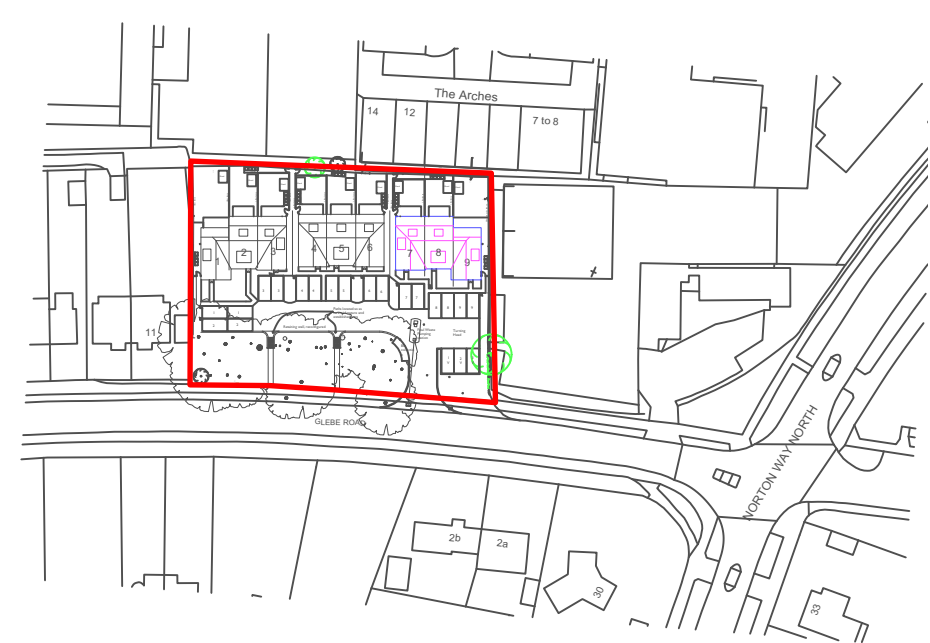




0 Key Location Plan
Scale: 1:1500

KEY

	PROPOSED ORNAMENTAL PLANTING: Low maintenance planting (approx 79 sq m) to provide year round interest, structure and extended colour season while improving bio-diversity. Good for pollinators. To include a mix of shrubs, perennials and ground cover as detailed in Planting Plan drg no. MH10513-4
	PROPOSED AMENITY TURF: Medallion turf by Rowlawn Ltd (see Amenity & Cultivated turf preparation and laying notes)
	EXISTING RETAINED OTHER WOODLAND; BROADLEAVED: To be enhanced with native, species-rich woodland planting comprising bare root 1u1 trees, planted at approx. 2m spacings but focused on infilling gaps along boundaries. All young trees to be fitted with 1.2m biodegradable shelters secured with canes
	PROPOSED MODIFIED GRASSLAND: To be sown with a meadow mixture of 90% grasses and 10% wildflowers (Floristically Enhanced Field Margin (IPM2/AB8) from Cotswold Seeds or similar, sown at 20kg/ha)
	PROPOSED CULTIVATED TURF FOR PRIVATE REAR LAWNS: Medallion turf by Rowlawn Ltd (see Amenity & Cultivated turf preparation and laying notes)
	PROPOSED NATIVE, STANDARD TREE PLANTING: Standard (STD) trees to improve bio-diversity, structure and interest. 8-10cm girth, total height min 2.5-3m. See tree pit drawing for planting specification
	PROPOSED MIXED NATIVE HEDGEROW: Planted in double staggered row, 600mm between rows, at 5no. plants per linear metre
	EXISTING RETAINED HEDGEROW

Soft Landscaping Preparation Notes:

Modified grassland establishment notes:

