgerows established	✓	✓	✓	✓	✓					
Spraying or strimming of weeds to reduce competition and aid establishment. Not required if weed suppression matting used.	✓	✓	✓	✓	✓					
Side trimming of hedgerows in an 'A' profile to promote healthy hedgerow base. Starting in year 4 after planting new hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year. Top up mulch as required.				✓	✓	✓	✓	✓	✓	✓
Prune any diseased or rotten wood back to sound wood. Remove all cut material from site.				As required						
In the long term, hedgerows will be taken through a Hedgerow Management Cycle (HMC)[2]. The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge in the green part (steps 3 to 8), periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).				As required						

[2] The Hedge Management Cycle (HMC). Artwork by Will Field. Management Cycle concept developed by Nigel Adams. Hedgelink UK

										
Single Species Hedgerow Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune hedgerows to a square cross section during October to March.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Feature Shrub Planting										
Following planting, water shrubs in periods of extreme drought (two or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓							
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths etc. Trim topiary shrubs to the desired shape.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Shrub and Grass Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					

Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths.			✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back and remove the spent stems and dead leaves of grasses during March - April. Care should be taken not damage the crown or emerging new growth.			✓	✓	✓	✓	✓	✓	✓	✓
Meadow Grassland (Other Neutral Grassland)										
During year 1 mow regularly (4-5 times) when the grass reaches the maximum height. Remove arisings after 24h.	✓									
Following establishment grassland will be mown on a rotational basis, with areas either being mown once during early spring (March) and autumn (October). A later cut will benefit moth species by providing a food source for longer and subsequently provide increases foraging opportunities for bats in their active season of April to October.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grassland adjacent to hedgerows and woodland habitat will be cut once on alternate years with some ruderal species being allowed to colonise for further species and habitat diversity. Arisings will be left for 48 hours to allow dispersal of seeds and invertebrates prior to removal, to encourage grassland establishment and prevent soil enrichment and thatching.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Leave 1m unmown strip along hedgerows and existing structural vegetation. with some ruderal species being allowed to colonise for further species and habitat diversity.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Wet Grassland										
Following establishment the Wet Grassland in the basins will be cut on a rotational basis with no more than one third cut in any one year. The Wet Grassland will be cut during March or August/September, to create a varied structure of grassland habitat that will be of benefit to invertebrates, amphibians, reptiles and other species. Strimming should not occur with 100mm of tree stems.		✓	✓	✓	✓	✓	✓	✓	✓	✓

Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution.	As required									
Amenity Grassland (Modified Grassland)										
During initial establishment of new grassland, it will be mown to a height of 50mm 6-8 weeks after germination and subsequently to a height of 35-40mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established. Once established, amenity grassland will be cut 16 times per year between March and October. Strimming should not occur with 100mm of tree stems.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	As required									
Spot treat persistent pernicious weeds using herbicide following the first season's growth and/or manual hand strimming of target areas either in late summer when adjacent grassland is mown or in early spring. Care will be taken when using herbicide adjacent to riparian and aquatic habitats to prevent pollution of such habitats.	As required									
Bird Boxes, Bat Boxes and Bee Bricks										
Bird boxes will have a non-invasive inspection in autumn or winter to check for damage. Replace lost or damaged boxes.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bat boxes will have a non-invasive visual inspection in autumn or winter to check for damage, unless a separate agreement has been agreed with Natural England. Replace lost or damaged boxes. Any work required to the bat boxes will be carried out by a licenced bat worker.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace damaged bee bricks following annual inspection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hibernacula										
Following establishment, the grassed cap will be strimmed once annually in late summer (late August to September).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
The margins of the hibernacula will be inspected once annually to be kept clear from vegetation, leaving the fill exposed to allow access by wildlife.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The bank must be managed to maintain sparse vegetation so that bare ground is always visible. Sections of the bank should be cleared annually of weeds in rotation, ideally in February, to minimise disturbance.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
The grass sward atop the bank will be managed during its first summer with typically three cuttings which commence when the sward reaches 10cm in height to encourage grasses to tiller and help control invasive annual weeds. Cutting should not occur within months May to August inclusive to avoid disturbing nests. Once established, the sward will typically only need cutting once annually to remove dead tussocks and promote tussock regeneration	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fences and Gates										
Fencing and gates shall have a twice annual inspection in spring and autumn.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Footpaths										
Ensure access paths are free from weeds, trip hazards or other obstructions. This includes a once annual spray of weeds and any depressions / pits to be filled.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Furniture										
Maintain all furniture in good condition. Should any part be damaged then prohibit use, obtain guidance and/ or repair or replace as required. Repaint as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Once annual spray and weed around footings.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Play Equipment										
Maintain all play equipment in good condition. Should any part be deemed below standard then prohibit use, obtain guidance and/ or repair or replace as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect on a regular basis to manufacturers / ROPSA requirements. Record inspections and any actions arising from inspections.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General										
Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ecological visual inspection by a qualified ecologist for the first year to provide baseline data for future surveys to be monitored against.					✓					✓

Arboricultural visual inspection, as part of the tree safety risk assessment for the development.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Work programme review by those members of staff involved in site management.					✓					✓

8.0 MONITOR THE SITE AND REVIEW THE PLAN

Objective 5: Provide a framework of monitoring and review periods.

8.1 To ensure that the habitats created within the site reach and maintain their maximum value to nature conservation, all habitats will be monitored.

8.2 Results of this monitoring will be used to inform changes to the management plan and ten-year work programme. The prescriptions provided here will not be set in stone and will be altered, if required, in agreement with the Local Planning Authority (LPA). The management plan will run for a period of ten years, with the work programme fully reviewed at the end of the initial five-year period by those members of staff involved in site management, and the LEMP updated accordingly, to be updated for the life of the development.

