



**SHRUB MIX 1.**  
04No Heb MW.  
04No Heb Var.  
05No Lav Hid.  
04No Mis Ada.  
05No Salv Pur.  
04No Spir Fir.

**HEDGE**  
43No Pru Ius.

**6.01.06 IMPERMEABLE SURFACES**  
ANY IMPERMEABLE DRIVEWAYS OR HARD SURFACED FRONTAGES OVER 5 SqM IN AREA AND DRAINING POSITIVELY INTO THE HIGHWAY WILL INCLUDE AN INTERCEPTING DRAINAGE SYSTEM TO POSITIVELY CHANNEL RAINWATER RUNOFF AWAY FROM THE HIGHWAY

**IMPLEMENTATION AND MONITORING PROGRAMME.**  
8.01.01 Implementation of all external works and hard landscape works will be completed as on completion of or during the building works.  
Implementation of any communal planting tree/ shrub areas and bare root stock during next available planting season following completion of hard construction.  
(End Nov-Mid March)  
Implementation of all on curtilage planting following sale of individual plots or during next available planting season whenever is appropriate.

**MANAGEMENT OF SOFT LANDSCAPE AREAS.**

7.01.01 **YEAR 13**  
ANNUAL PLAN  
CARRY OUT PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)

CARRY OUT MAINTENANCE OPERATIONS TO PLANTING AREAS WHICH PLANT/PLANT DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED

ASSESS TO REMOVE STAKES, CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS TO PLANTING AREAS WHICH PLANT/PLANT DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED

ASSESS TO REMOVE STAKES, CANES AND OTHER SUPPORTS

REPLACES DEAD, DEFECTIVE, DANGEROUS TREES AND DEAD, DEFECTIVE, DYING SHRUBS.

REPLACE DISTRESSED/FAULING TURF.

LITTER REMOVAL, LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS

PRUNING SHRUBS AND TREES.

Hedges to site frontage (behind wall) to be maintained at max 600mm height.

Hedges to all other curtilage areas to be maintained at min 900-1800mm height.

**TOP UP BARK MULCH**

GRASS CUTTING Short - medium grass 8-12 cuts/yr Short Grass paths and edges min 16 cuts/yr

BIRD BOXES: All boxes monitored annually (February) all repairs and removal of old nesting material.

INVENTORIED AND MONITORED FOR BIRDS AND OTHER ANIMALS AND ADDITIONS.

ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACES)

(Based on 1200 monthly visits during each 12 month period)

REPAIR DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE.

WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES.

INSURE REMOVAL OF LEAF LITTER.

**YEAR 44**  
ANNUAL PLAN

TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)

CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED

ASSESS TO REMOVE STAKES, CANES AND OTHER SUPPORTS

INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 **YEAR ONWARDS**

AMPS OF PLAN

AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR

WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE

ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

SCALE 1:100 (Meters to cm)  
0 1.0 2 4 6 8  
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm



**6.01.06 PROPOSED GROUND LEVELS**  
NO NOTABLE CHANGES IN THE SITES TOPOGRAPHY FROM THE EXISTING ARE PROPOSED

**GENERAL NOTES:**

9.01.01 ALL HARD AND SOFT LANDSCAPE WORKS TO BE CARRIED OUT BROADLY IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428:39/568/5837) NATIONAL PLANTING SPECIFICATION GUIDELINES: HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1, 2 AND 3); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 ANY AREAS OF COMMUNAL LANDSCAPE WILL BE MANAGED IN PERPETUITY. THEY WILL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PRACTICE PRINCIPLES THEY WILL FOLLOW A MAINTENANCE SCHEDULE SUFFICIENT TO KEEP THEM WELL MAINTAINED, SAFE, TIDY AND IN GOOD STATE OF REPAIR.



**CYCLE STORAGE**

**SHEET MULCH DETAIL (N.T.S.)**

TO BE USED ON ALL PLANTING BEDS WITHIN PUBLIC/COMMUNAL SHARED SPACE (NOT PLANTING BEDS OR PLANTING BEDS FRONTING THE PUBLIC REALMS AS IDENTIFIED ON PLAN)  
(TO BE PHOTODEGRADABLE AND BIODEGRADABLE WITH MIN 20 YEARS USEFUL LIFE SPAN)

300mm BIODEGRADABLE PEGB AT 500MM CENTRES  
300mm BIODEGRADABLE PEGB (SEE EQUATIONS FOR BEDS)

MULCH LAYER (SEE SOFT LANDSCAPE SPECIFICATION FOR DETAILS)