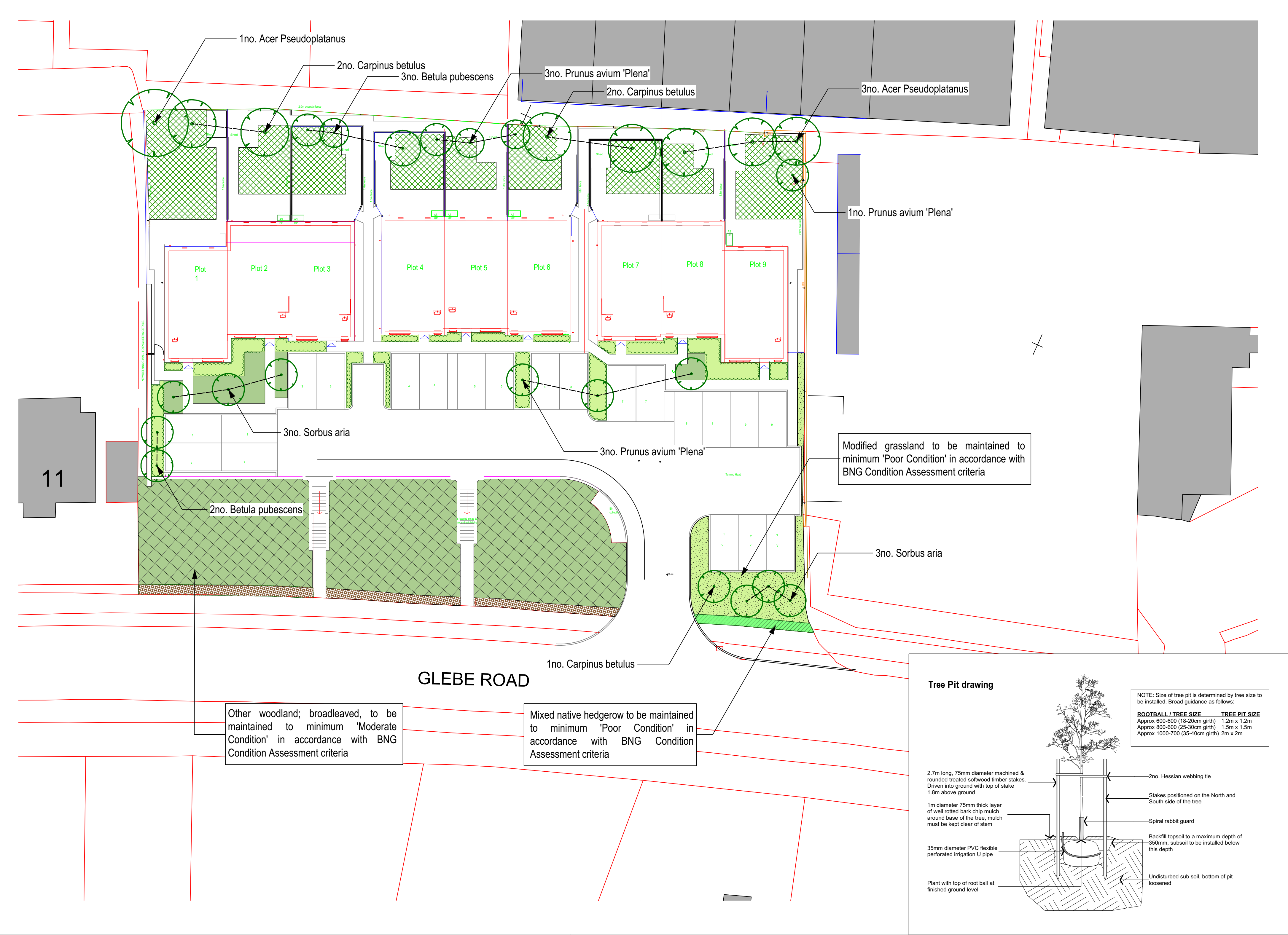
- On completion of works and removal of all plant, areas to be assessed to determine the extent of grass reinstatement required;
- Areas to be seeded are to be finely graded to bring to a uniform and even grade at the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed of off-site; any significant areas of compaction may require decompacting;
- Seeded areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary; overlying min. 150mm layer of clean, free-draining subsoil.
- Final preparation of the seeded areas shall be carried out as to create a fine tilth surface suitable for seeding.
- The area(s) is to be seeded between April and October with Cotswold Seeds Floristically Enhanced Field Margin (IPM2/AB8) as specified, 2g/m² sowing rate. Following seeding, areas are to be hand raked and lightly rolled;
- The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period, with the use of chestnut pale fencing where appropriate; Fencing to be removed once grass has established.
- The contractor shall ensure that all seeded and turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Amenity & Cultivated Turf Preparation and Laying