- Ecological inspection by a qualified ecologist in years 5 and 10 to provide baseline data for future surveys to be monitored against.
- Annual arboricultural visual inspection, as part of the tree safety risk assessment for the development.
- Regular monitoring, where applicable, of landscape features for condition and health and safety purposes.
- Regular monitoring of the condition of new enhancement features e.g., bat/bird boxes and reptile refugia.
- Every 5-years the landscape managers will review the plan and amend where required.

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Tree stakes, ties and guards will be checked annually and after severe weather for either removal or adjustment.

Any new plants that fail within the first 5 years will be replaced on a like-for-like basis in the soonest available planting season.

Marginal planting in wetland areas and SuDS will be managed to attain good habitat for wildlife. Specifications are detailed in the LEMP.

25x Universal swift boxes will be intergrated into exterior walls of new dwellings, facing into the new and retained green infastructure around the the site perimeter.



Pavements requiring lighting will be lit sensitively to bats in accordance with the lighting strategy.

Two Hedgehog houses will be added in close proximity to the new scrub on the eastern site boundary.



New plants will be watered where neccessary to establish and maintain healthy growth.

Five bat boxes (Schwegler 2FN) will be installed on mature trees within the southern boundary hedgerow, at various aspects at least 3m from ground level. To be inspected and cleaned 1-2 times per year, by appropriately licenced individuals.

All formal hedges and shrub will be pruned at least twice per year to maintain their biodiversity value and good structure.

All planting beds and amenity grassland will receive a slow release fertiliser twice annually in the spring and autumn. Any bare areas identifed will be reseeded and/or re-turfed.

For sloped areas of the wet meadow, hydroseeding may be utilised. Grasses should be protected throughout the establishment period. Any bare ground will be re-seeded as and when neccessary.

The amenity grasslands, meadows and wet meadows will be cut depending of the time of sow and the height reached. Exact parameters are detailed in the LEMP.

A Bat corridor runs along the southeast edge of the site, this is buffered by 20-50m of unlit green space.

Five reptile hibernacula will be distributed around the south and east edge of the site GI. Specifications and construction detailed in the LEMP.



Hedgehog highways will be created throughout the development (where possible) to maintain habitat connectivity

All meadow arisings will be left lying in-situ for 48 hours before being removed from site for composting.

Meadow areas shall be hand weeded or spot swiped and any perennial weeds such as docks, nettle or ragwort removed.

Areas of tree & shrub planting comprised of mixed native species scrub species and standard trees will be planted bordering the southern and eastern boundaries, as well as around the SuDS basin. This will be maintained through dead heading herbaceous plants after flowering.

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0 40 80 m

Site Boundary

Ecological Enhancements

- Bat Boxes
- Reptile Hibernacula Locations
- Hedgehog House Locations
- Bird Box Approximate Locations

New and Retained Habitat

- Retained Hedgerow
- New Hedgerow
- Sustainable Urban Drainage
- Mixed Scrub
- Wildflower Grassland
- Bat Corridor

date: 20/05/26 | drwn/chkd: IRM / PJP

client: **Bellway Homes Ltd. (South West)**

project: **Melksham Road, Holt**

title: **ECOLOGICAL ENHANCEMENTS PLAN** | scale: 1:1,400 @ A3

number: **FIGURE 1** | rev: **D**

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APPENDIX A: LANDSCAPE PROPOSALS PLANS

James Blake (May 2026) Proposed Soft Landscaping Proposals, Melksham Rd., Holt Sheet 1 of 4., Drawing No. JBA/25/165 05, Rev J

James Blake (May 2026) Proposed Soft Landscaping Proposals, Melksham Rd., Holt Sheet 2 of 4., Drawing No. JBA/25/165 06, Rev J

James Blake (May 2026) Proposed Soft Landscaping Proposals, Melksham Rd., Holt Sheet 3 of 4., Drawing No. JBA/25/165 07, Rev J

James Blake (May 2026) Proposed Soft Landscaping Proposals, Melksham Rd., Holt Sheet 4 of 4., Drawing No. JBA/25/165 08, Rev J

SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT.

1.0 Setting out

1.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using rods/ sorbtex on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

1.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting, if the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re- cultivate them to the specified width at his own expense.

2.0 Ground preparation

2.1 Pre-planting herbicide application:- Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2020 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present, if no weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Do not spray near a water body, Repeat as necessary to ensure complete kill and rake off all dead material from site.

2.2 Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above, Fertilise with 100g per meter square of Hortibase CRF (16-8-12) slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 450mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction, For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges, Do not rip areas where roots greater than 10mm diameter are encountered.

2.3. Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, within 40-400mm of edges to ensure bark or wood chip mulches are retained, Where grass is proposed adjacent to paving, then the soil level shall be flush with the adjacent paved surfaces, to receive rain water run off, The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level, The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

2.4 Sloping ground that is shown to be turfed where there is paving adjacent to it topsoil levels of the grass areas shall be graded to finish flush with the finished pavement level to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

2.5 Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above, Representative samples shall first be approved by the landscape architect before being supplied to site, No imported soil shall be supplied to site without a written instruction.

3.0 Planting

3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoil and required depths for planting, turfing, and trees, and also for contractual maintenance requirements.

3.2 No substitutions will be accepted without the prior agreement of the inspecting landscape architect, The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless via prior written agreement, a substitution has been agreed by the inspecting landscape architect, All plants shall be true to size specified in the schedule of plants and associated notes, (2L pots are 17cm diameter and 15cm deep, 3L pots are 19cm diameter and 15cm deep, 5L pots are 22.5cm diameter and 19cm deep, 10L pots are 26cm diameter and 22.5cm deep, 15L pots are 32cm diameter and 26cm deep, 25L pots are 36.5cm diameter and 30cm deep, 30L pots are 41cm diameter and 36cm deep, 40L pots are 50cm diameter and 45cm deep, 50L pots are 55cm diameter and 50cm deep).The pot sizes will be checked on site to ensure compliance with those specified, Pots will be rejected if shrubs are supplied of a size which are not fully grown into the pot e.g. a 9cm plant recently potted into a 3L container, All shrubs, shall possess a height and spread in accordance with the plant schedule, Anything less than HTA National Plant Specification standards for each species and pot size will be rejected. Plant stock shall be bushy, healthy, disease free, not pot bound, leggy or spindly, There should be a minimum of 5 breaks per shrub, This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, will be rejected and shall be lifted and replaced at the contractor's expense.

