

Planting Plan Key:

	Site Boundary
	Compound Boundary

 Existing trees and hedgerow to be removed

Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.



Proposed ornamental tree planting, tree pit and



Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset (6 no. plants per linear metre). Bare root



Proposed single species formal hedge planted in a double staggered row at 0.4m centres and 0.3 offset (5 no. plants per linear metre) or in

Front & rear gardens to be turfed with Lindum LT7 Festival Landscape Turf (or similar approved) on 150mm minimum topsoil.

Germinal ASustain mix, or similar approved, to be sown at a rate of 40g/m² on 200mm depth of topsoil.

150mm mixture of topsoil and approved subsoil (50:50).

 Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), to be sown at 50/m² planted into

Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m² planted into 200mm of a mix

retention

Wildflower seedling, AD1 Premium Wildflowers 8

 Wildflower seeding, EM3 Special General

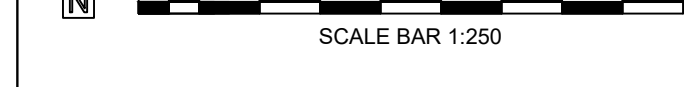
 Existing Grassland to be translocated and reused following completion of works.

Native tree / shrub planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.

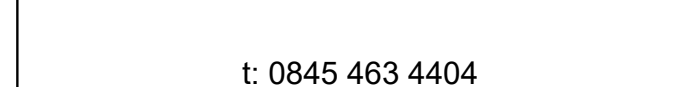
27m wide easement from the overhead electric

 Graveled areas, 20mm limestone chippings to be spread between properties where indicated.

engineer.



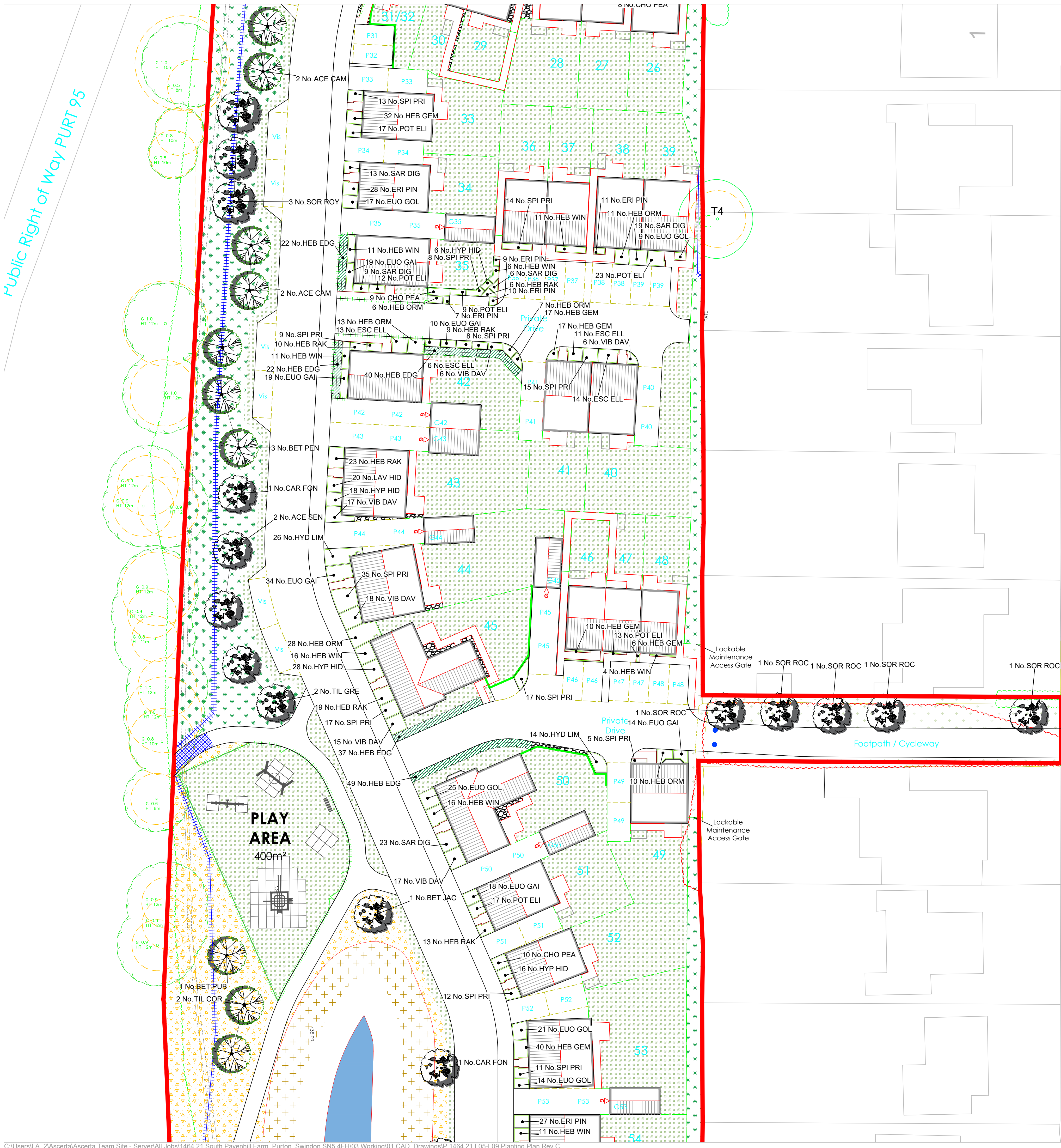
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CLIENT: | Lovell