- Areas to be turfed are to be 'dug over' or rotavated to ensure decompaction of any existing substrate and then finely graded to bring to a uniform and even grade at the correct finished level, removing all minor hollows and ridges. Light rolling may be required to consolidate any loose substrate.
- All stones and debris greater than 50mm in size to be removed and disposed of off-site.
- Turfed areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam) or a combination of the two as necessary; overlying min. 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification, ensuring full decompaction and free-drainage. Unless otherwise stated, finished levels of turfed areas to be 30mm above adjoining paving and kerbs.
- Final preparation of the turfed areas shall be carried out as to create a fine tilth surface suitable for laying of turves.
- Prepared areas to be watered thoroughly to a depth of 75mm and lawn establishment fertiliser should be applied at a rate of 40g/m², 48hours prior to turfing. Fertiliser to be raked into top 25mm of the surface.
- The area(s) are to be turfed between April and October with turf, as specified in the planting schedule
- Turves should be laid in a series of straight rows, with staggered joints. All joints are to be closely butted together. Timber planks should be used to spread the load of the installer during laying and areas are to be tampered down to ensure good contact between turves and the soil. All turves should be laid within 24hours of delivery.
- The contractor shall ensure that all turfed areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward.

Tree aftercare and maintenance:

- Maintain a 1.2 metre diameter circle of weed-free soil around the base of the tree using approved herbicide. Allow for herbicide treatment once in the winter or spring to maintain a weed-free mulch.
- In the first two years following planting, new trees are to be closely monitored on a monthly basis to ensure upright, firm and stable and in good health. Heavy watering shall be undertaken in dry periods. In further years water the newly planted trees throughout the summer months (May to August) at fortnightly intervals after any period of four weeks without significant rainfall (less than 5 mm).
- Notwithstanding any prevailing restrictions by the Statutory Undertakers on the use of water for watering any plants, the Contractor shall be deemed totally responsible for making any special arrangements which may be necessary to ensure regular and adequate watering of plant material to ensure successful establishment. Lack of availability of water will not release the contractor from his obligation to water the works and to replace all dead or dying plants which have suffered visually from lack of water.
- Water shall be kept free from any impurities at all times.
- All drainage points and vertical inspection tubes shall be regularly checked. Any plants lost due to waterlogging or drought shall be replaced at no additional cost to the Contract.
- Check any underground puying, stakes, ties & rabbit guards for firmness and support and adjust as necessary. Allow for checking once a year preferably in late spring.
- Underground guying & tree stakes shall be maintained tight at all times, re-tensioned periodically to prevent excessive windrock and to compensate for settlement. Allow for removing tree stakes and ties once trees are established (Years 3 - 5).
- Firm the soil around the roots to ensure that the tree is securely planted in the ground and upright.
- All plant material shall be re-firmed in the spring period following planting. Ensure that all trees remain firm in the ground, and any trees loosened due to late frosts, strong winds or surface water movement are firmed as required.
- Prune the tree to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the second or third year after planting.
- Top up mulch levels each spring to maintain specified 75 mm depth with new material to match.



Planting Schedule

30% Enhanced Existing Other Woodland; Broadleaved (323 sq m)*

No.	Young Trees	Mix	Size	Density
5	Acer campestre (Field maple)	10%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
10	Carpinus betulus (Hornbeam)	20%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
5	Crataegus monogyna (Hawthorn)	10%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
5	Corylus avellana (Hazel)	10%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
10	Malva sylvestris (Common Mallow)	20%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
8	Sorbus aucuparia (Rowan)	15%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
5	Sorbus torminalis (Wild Service)	10%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundary
2	Viburnum opulus (Guelder Rose)	5%	1u1, 40-60cm, Bareroot transplant	Approx. 2m spacing, focused on infilling gaps in boundar

*Tree planting quantities based on 97 sq m planted at 2 per sq m

No.	Plug plants	Mix	Size	Density
50	Digitalis purpurea (Foxglove)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Galium album (Hedge Bedstraw)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Geranium sylvaticum (Wood Cranesbill)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Geum urbanum (Wood Avens)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Malva sylvestris (Common Mallow)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Myosotis sylvatica (Wood Forget-me-not)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
50	Primula veris (Cowslip)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
45	Primula vulgaris (Primrose)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
45	Viola riviniana (Common Dog-violet)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15
45	Silene dioica (Red Campion)	10%	Plug	Approx. 5 plants per m2 in groups of 10-15