3.3 All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 50 litres per tree position, Water thereafter during the contract period at weekly intervals with 30 litres of water per tree position.

3.4 Proposed feathered trees to be true to the species, variety and size as specified on the planting plan, to include 1.8m long, 100mm diameter, chestnut stake above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically and 1No. sackcloth or rubber tie, with spacing device, all positioned 25mm maximum from the top of the post.

3.5 Proposed standard trees to be true to the species, variety and size as specified on the planting plan, to include 2No. 2.0m long, 100mm diameter, chestnut stakes, above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically, supply and fix securely (twice screwed to each end) a half round cross brace (100mm diameter) with rubber spacer block fixed between tree stem and the cross brace and secured with 1No. sackcloth or rubber tie so the tree is securely restrained and there is no chance of the tie stem chafing with the cross brace,

3.6 Turf to be of cultivated grade such as Rolawn "Medallion", or other of similar quality and source, approved by the landscape architect, The contractor shall replace at once any turf rejected by the landscape architect at his own cost, insure that the turf is laid flat and is free from hollows, lumps and bumps, cracks or brown or dried patches or other defects and that turf is well watered before laying and again after laying, Turf areas shall be taped off using high-vis tape until well established, Access shall be only with timber scaffold planks to prevent compaction,

3.7 Self clinging climbing shrubs or wall shrubs, with "S" written after the climber name, shall be trained to the wall/fence with heavy duty, plastic coated garden wire, Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings, Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence, and string the wire tightly between the fixings, Train the climber to the wire with plastic coated garden wire tags,

3.8 Twining varieties of climber, with "T" written after the climber's name (in specially prepared pots or general shrub beds) shall be trained to wall/ fences by mounting ready/made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted), Include for adapting any panels for locations where walls or fences are lower than 1.8m, Fix trellis panels to the walls/ fences using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems, Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phytotoxic preservative wood stain such as Sadolin "Classic" Jacobean Walnut or similar and approved, Ensure that the trellis is not in contact with the ground, Train the climbing shrub to the trellis with plastic coated garden wire tags,

3.9 Climbers specified outside proposed shrub beds shall have specially prepared climber pits, Climber pits shall be 400mm x 400mm and 400mm deep (minimum size), and be backfilled with topsoil (from site - unless otherwise agreed), Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil, Ensure no damage to foundations and services, and make good all structures and surfaces disturbed, Fertilise with 50g of Hortibase CRF (16-8-12) slow release fertilizer, Water with 20 litres of water per climber pit,

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

(C)JAMES BLAKE ASSOCIATES LTD 2026

4.0 Mulch

4.1 Supply and spread suitable biodegradeable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide, Pegging this densely is essential to prevent flaps of material becoming exposed, Refer to the specification for biodegradable sheet mulch on plan,

4.2 Following planting, supply and spread evenly "Chunky-Chip Longevity" available from Suffolk Woodchips Ltd Tel. 07881 904100 to a depth of 50mm evenly spread over all planted areas, Finished mulch levels shall be no higher than 15mm below pavement or grass levels, 300-400mm of bed edges, to avoid any spillage onto pavements or lawns, N.B. no substitution of mulch type will be acceptable, It is essential to have a non-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent break down and rotting,

5.0 BS codes

5.1 All workmanship and materials shall conform to the following codes:-
5.1.1 General landscape operations (excluding hard surfaces) - BS 4428:1989,
5.1.2 Trees in relation to construction- BS 5837: 2012 and BS 6549:1999, BS 3998:2010 (recommendations for tree works.) unless otherwise specified, Arboricultural Association - Standard Conditions of Contract and Specifications of Tree Works 1996,
5.1.3 Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2010",
Plants shall conform to:
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-BS 3936-4 : 2007 Nursery stock- Specification for forest trees,
-BS 3936-9 : 1998 Nursery stock- Specification forbulbs, corms and tubers,
-BS 3936-10 : 1990 Nursery stock- Specification for ground cover shrubs,
-CPSE-Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6,
5.1.4 Glossary for Landscape Works BS 4428 :1989
5.1.5 Turf - BS 3969:1998 + A1:2013 - recommendations for turf for general purposes,
5.1.6 Seeding - EEC Regulations 1974, Use blue labelled certified varieties to EC purity and germination regulations, When requested, submit an official seed Testing Station Certificate of germination, purity and composition,
5.1.7 Topsoil - BS 3882: 2015
5.1.8 Pesticides; Control of Pesticides Regulations 1997;The Health and Safety at Work Act 1974(2005); the COSHH Regulation 2020 and the product COSHH sheet, The Water Act 2014; the Floods and Water Amendment (EU Exit) Regulations 2019; Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981; Countryside and Rights of way Act 2000,

GENERAL NOTES FOR THE DEVELOPER,

6.0 Tree protection
6.1 Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes of soil level, The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost, Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5837:2012 (The BS),
The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 3m
intervals and driven into the ground, Weld mesh (Heras or similar) panels will be securely fixed on to this
framework with wire or scaffold clamps, Tubes will be driven into the ground to a minimum depth of 600mm,
Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity,

6.2 Ground work

6.2.1 Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die,

6.2.2 Top soil depth: Topsoil spread from the site should be to the following minimum depths:- Shrub beds: 450mm, Grass areas 150mm, allow for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, Tree pits will be dug by the landscape contractor, Top soil for turf areas shall be spread to a level 15mm below paving inorder to receive the turf, Topsoil for grass seed areas, the soil level shall be flush with any finished paved surfaces after settlement to allow for rain water to drain onto soft surfaces, Settlement shall be no greater than 5mm or problems will be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered,