DRAWING TITLE:

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DATE:	CHKD BY:	
22/05/2026	MS	P 1464 31 05



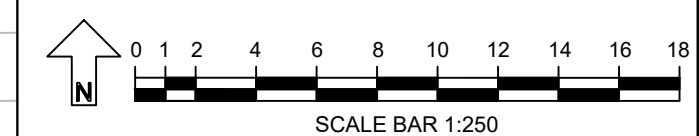
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RINGSBURY CLOSE

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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NE BY BEST FIT TO DIGITAL EXTRACTED FROM OS DIGITAL DATA

- Planting Plan Key:**
- Site Boundary
 - Compound Boundary
 - Existing trees and hedgerows to be retained and protected during the works.
 - Existing trees and hedgerow to be removed.
 - Proposed ornamental planting on 400mm depth of topsoil with 50mm bark mulch.
 - Proposed native tree planting, tree pit and double staking as detailed in the specification.
 - Proposed ornamental tree planting, tree pit and double staking as detailed in the specification.
 - Proposed mixed native hedgerow planted in a double staggered row at 0.3m centres and 0.3 offset (6 no. plants per linear metre). Bare root transplants (common holly in containers), each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
 - Proposed single species formal hedge planted in a double staggered row at 0.4m centres and 0.3 offset (5 no. plants per linear metre) or in single rows at 3no. plants per linear metre. Container transplants.
 - Front & rear gardens to be turfed with Lindum LT7 Festival Landscape Turf (or similar approved) on 150mm minimum topsoil.
 - Public open space and verges to be sown with Germinal ASustain mix, or similar approved, to be sown at a rate of 40g/m2 on 200mm depth of topsoil.
 - Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 150mm mixture of topsoil and approved subsoil (50:50).
 - Existing pasture grassland to be protected during works and overseeded using appropriate grass mix and harrowing.
 - Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (MG8 Grassland), to be sown at 5g/ m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
 - Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).
 - Pond basin lined with puddle clay to aid water retention
 - Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Hurrells, to the public open space to be sown at 5g/m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).
 - Wildflower seeding, EM3 Special General Purpose Meadow Mix, to the public open space to be sown at 4g/m2
 - Existing Grassland to be translocated and reused following completion of works.
 - Native tree / shrub planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.
 - Native woodland planting.
 - 27m wide easement from the overhead electric with transmission tower.
 - Graveled areas, 20mm limestone chippings to be spread between properties where indicated.
- Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



C	Minor Amendments	MLS 25/09/26
B	Minor Amendments	TSC 02/07/26
A	Minor Amendments	MLS 09/06/26
REV	DESCRIPTION	BY DATE