POSITION OF TRENCH EXCAVATED TO RECEIVE SHEET MULCH

POSITION OF KERB EDGING, CONCRETE HAUNCHING AND HARD SURFACE AND BELOW GROUND CONSTRUCTION

LAVING SPECIFICATION:  
REMOVAL OF EXISTING WEED GROWTH FROM TERRICLARA, UTILISING APPROVED TRANSLATED HERBICIDE (GLYPHOSATE OR AS APPROVED) APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

TOPSOL TO BE CULTIVATED AND PREPARED TO THE SURROUNDING PAVING/GRASS LEVEL (DETERMINE BY SURROUNDING PAVING/GRASS LEVEL AS SHOWN IN SPECIFICATION)

REMOVE ALL STONE AND EARTH LUGGAGE

WATERING AND FERTILISER TO BE UNDERTAKEN AND GROWN TO FIELD CAPACITY

WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 50MM BELOW SURROUNDING PAVING/GRASS LEVEL AREAS WITHIN 50MM OF BED EDGES

PLACE 200mm END FLAP OF SHEET MULCH WITHIN EXCAVATED TRENCH ADJACENT TO EDGE OF BED BACKFILL TRENCH WITH TOPSOIL AND BURY SHEET MULCH (DIRECTLY ONTO THE EXCAVATED TRENCH) AND HAUNCHING OF KERB EDGING WITH MASONRY NAILS AT 1M CENTRES

WRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED UNDERSIDE OF SHEET MULCH OVERLAPPING ROLLS (MIN 50MM OVERLAP)

SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOPPSPEGS AT 500mm CENTRES (300mm CENTRES AT BED EDGES)

SET OUT PLANTING TO FINAL POSITIONS CUT THE SHEET MULCH UTILISING A CIRCULAR SAW OR A RAZOR BLADE AND PLANTING TRENCHES TO RECEIVE PLANT

ARBOGROW TIE GUARDIAN (GREEN LEAF Planting Products) OR SIMILAR (single stalk with single biodegradable tie - standard trees, double with double biodegradable tie for heavy) COMPACT THE TRENCHES AND PLANT SITE AND ENSURE THAT NO TOPSOIL IS LEFT ON TOP OF SHEET

ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY (IN DRY SOIL AND WARM CONDITIONS ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS OTHERWISE APPLY 2L PER SQUARE METRE)

FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50MM DEPTH OF MULCH OVER SHEET

**SPECIFICATION NOTES.**

ESTABLISHMENT AND IMPLEMENTATION  
TO ENSURE PLANTING OPERATIONS TO BE UNDERTAKEN DURING PERIODS OF PROLONGED WATERLOGGING, FROZEN GROUND, ADVERSE HIGH OR LOW TEMPERATURE OR DROUGHT.

PRIOR TO PLANTING AND SOIL PREPARATION. ALL UNUSABLE EXISTING VEGETATION, INCLUDING BRAMBLE, PERENNIAL WEEDS AND STRIPPED AND UNUSABLE ELEMENTS

ASSUMES MAIN CONTRACTOR PROVIDES ADEQUATE TOPSOIL (EXISTING OR IMPORTED)

TO ALL PLANTING AREAS AS (IN ACCORDANCE WITH B.S.3882:1994)

AND TO ACCORDING TO FINISHED GROUND LEVELS AS SHOWN ON EXTERNAL WORKS DRAWINGS

TO IMPROVE ROOT ZONE DRAINAGE AND REMOVE COMPACTION

IMPORTED SOIL AND SCREEDED TOPSOIL TO BE A FERTILE MEDIUM LOAM pH 6.0-7.5 AND SHOULD BE FREE FROM ANY PERNENNIAL WEEDS, SEEDS, CONTAMINATION, RUBBLE, SUBSOIL AND STONES BIGGER

10MM DEEP AND 100MM DEEP FOR PLANTING

LAB DRILLING AND TO MAKE SITES AVAILABLE FOR PLANTING

(TOPSOIL PLANTING POINTS TO BE PROVIDED BY CONTRACTOR TO ORGANISE SAMPLE TO BE SENT FOR LAB TESTS)

TOPSOIL AREAS TO BE CULTIVATED BY HAND OR MACHINE PRIOR TO PLANTING.

(TOPSOIL PLANTING POINTS TO BE PROVIDED BY CONTRACTOR TO ORGANISE SAMPLE TO BE SENT FOR LAB TESTS)

ALL TREE PITS IN SOFT AREAS TO BE PLANTED IN PITS WITH SIDES/BASES BROKEN UP TO 300MM.

(WHICH IF INCREASED IF REQUIRED TO ACCOMMODATE ROOT SYSTEM WITHOUT BENDING)

EXTRA HEAVY STANDARDS - 800mm square pit, 450-750mm deep. STANDARDS - 650mm square pit, 400mm deep.

100mm DEEP OPEN SPACES AND FREE PLANTING TO BE PROTECTORALLY PROTECTED FROM COMPACTION

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