6.3 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble, Soil shall have a clay content of less than 20%,

7.0 Hardworks

7.1 Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the layout plan,

7.2 All paths and edgings shall be set out properly to lines and radii, with all curves pinched on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs, Setting out shall be agreed with the landscape contractor and subsequently the landscape architect,

7.3 Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate, The indicative depths of base courses are minimum depths assuming suitable substrate conditions,

7.4 All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1460, The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (flritting) to the complete satisfaction of the Landscape Architect, The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly, Supply and paint Tnost 6630 from Sika Ltd (tel, 01707 374444) applied with a turfwheat brush strictly in accordance with the manufacturers instructions, COSHH regulations and the product COSHH sheet, Apply 2No. coats of paint with a dry film thickness of 100 microns per coat, Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in any event above the current dew point temperature, Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost,

7.5 All wood work shall be pressure treated with Tanalith "E" water based wood preservative, applied by vacuum pressure, The timber shall then be stained with 3No. coats of Sadolin "Classic" colour "Jacobean Walnut" strictly in accordance with the manufacturers instructions, COSHH Regulations 2020 and product COSHH sheet,

0 5 10 20 50

SCALE BAR 1:250

KEY

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- GROUNDCOVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1,
- HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
- SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- CLIMBING SHRUB IN SHRUB BEDS. GRASS/ GRAVEL OR IN PITS IN PAVING. (SEE PLAN). TWINING VARIETIES (MARKED'T') SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED'S') SEE NOTE C6. SEE SPECIFICATION NOTES C1-3, C8, D1-2 AND E1.
- SPECIMEN SHRUBS SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
- EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- KNEE RAIL - COMPRISING 125 X 125mm TWICE WEATHERED POST 600MM ABOVE GROUND AND 600 BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE INCREASED.
- DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS, SET POSTS INTO CONCRETE MIX IN-SITU CONCRETE FOUNDATIONS, INCLUDE FOR 1 GATE LEAF TO BE FIXED CLOSED WITH DROP BOLT 10mm DIAMETER, DROP BOLT FASTENERS TO BE FIXED TO GATE STYLES ALLOWING DROP BOLT TO BE FIXED IN THE UP AND DOWN POTIONS INCLUDE FOR A METAL CYLINDER TO RECEIVE DROP BOLT TO BE FIXED INTO A CONCRETE PAD BELOW GROUND (120MM CUBE C-20/PMX, METAL TUBE TO BE SET FLUSH WITH PAVING LEVEL. SECOND LEAF SHALL BE FITTED WITH A GATE LATCH TO ALLOW BOTH GATE LEAFS TO BE FASTENED TO THE OTHER LEAF., GATE LEAFS TO BE HINGED TO GATE POSTS WITH ROBUST HINGES 2No. PER POST,
- WOODSCAPE - 47MM6 WEATHERED 140x140mm 800mm ABOVE GROUND 400mm IN GROUND TIMBER BOLLARD.
- 'WOODLAND' TIMBER BIN WITH LID, AVAILABLE FROM STREETMASTER LTD, 110L CAPACITY. 25 x 90mm TREETED SOFTWOOD WITH GALVANISED LINER. ROOT FIXED INTO CONCRETE FOUNDATION. OR SIMILAR AND APPROVED.
- 'HAWTHORNE' RUSTIC 4 SLAT TIMBER BENCH AVAILIBLE FROM STREETMASTER LTD. ROOT FIXED INTO CONCRETE FOUNDATION. OR SIMILAR AND APPROVED.
- EASEMENT, REFER TO ENGINEERS DRAWING
- SOIL CRATE SYSTEM SUCH AS ROOTSPACE G2 BY GREEN BLUE URBAN LTD OR SIMILAR AND APPROVED.

FOR PLAY AREA DESIGN INCLUDING BOUNDARY TREATMENT REFER TO DRAWING 58778 BY ESP PLAY PARKS

REV.	DATE	BY/CHECKED	DETAILS
J	16.05.2026	DCG	SITEPLAN UPDATED TO BELLWAY HOUSE TYPE

CLIENT: BELLWAY

DWG. TITLE: Proposed Soft Landscape Proposal

SITE: Mellsham Rd, Holt

PURPOSE OF ISSUE: Planning

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
DCG	JBA	JBA	1:250@A1	May 2025	JBA 25/165 05	J

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Daniel Gillman - 19/05/2026 - K:\BA\Client Projects\Bellway Homes\25 165 Melsham Rd, Holt\Drawings\JBA\Master\08 Post Scheme\JBA 25 165 - Soft Landscaping

SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT.

1.0 Setting out

1.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using rods/ sorbtex on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

1.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting, if the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re- cultivate them to the specified width at his own expense.

2.0 Ground preparation

2.1 Pre-planting herbicide application:- Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2020 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present, if no weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Do not spray near a water body. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2.2 Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% dby. Allow for pre-application of herbicide as above, Fertilise with 100g per meter square of Hortiscae CRF (16-8-12) slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 450mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction, For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges, Do not rip areas where roots greater than 10mm diameter are encountered.

2.3, Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, within 40-400mm of edges to ensure bark or wood chip mulches are retained, Where grass is proposed adjacent to paving, then the soil level shall be flush with the adjacent paved surfaces, to receive rain water run off, The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level, The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed, This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

2.4 Sloping ground that is shown to be turfed where there is paving adjacent to it topsoil levels of the grass areas shall be graded to finish flush with the finished pavement level to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.

2.5 Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above, Representative samples shall first be approved by the landscape architect before being supplied to site, No imported soil shall be supplied to site without a written instruction.

3.0 Planting

3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoil and required depths for planting, turfing, and trees, and also for contractual maintenance requirements.