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CLIENT:
Lovell

PROJECT:
South Pavenhill Farm

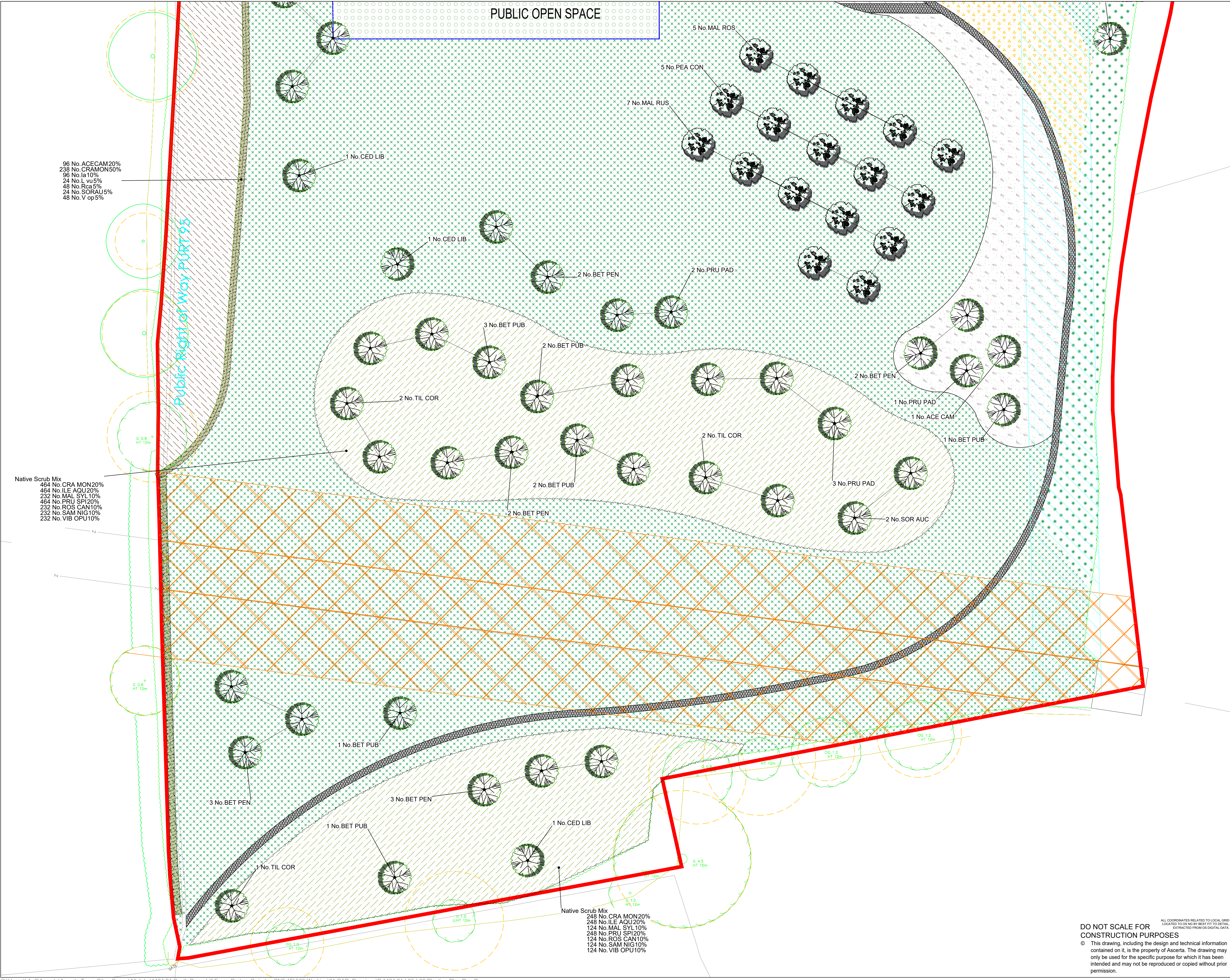
DRAWING TITLE:
Planting Plan (Sheet 2 of 5)

SCALE: 1:250 @A1
DATE: 22/05/2026

DRAWN BY: AS
CHKD BY: MS

DRAWING No: P.1464.21 L06

REV: C



Planting Plan Key:

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Note: Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

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REV	DESCRIPTION	BY	DATE
C	Minor Amendments	MLS	25/09/26
B	Minor Amendments	TSC	02/07/26
A	Minor Amendments	MLS	09/06/26

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CLIENT:
Lovell

PROJECT:
South Pavenhill Farm

DRAWING TITLE:
Planting Plan (Sheet 4 of 5)

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SCALE: 1:250 @A1
DATE: 22/05/2026

DRAWN BY: AS
CHKD BY: MS

DRAWING NO: P.1464.21 L08

REV: C

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 *Trees in relation to design, demolition & construction - Recommendations-* Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity.

Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high.

The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation

When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas
- 300mm to rear gardens
- 400mm beneath new shrub areas
- For wildflower areas a mixture of topsoil and selected subsoil (about 50:50) for a depth of about 150 mm. Selected subsoil alone can be used but if the structure is poor and the fertility very low there will be a very slow establishment of wildflowers and frequently domination by plants such as clovers which do not depend on nitrogen in the soil for their growth.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds.

150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 Trees: from nursery to independence in the landscape

BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)

BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, *Form of Trees*.

Plant Handling:

All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "*Plant Handling*" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 *Transplanting Root-Balled Trees*.

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Selected standard tree 750 x 750 x 700, Heavy standard tree 1000 x 1000 x 1000mm

Pits to be prepared to base and sides of pit to be further scarified.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 300-600mm (dependant on depth of pit due to size of tree) of a mix of subsoil with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Tree pits in grass to contain a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm.

Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds and hedging or native hedgerows shall be spread with a medium grade bark mulch to a settled depth of 50mm. Tree specimen locations in grass should have a minimum of a 600mm diameter circle of medium grade bark mulch to a settled depth of 50mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting:

To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Backfill each plant with a 3:1 mix of an approved topsoil with compost. Middle/ centre area of plant beds to be 50mm above previous ground level creating a slightly domed shape to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Firm backfill by treading, ensuring the ground is not overly compacted and that each plant is positioned upright.

Native scrub planting

Bare root stock shall be T-notch planted between November and March. Plants to be planted in groups of 5, 7, or 9 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Planting area to be covered with a medium grade bark mulch to a settled depth of 50mm. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New formal hedges

Consistent in species, cultivar, and clone to ensure a uniform hedge. To be planted in a previous prepared planting bed 1 metre wide. Plant stock to be planted in double staggered rows at 330mm spacings and 300mm offset (5 no. per linear metre) or centrally in a single row at 330mm spacings (3 no. per linear metre). The outer line or centre line of plant stems must be at least 350mm away from the pavement edge or kerb. Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1 metres.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Backfill trench with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 50mm.

Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 1.6 metres.

Mycorrhizae:

For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots.

For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grams of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring (the actual hydro gel and water requirement will depend upon water hardness and plant root mass.) Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in plastic during transport).

Products to be supplied by Green-tech or similar approved.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum LT7 Festival Landscape Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear.

Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification.

Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Public open spaces shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, "Topsoil".

Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm..

Wildflower Seeding:

Germinal/ RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved within the proposed pond. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

AP1 Premium Wildflower by Hurrells, or similar approved. Sowing to be taken in March or October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

EM3 Specialty General Purpose Meadow Mixture by Emorsgate or similar approved. Sowing to be taken between March and October.

The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 4 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions.
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 50mm at the end of the maintenance period.

Watering:

Plant stock to receive the following quantities of water:

Trees: Regularly water each tree per month dependant on size, soil conditions and weather conditions between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower Maintenance:

RE3 River Floodplain / Water Meadow (MG8 Grassland)

Autumn Sown: during the first year: first cut shall be early July, then monthly during August, September and October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 2 times a year mid-July to early September to maintain a sward of approximately 70mm.

Spring Sown: during the first year: first cut shall be mid-September, then again during October to maintain a sward of approximately 70mm.

Thereafter: shall be cut 1 time a year mid-July to early September or as required leaving at least fortnight between cuts to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

WFG20 Eco Species Rich Lawn Maintenance

First Cut: Mid September - 1st October. Cutting height approximately 70mm.

Thereafter: shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Hurrells AP1 Premium Wildflower Mix

First Cut: Mid September - 1st October for Spring sown and Mid March-1st April for Autumn sown. Cutting height approximately 70mm.

Thereafter: shall be cut 2 times a year, once in Spring and once in late - Autumn to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

EM3 Specialty General Purpose Meadow Mixture

First Cut: July to early August. Cutting height approximately 70mm.

Thereafter: shall be cut 1 time a year from late July/ August to maintain a sward of approximately 70mm.

The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Native Scrub Maintenance

Beating up: After year 2 any dead trees to be removed and replaced. An assessment to be undertaken at this time to ensure replacement species are ones which have proven so far successful in the rest of the planted area.

Thinning: After 10 years scrub to be thinned out by selective removal of 15-20% of establishing scrub. An assessment will be made to identify suitable trees for removal based on health,form and success of adaption to site conditions.

Coppicing: Hazel (Corylus Avellana) in scrub to be coppiced after 10 years and thereafter every 7 years on selective cycles

New Tree/Shrub Planting:

Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period.

Fertilising:

Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting.

Application rate as follows:

Application rate for trees

- Transplant - 30-120cm Tree Height - 2 per plant - 30g
- Selected Standard - 300-360cm Tree Height - 7 per plant - 105g
- Heavy Standard - 360-425cm Tree Height - 8 per plant - 120g

Application rate for shrubs

- 10-20 height - 1 per plant - 15g
- 20-40 height - 2 per plant - 30g
- 40-60 height - 3 per plant - 45g
- 60-80 height - 4 per plant - 60g
- 80-100 height - 5 per plant - 75g
- 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

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DRAWING TITLE: Planting Plan (Sheet 5 of 5)			
SCALE: 1:250 @A1	DRAWN BY: AS	DRAWING No: P.1464.21 L09	REV: C
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