

NOTES:

PLANTING AND ESTABLISHMENT:

1. Confirm soil depth, texture, pH and drainage before ordering stock. The palette is provisional for a freely drained site; amend where site conditions require. Locate services and avoid drainage infrastructure, foundations and retained tree rooting areas.
2. Retain existing trees and hedges unless removal is expressly agreed and recorded on the final plan. Confirm tree positions and protection requirements before any excavation or level change. No tree removals are authorised by this drawing.
3. Plant trees and bare-root hedging November-March in workable, unfrozen soil. Set tree root flares at finished ground level. Excavate pits at least twice the rootball width and no deeper than the rootball. Backfill with suitable site soil; do not form water-retaining sumps.
4. Stake trees with low stakes and flexible ties. Provide a 1 m diameter weed-free mulch circle. Apply 75 mm settled organic mulch, clear of trunks. Hedge beds: 1 m wide weed-free strip with 75 mm mulch. Provide appropriate rabbit guards; protect against livestock if present.
5. G1: prepare a firm fine seedbed and sow a fescue/bent amenity mixture at 35 g/m². G2: sow a native 80% fine grasses / 20% wildflowers mixture at 4 g/m², suited to confirmed soil conditions. Include knapweed, oxeye daisy, birdsfoot trefoil and yarrow. Avoid fertiliser in meadow areas.

IMPLEMENTATION AND FIVE-YEAR CARE:

Complete hard landscaping before occupation. Implement planting and grass seeding in the first suitable season following completion or first occupation, whichever is earlier. The owner is responsible for establishment and ongoing maintenance.

Inspect monthly April-September for the first two years. Water trees and hedging thoroughly as needed to keep the rooting zone moist, adjusting frequency to rainfall and soil conditions. Check guards, stakes and ties at every visit and after storms; remove supports once stable.

Maintain weed-free mulch areas and top up annually. Replace dead, missing, seriously damaged or diseased planting in the next planting season throughout five years following completion, with the same species and stock size unless an alternative is agreed.

Formatively prune trees as required. Lightly trim establishing hedges to encourage branching. Subsequently cut in late winter on a rotational basis, avoiding active bird nests. Maintain the agreed height and keep sight-lines, paths and stores unobstructed.

Mow G1 as required during growth. In G2 year one, cut to 75-100 mm when growth reaches about 150-200 mm and remove arisings. Thereafter make a late summer hay cut, remove arisings and add an autumn cut if needed. Maintain a mown edge beside the lawn.

PLANTING SCHEDULE:

Ref	Species / treatment	No. / extent	Stock / spacing
T1	Acer campestre (Field maple)	1	10-12 cm girth rootballed standard
T2-T3	Malus sylvestris (Crab apple)	2	10-12 cm girth rootballed standard
H1	Mixed native hedge	28 m / 140	60-80 cm transplants
H2	Mixed native hedge	44 m / 220	60-80 cm transplants
H3	Mixed native hedge	23 m / 115	60-80 cm transplants
G1	Fine-leaved amenity grass	Area as drawn	Seed 35 g/m²
G2	Native meadow grassland	Area as drawn	Seed 4 g/m²

Proposed quantities for design review. Hedge lengths are rounded measurements from the supplied base; verify before procurement.

HEDGE MIX:

475 plants total

- Crataegus monogyna: 238
- Corylus avellana: 95
- Cornus sanguinea: 48
- Euonymus europaeus: 47
- Rosa canina: 47

Plant in irregular groups of 3-5 of each species. Two staggered rows 400 mm apart, at 400 mm centres within each row (5 plants per linear metre overall).

Set hedge centre line approximately 1 m inside the confirmed site boundary. Maintain as a 1.5-1.8 m high hedge, approximately 1.2 m wide. Retain access openings and keep visibility areas clear. If a hedge is already present, retain it and revise these lengths and quantities to gap planting.

SURFACES, ENCLOSURES AND LEVELS:

Design proposal: buff permeable gravel on a suitable cellular stabilisation system for the parking area and vehicular access. Retain the architect's access geometry, three parking spaces, bin store and cycle store. Final surfacing extent, accessible route to the entrance, threshold levels and drainage require coordination with drawings 100 and 200.

No new walls or fences are proposed in this draft. Existing enclosures must be recorded before issue. No bulk earthworks or changes to site levels are proposed by this landscape scheme. Keep runoff within the site through a designed drainage solution; infiltration suitability is not established.

If you'd like, I can also format this into a clean planning-condition style specification suitable for direct submission with the application.