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3.8 Twining varieties of climber, with "T" written after the climber's name (in specially prepared pits or general shrub beds) shall be trained to walls/ fences by mounting ready/made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted), Include for attaching any panels for locations where walls or fences are lower than 1.8m. Fix trellis panels to the walls/ fences using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems, Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phytotoxic preservative wood stain such as Sadolin "Classic" Jacobean Walnut or similar and approved, Ensure that the trellis is not in contact with the ground, Train the climbing shrub to the trellis with plastic coated garden wire tags,

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4.1 Supply and spread suitable biodegradeable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide, Pegging this densely is essential to prevent flaps of material becoming exposed, Refer to the specification for biodegradable sheet mulch on plan,

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-BS 3936-4 : 2007 Nursery stock- Specification for forest trees,

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5.1.4 Glossary for Landscape Works BS 4428 :1989 and Turf - BS 3969:1998 + A1:2013 - recommendations for turf for general purposes,

5.1.6 Seeding - EEC Regulations 1974, Use blue labelled certified varieties to EC purity and germination regulations, When requested, submit an official seed Testing Station Certificate of germination, purity and composition,

5.1.7 Topsoil - BS 3882: 2015

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intervals and driven into the ground, Weld mesh (Heras or similar) panels will be securely fixed on to this

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Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity,

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6.2.1 Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die,

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6.3 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubbish, Soil shall have a clay content of less than 20%,

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7.3 Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate, The indicative depths of base courses are minimum depths assuming suitable substrate conditions,

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7.5 All wood work shall be pressure treated with Tanalith "E" water based wood preservative, applied by vacuum pressure, The timber shall then be stained with 3No. coats of Sadolin Classic colour "Jacobean Walnut" strictly in accordance with the manufacturers instructions, COSHH Regulations 2020 and product COSHH sheet,

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-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

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KEY

- PROPOSED FEATHERED TREE. INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED STANDARD TREE. INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
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- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- GROUNDCOVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
- WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'CONTERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
- SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PITS IN PAVING. (SEE PLAN), TWINING VARIETIES (MARKED'T') SEE NOTE C7, SELF CLIMBING VARIETIES (MARKED'S') SEE NOTE C8. SEE SPECIFICATION NOTES C1-3, C8, D1-2 AND E1.
- SPECIMEN SHRUBS SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.
- EXISTING TREE TO BE RETAINED, SEE GENERAL NOTE A1 AND E1, IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- KNEE RAIL - COMPRISING 125 X 125mm TWICE WEATHERED POST 600MM ABOVE GROUND AND 600 BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE INCREASED.

  DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS, SET POSTS INTO C:20:P MIX INSITU CONCRETE FOUNDATIONS. INCLUDE FOR 1 GATE LEAF TO BE FIXED CLOSED WITH DROP BOLT 10mm DIAMETER, DROP BOLT FASTENERS TO BE FIXED TO GATE STYLES ALLOWING DROP BOLT TO BE FIXED IN THE UP AND DOWN POTIONS INCLUDE FOR A METAL CYLINDER TO RECEIVE DROP BOLT TO BE FIXED INTO A CONCRETE PAD BELOW GROUND (120MM CUBE C 20PMIX. METAL TUBE TO BE SET FLUSH WITH PAVING LEVEL. SECOND LEAF SHALL BE FITTED WITH A GATE STOP TO ALLOW BOTH GATE LEAFS TO BE FASTENED TO THE OTHER LEAF. GATE LEAFS TO BE HINGED TO GATE POSTS WITH ROBUST HINGES 2No. PER POST.
- WOODSCAPE - 4TIMES WEATHERED 140x140mm 800mm ABOVE GROUND 400mm IN GROUND TIMBER BOLLARD.
- 'WOODLAND' TIMBER BIN WITH LID, AVAILABLE FROM STREETMASTER LTD. 110L CAPACITY. 25 x 90mm TREETED SOFTWOOD WITH GALVANISED LINER. ROOT FIXED INTO CONCRETE FOUNDATION. OR SIMILAR AND APPROVED.
- 'HAWTHORNE' RUSTIC 4 SLAT TIMBER BENCH AVAILBLE FROM STREETMASTER LTD. ROOT FIXED INTO CONCRETE FOUNDATION. OR SIMILAR AND APPROVED.
- EASEMENT. REFER TO ENGINEERS DRAWING
- SOIL CRATE SYSTEM SUCH AS ROOTSPACE G2 BY GREEN BLUE URBAN LTD OR SIMILAR AND APPROVED.

FOR PLAY AREA DESIGN INCLUDING BOUNDARY TREATMENT REFER TO DRAWING 58778 BY ESP PLAY PARKS

0 5 10 20 50

SCALE BAR 1:250

REV.	DATE	INITIALS	DETAILS
J	16.05.2026	DCG	AFTER UPADTED TO BELLWAY HOUSE TYPE

CLIENT: BELLWAY					DWG. TITLE: Proposed Soft Landscape Proposal	
SITE: Mellsham Rd, Holt						
PURPOSE OF ISSUE: Planning						
DRG BY: DCG	CHECKED: JBA	AUTH'D: JBA	SCALE: 1:250@A1	DATE: May 2025	DWG NO.: JBA 25/165 06	REV.: J

JAMES BLAKE ASSOCIATES

34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA
Tel: Head Office: (01284) 335797 South West Office: (01884) 258430
jamesblake@jba-landmarc.com www.jba-landmarc.com
LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Daniel Ginham - 19/05/2026 - K:\JBA\Client Projects\Bewery Homes\25 165 Melksham Rd, Holt\Drawings\JBA\Master\08 Plots Scheme\JBA 25 165 - Soft Landscape.dwg

SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT.

1.0 Setting out

1.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

1.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re- cultivate them to the specified width at his own expense.

2.0 Ground preparation

2.1 Pre-planting herbicide application:- Apply by suitable spraying aparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2020 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If no weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Do not spray near a water body. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2.2 Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Hortibase CRF (16-8-12) slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 450mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

2.3. Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed adjacent to paving, then the soil level shall be flush with the adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

2.4 Sloping ground that is shown to be turfed where there is paving adjacent to it topsoil levels of the grass areas shall be graded to finish flush with the finished pavement level to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will
cause mower damage on cutting.