*Plug plant quantities based on 97 sq m planted at 5 per sq m

Tree Planting Schedule

No.	Trees	Size	Density	Specification
4	Acer pseudoplatanus (Sycamore)	STD	As shown on plan	8-10cm girth and 250-300cm in height with min. 175cm clear stem
5	Betula pubescens (Downy Birch)	STD	As shown on plan	8-10cm girth and 250-300cm in height with min. 175cm clear stem
5	Corylus avellana (Hazel)	STD	As shown on plan	8-10cm girth and 250-300cm in height with min. 175cm clear stem
7	Prunus avium 'Plena' (Wild Cherry)	STD	As shown on plan	8-10cm girth and 250-300cm in height with min. 175cm clear stem
6	Sorbus aria (Whitebeam)	STD	As shown on plan	8-10cm girth and 250-300cm in height with min. 175cm clear stem

Proposed Mixed Native hedge (9 linear m)

No.	Botanical Name	Mix	Size	Density	Specification
9	Acer campestre (Field Maple)	20%	Bareroot whip 40-60cm	5 plants / linear m	Planted in double staggered row, 600mm between rows
9	Corylus avellana (Hazel)	20%	Bareroot whip 40-60cm	5 plants / linear m	Planted in double staggered row, 600mm between rows
18	Crataegus monogyna (Hawthorn)	40%	Bareroot whip 40-60cm	5 plants / linear m	Planted in double staggered row, 600mm between rows
9	Viburnum opulus (Guelder Rose)	20%	Bareroot whip 40-60cm	5 plants / linear m	Planted in double staggered row, 600mm between rows

Grassland and Turf Planting Schedule

Qty	Description	Area	Density	Specification
0.2Kg	Cotswold Seeds Floristically Enhanced Field Margin (IPM2/AB8)	67 sq m	Sown at 2gm/m2	See meadow preparation notes

Turf Planting	Area	Specification
Amenity Areas - Medallion by Rowlawn Ltd	34 sq m	See turf preparation and laying notes
Private Rear Lawn Areas* - Medallion by Rowlawn Ltd	254 sq m	See turf preparation and laying notes

*Rear lawn areas have been estimated based on the hard landscaping plan

GENERAL NOTES

All planting implementation to be carried out in the next planting season unless an alternative phasing scheme has been approved by the Local Authority

All plant material to be supplied in accordance with HTA National Plant Specification and Nursery Certification Scheme

All construction work adjacent to trees to be carried out in accordance with BS 5837:2012 Trees in relation to design, demolition and construction recommendations

See 'Notes on Modified Grassland establishment' for grassland meadow mixture planting

All subsoil to proposed planting areas to be decompacted.

See tree pit drawing for tree planting specification

Following planting, a 75mm thick layer of ornamental grade composted bark mulch to be spread around the base of each tree (clear of the stem) to a diameter of 1m

Following planting, hedge line to have a 50mm deep x 1 metre wide cover of well rotted wood chip mulch applied.

All whips to have spiral rabbit guards and canes

Additional and ongoing management required for the 'Other woodland; Broadleaved' enhancement, to be carried out and assessed by specialist contractor according to BNG condition assessment criteria

Following planting, ornamental planted areas to receive 75mm depth ornamental grade composted bark mulch

Rear lawn areas have been estimated based on the hard landscaping plan and surveyed vegetation. Exact quantities will need to be confirmed on site prior to installation

All planting areas to be maintained weed free and watered at appropriate / necessary periods during the establishment of plants

If within a period of five years from the date of the planting of any tree/hedge/shrub, that tree/hedge/shrub, or any replacement, is removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority

This drawing is produced in colour and for clarity should be read in colour

See also drawing 'MH10546-4 Planting Plan and Specification' for ornamental shrub and perennial planting plan.

See also the Habitat Management and Monitoring Plan for more details

SCALE 1:200



Client: Wheatley Group

FOR INFORMATION

Project: GLEBE ROAD

Title: Soft Landscaping Specification

Scale: 1:200 @ A1 Drawn: DUL

Date: April 2025 Checked:

Drawing No: MH10546-1 Rev: 01

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