2.5 Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being supplied to site. No imported soil shall be supplied to site without a written instruction.

3.0 Planting

3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoil and required depths for planting, turfing, and trees, and also for contractual maintenance requirements.

3.2 No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless via prior written agreement, a substitution has been agreed by the inspecting landscape architect. All plants shall be true to size specified in the schedule of plants and associated notes, (2L pots are 17cm diameter and 13cm deep, 3L pots are 19cm diameter and 15cm deep, 5L pots are 22.5cm diameter and 18cm deep, 10L pots are 28cm diameter and 22.5cm deep, 15L pots are 33cm diameter and 30cm deep, 25L pots are 38.5cm diameter and 35cm deep, 30L pots are 41cm diameter and 36cm deep, 40L pots are 50cm diameter and 45cm deep, 50L pots are 55cm diameter and 50cm deep).The pot sizes will be checked on site to ensure compliance with those specified. Pots will be rejected if shrubs are supplied of a size which are not fully grown into the pot e.g. a 9cm plant recently potted into a 3L container. All shrubs, shall possess a height and spread in accordance with the plant schedule. Anything less than HTA National Plant Specification standards for each species and pot size will be rejected. Plant stock shall be bushy, healthy, disease free, not pot bound, leggy or spindly. There should be a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, will be rejected and shall be lifted and replaced at the contractor's expense.

3.3 All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 50 litres per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of water per tree position.

3.4 Proposed feathered trees to be true to the species, variety and size as specified on the planting plan, to include 1.6m long, 100mm diameter, chestnut stake above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically and 1No. sackcloth or rubber tie, with spacing device, all positioned 25mm maximum from the top of the post.

3.5 Proposed standard trees to be true to the species, variety and size as specified on the planting plan, to include 2No. 2.0m long, 100mm diameter, chestnut stakes, above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically, supply and fix securely (twice screwed to each end) a half round cross brace (100mm diameter) with rubber spacer block fixed between tree stem and the cross brace and secured with 1No. sackcloth or rubber tie so the tree is securely restrained and there is no chance of the the stem chafing with the cross brace.

3.6 Turf to be of cultivated grade such as Rolawn "Medallion", or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost. insure that the turf is laid flat and is free from hollows, lumps and bumps, cracks or brown or dried patches or other defects and that turf is well watered before before laying and again after laying. Turf areas shall be taped off using high-vis tape until well established. Access shall be only with timber scaffold planks to prevent compaction.

3.7 Self clinging climbing shrubs or wall shrubs, with "S" written after the climber name, shall be trained to the wall/fence with heavy duty, plastic coated garden wire. Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence, and string the wire tightly between the fixings. Train the climber to the wire with plastic coated garden wire tags.

3.8 Twining varieties of climber, with "T" written after the climber's name (in specially prepared pits or general shrub beds) shall be trained to walls/ fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted). Include for adapting any panels for locations where walls or fences are lower than 1.8m. Fix trellis panels to the walls/ fences using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems. Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phyto-toxic preservative wood stain such as Sadolin "Classic" Jacobean Walnut or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire tags.

3.9 Climbers specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 400mm x 400mm and 450mm deep (minimum size), and be backfilled with topsoil (from site - unless otherwise agreed). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Hortibase CRF (16-8-12) slow release fertilizer. Water with 20 litres of water per climber pit.

4.0 Mulch

4.1 Supply and spread suitable biodegradeable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for biodegradable sheet mulch on plan.

4.2 Following planting, supply and spread evenly "Chunky-Chip Longevity" available from Suffolk Woodchips Ltd Tel. 07881 904100 to a depth of 50mm evenly spread over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels, 300-400mm of bed edges, to avoid any spillage onto pavements or lawns. N.B. no substitution of mulch type will be acceptable. It is essential to have a no-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent break down and rotting.

5.0 BS codes

5.1 All workmanship and materials shall conform to the following codes:-
5.1.1 General landscape operations (excluding hard surfaces) - BS 4428:1989.
5.1.2 Trees in relation to construction- BS 5837: 2012 and BS 6549:1999. BS 3998:2010 (recommendations for tree works) unless otherwise specified. Arboricultural Association - Standard Conditions of Contract and Specifications of Tree Works 1996.
5.1.3 Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2010".
Plants shall conform to:
-BS 8545 : 2014 Trees from Nursery to Independence in the Landscape
-BS 3936-1 : 1992 Nursery Stock - Specification for trees and shrubs.
-BS 3936-2 : 1990 Nursery Stock- Specification for roses + AMD 6628.
-BS 3936- 4 : 2007 Nursery stock- Specification for forest trees.
-BS 3936-9 : 1998 Nursery stock- Specification forbulbs, corms and tubers.
-BS 3936-10 : 1990 Nursery stock- Specification for ground cover shrubs.
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The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 3m
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SCALE BAR 1:250

0 5 10 20 50

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	NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
	HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.
	WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
	SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
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	KNEE RAIL - COMPRISING 125 X 125mm TWICE WEATHERED POST 600MM ABOVE GROUND AND 600 BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE INCREASED.
	DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS, SET POSTS INTO C:20:P MIX INSITU CONCRETE FOUNDATIONS. INCLUDE FOR 1 GATE LEAF TO BE FIXED CLOSED WITH DROP BOLT 10mm DIAMETER, DROP BOLT FASTENERS TO BE FIXED TO GATE STYLES ALLOWING DROP BOLT TO BE FIXED IN THE UP AND DOWN POTIONS INCLUDE FOR A METAL CYLINDER TO RECEIVE DROP BOLT TO BE FIXED INTO A CONCRETE PAD BELOW GROUND (120MM CUBE C 20PMIX. METAL TUBE TO BE SET FLUSH WITH PAVING LEVEL. SECOND LEAF SHALL BE FITTED WITH A GATE LATCH TO ALLOW BOTH GATE LEAFS TO BE FASTENED TO THE OTHER LEAF, GATE LEAFS TO BE HINGED TO GATE POSTS WITH ROBUST HINGES 2No. PER POST.
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FOR PLAY AREA DESIGN INCLUDING BOUNDARY TREATMENT REFER TO DRAWING 58778 BY ESP PLAY PARKS

REV.	DATE	INITIALS	DETAILS
J	19.05.2026	DCG	SITEPLAN UPADTED TO BELLWAY HOUSE TYPE

CLIENT: BELLWAY	DWG. TITLE: Proposed Soft Landscape Proposal
SITE: Melksham Rd, Holt	
PURPOSE OF ISSUE: Planning	

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
DCG	JBA	JBA	1:250@A1	May 2025	JBA 25\165 07	J

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Daniel Gillham - 19/05/2026 - K:\JBA\Client Projects\Bewley Homes\25 165 Melksham Rd, Holt\Drawings\JBA\Master\88 Plot scheme\JBA 25 165 - Soft Landscape.dwg

SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT.

1.0 Setting out

1.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved beds shall be set out using rabb scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

1.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting, if the bed is sealed with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re- cultivate them to the specified width at his own expense.

2.0 Ground preparation

2.1 Pre-planting herbicide application:- Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2020 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present, if no weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Do not spray near a water body. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2.2 Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above, Fertilise with 100g per meter square of Hortiscae CRF (16-8-12) slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 450mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction, For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges, Do not rip areas where roots greater than 10mm diameter are encountered.

2.3. Determine before submitting a tender, the extent of support from the site manager with ground preparation; ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, within 40-400mm of edges to ensure bark or wood chip mulches are retained, Where grass is proposed adjacent to paving, then the soil level shall be flush with the adjacent paved surfaces, to receive rain water run off, The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level, The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded in the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

2.4 Sloping ground that is shown to be turfed where there is paving adjacent to it topsoil levels of the grass areas shall be graded to finish flush with the finished pavement level to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will

cause mower damage on cutting.

2.5 Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above, Representative samples shall first be approved by the landscape architect before being supplied to site, No imported soil shall be supplied to site without a written instruction.

3.0 Planting

3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoil and required depths for planting, turfing, and trees, and also for contractual maintenance requirements.

3.2 No substitutions will be accepted without the prior agreement of the inspecting landscape architect, The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless via prior written agreement, a substitution has been agreed by the inspecting landscape architect, All plants shall be true to size specified in the schedule of plants and associated notes, (2L pots are 17cm diameter and 13cm deep, 3L pots are 19cm diameter and 15cm deep, 5L pots are 22.5cm diameter and 18cm deep, 10L pots are 26cm diameter and 22.5cm deep, 15L pots are 32cm diameter and 30cm deep, 25L pots are 38.5cm diameter and 35cm deep, 30L pots are 41cm diameter and 36cm deep, 45L pots are 50cm diameter and 45cm deep, 50L pots are 55cm diameter and 50cm deep).The pot sizes will be checked on site to ensure compliance with those specified, Pots will be rejected if shrubs are supplied of a size which are not fully grown into the pot e.g. a 9cm plant recently potted into a 3L container, All shrubs, shall possess a height and spread in accordance with the plant schedule, Anything less than HTA National Plant Specification standards for each species and pot size will be rejected, Plant stock shall be bushy, healthy, disease free, not pot bound, leggy or spindly, There should be a minimum of 5 breaks per shrub, This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect, will be rejected and shall be lifted and replaced at the contractor's expense.

3.3 All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 50 litres per tree position, Water thereafter during the contract period of weekly intervals with 30 litres of water per tree position.

3.4 Proposed feathered trees to be true to the species, variety and size as specified on the planting plan, to include 1.8m long, 100mm diameter, chestnut stake above ground dimension to be 1/3 the height of the trees, stakes to be driven vertically and 1No, sackcloth or rubber tie, with spacing device, all positioned 25mm maximum from the top of the post.

3.5 Proposed standard trees to be true to the species, variety and size as specified on the planting plan, to include 2No. 2.8m long, 100mm diameter, chestnut stakes, above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically, supply and fix securely (twice screwed to each end) a half round cross brace (100mm diameter) with rubber spacer block fixed between tree stem and the cross brace and secured with 1No. sackcloth or rubber tie so the tree is securely restrained and there is no chance of the the stem chafing with the cross brace,

3.6 Turf to be of cultivated grade such as Rolawn "Medallion", or other of similar quality and source, approved by the landscape architect, The contractor shall replace at once any turf rejected by the landscape architect at his own cost, insure that the turf is laid flat and is free from hollows, lumps and bumps, cracks or brown or dried patches or other defects and that turf is well watered before before laying and again after laying, Turf areas shall be taped off using high-vis tape until well established, Access shall be only with timber scaffold planks to prevent compaction,

3.7 Self clinging climbing shrubs or wall shrubs, with "S" written after the climber name, shall be trained to the wall/fence with heavy duty, plastic coated garden wire, Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings, Position 1No. at 250mm from ground, and 1No, 250mm from top of the wall/fence, and string the wire tightly between the fixings, Train the climber to the wire with plastic coated garden wire tags,

3.8 Twining varieties of climber, with "T" written after the climber's name (in specially prepared pits or general shrub beds) shall be trained to walls/ fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted), Include for adapting any panels for locations where walls or fences are lower than 1.8m, Fix trellis panels to the walls/ fences using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems, Ensure that all timber is pressure impregnated with a non phytotoxic preservative and then painted with a dark brown non phytotoxic preservative wood stain such as Sadolin "Classic" Jacobean Walnut or similar and approved, Ensure that the trellis is not in contact with the ground, Train the climbing shrub to the trellis with plastic coated garden wire tags,

3.9 Climbers specified outside proposed shrub beds shall have specially prepared climber pits, Climber pits shall be 400mm x 400mm and 450mm deep (minimum size), and be backfilled with topsoil (from site – unless otherwise agreed), Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil, Ensure no damage to foundations and services, and make good all structures and surfaces disturbed, Fertilise with 50g of Hortibase CRF (16-8-12) slow release fertilizer, Water with 20 litres of water per climber pit,

4.0 Mulch

4.1 Supply and spread suitable biodegradeable sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide, Pegging this densely is essential to prevent flaps of material becoming exposed, Refer to the specification for biodegradable sheet mulch on plan,

4.2 Following planting, supply and spread evenly "Chunky-Chip Longevity" available from Suffolk Woodchips Ltd Tel. 07881 904100 to a depth of 50mm evenly spread over all planted areas, Finished mulch levels shall be no higher than 15mm below pavement or grass levels, 300-400mm of bed edges, to avoid any spillage onto pavements or lawns, N.B. no substitution of mulch type will be accepted, It is essential to have a non-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent break down and rotting,

5.0 BS codes

5.1 All workmanship and materials shall conform to the following codes:-
5.1.1 General landscape operations (excluding hard surfaces) - BS 4428:1989,
5.1.2 Trees in relation to construction- BS 5837: 2012 and BS 6549:1999, BS 3998:2010 (recommendations for tree works)) unless otherwise specified, Arboricultural Association - Standard Conditions of Contract and Specifications of Tree Works 1996,
5.1.3 Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2010",
Plants shall conform to:
-BS 8545 : 2014 Trees from Nursery to Independence in the Landscape
-BS 3936-1 : 1992 Nursery Stock - Specification for trees and shrubs,
-BS 3936-2 : 1990 Nursery Stock- Specification for roses + AMD 6628,
-BS 3936-4 : 2007 Nursery stock- Specification for forest trees,
-BS 3936-6 : 1998 Nursery stock- Specification forbulbs, corms and tubers,
-BS 3936-10 : 1990 Nursery stock- Specification for ground cover shrubs,
-CPSE-Committee for Plant Establishment,
Handling and establishing landscape plants 1996,
Part 3, paragraphs 6.2 to 6.6,
5.1.4 Glossary for Landscape Works BS 4428 :1989
5.1.5 Turf – BS 3969:1998 + A1:2013 -
recommendations for turf for general purposes,
5.1.6 Seeds-EEC Regulations 1974, Use blue labelled certified varieties to EC purity and germination regulations, When requested, submit an official seed Testing Station Certificate of germination, purity and composition,
5.1.7 Topsoil – BS 3882: 2015
5.1.8 Pesticides: Control of Pesticides Regulations 1997;The Health and Safety at Work Act 1974(2005); the COSHH Regulation 2020 and the product COSHH sheet, The Water Act 2014, the Floods and Water Amendment (EU Exit) Regulations 2019, Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981; Countryside and Rights of way Act 2000,

GENERAL NOTES FOR THE DEVELOPER,

6.0 Tree protection
6.1 Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or sirrees from changes of soil level, The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost, Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5837:2012 (The BS),
The framework will consist of vertical and horizontal scaffolds with vertical tubes spaced at no more than 3m
intervals and driven into the ground, Weld mesh (Heras or similar) panels will be securely fixed on to this
framework with wire or scaffold clamps, Tubes will be driven into the ground to a minimum depth of 600mm,
Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity,

6.2 Ground work

6.2.1 Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die,

6.2.2 Top soil depth: Topsoil spread from the site should be to the following minimum depths:-
Shrub beds: 450mm, Grass areas 150mm, allow for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, Tree pits will be dug by the landscape contractor, Top soil for turf areas shall be spread to a level 10mm below paving inorder to receive the turf, Topsoil for grass seed areas, the soil level shall be flush with any finished paved surfaces after settlement to allow for rain water to drain onto soft surfaces, Settlement shall be no greater than 5mm or problems will be encountered with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be encountered,

6.3 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble, Soil shall have a clay content of less than 20%,

7.0 Hardworks

7.1 Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the layout plan,

7.2 All paths and edgings shall be set out properly to lines and radii, with all curves scribed on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs,
Setting out shall be agreed with the landscape contractor and subsequently the landscape architect,

7.3 Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate, The indicative depths of base courses are minimum depths assuming suitable substrate conditions,

7.4 All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1460, The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the complete satisfaction of the Landscape Architect, The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly, Supply and paint Nosiv 66/20 from Sika Ltd (tel. 01707 374444) applied with a turnhead brush strictly in accordance with the manufacturers instructions, COSHH regulations and the product COSHH sheet, Apply 2No. coats of paint with a dry film thickness of 100 microns per coat, Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in any event above the current dew point temperature, Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost,

7.5 All wood work shall be pressure treated with Tanalith "E" water based wood preservative, applied by vacuum pressure, The timber shall then be stained with 3No. coats of Sadolin 'Classic,' colour 'Jacobean Walnut' strictly in accordance with the manufacturers instructions, COSHH Regulations 2020 and product COSHH sheet,

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

(C)JAMES BLAKE ASSOCIATES LTD 2026

0 5 10 20 50

SCALE BAR 1:250

KEY

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
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FOR PLAY AREA DESIGN INCLUDING BOUNDARY TREATMENT REFER TO DRAWING 58778 BY ESP PLAY PARKS

REV.	DATE	DRAWN	DETAILS
J	19.05.2026	DCG	SITEPLAN UPACTED TO BELLWAY HOUSE TYPE

CLIENT: BELLWAY	DWG. TITLE: Proposed Soft Landscape Proposal
SITE: Mellksham Rd, Holt	
PURPOSE OF ISSUE: Planning	

DWG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
DCG	JBA	JBA	1:250@A1	May 2025	JBA 25/165 08	J

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Daniel Gilham - 19/05/2026 - K:\BJA\Client Projects\Bewley Homes\DS 153 Melksham Rd, Holt\Drawings\JBA\Masterfile\Plot scheme\JBA 25 153 - Soft Landscaping