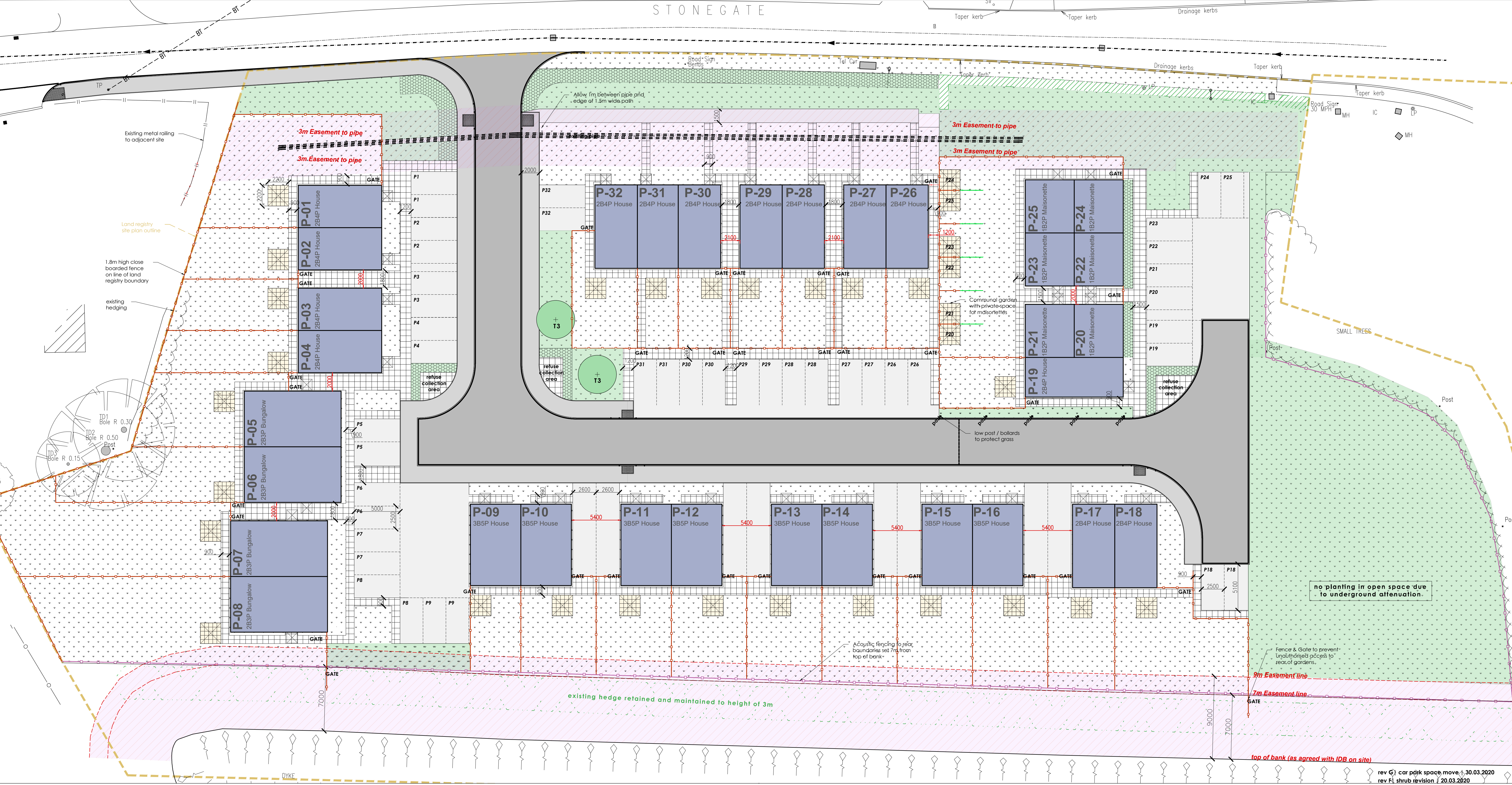




EXISTING TREES

Grass (Private)

Areas of soft landscaping to be maintained by Waterwise

Paving (450 wide or 450 wide pavers)

Tarmac

Easements

Existing trees

New trees

New shallow rooted shrubs

1.2m x 1.2m level entrance platform

3m² hard surfaced patio, used for rear gardens

New hedge

NEW TREES

No trees to be removed within the site.

PROTECTION

Trees greatly complement the built environment, but can be easily injured during the development process. BS 3837:2012 Trees in Relation to Design, Development and Construction offers detailed guidance on the protection of trees and the avoidance of damage through storage of materials and the laying of new trees.

Trees are not vulnerable in many ways during construction, and including:

- Impact damage from vehicles, tools or equipment.
- Physical damage to the lowering of levels or trenching for services.
- Compaction of root systems by the passage of vehicles or equipment or storage of materials.
- Take effects from spillage of fuel, lubricants or other chemicals.
- Fire damage.

ESTABLISHMENT AND MAINTENANCE OF PROTECTION ZONES

SHIELDING

- Tree trunks to be established on bare materials or machinery are brought on site at building work begins including direction of site work.
- Barriers are not to be removed or altered without prior consultation with an arborist.
- Barriers should remain in place until construction works are completed in full.

LIMITS

- Fixed steel barriers at the limits of the zone of protection.

FREE PROTECTION BARRIER SPECIFICATION

- Barriers shall be 1.8m in the zone of protection.
- In most cases, barriers that comprise weatherproof panels affixed using wire or cordless clips to a well braced framework of vertical and horizontal scaffold poles.
- On some sites it may be appropriate to use temporary site office buildings as components of the free protection barriers.
- Notice should be erected on the barriers with words such as "Construction zone - keep out".

EXCLUSION ZONES WHERE PROTECTED AREAS

- It is essential for scaffolding to be erected in protected areas, barriers as per section above will be erected to provide just enough space for the scaffolding, the ground in between the barriers and the building should be protected by boarding to a well braced framework of vertical and horizontal scaffold poles.
- On some sites it may be appropriate to use temporary site office buildings as components of the free protection barriers.
- Notice should be erected on the barriers with words such as "Construction zone - keep out".

STORAGE OF OILS, FUEL MATERIALS & MACHINERY

- No storage or discharge of any materials or liquids, including mixing of concrete and discharge of any materials or liquids, including mixing of concrete, shall be permitted within 10 metres of the stem of any tree or within the protected zone (whichever is the further), also taking account of any slope to avoid the harmful effects of runoff.

TREES

- No trees to be removed within the site.
- No trees to be removed within the site.
- No trees to be removed within the site.

NEW TREES

- No trees to be removed within the site.
- No trees to be removed within the site.
- No trees to be removed within the site.

PLANTING SPECIFICATION

Base rooted stock only to be planted November - to - March, if planting is to be carried out at other times then container grown stock should be used. If planted in late spring or early summer, plants should be watered during dry spells for the first growing season. Avoid planting in frost, cold or windy, hot, sunny or drying conditions. Choose cloudy weather when possible.

TREE PLANTING

Base rooted stock only to be planted November - to - March, if planting is to be carried out at other times then container grown stock should be used. If planted in late spring or early summer, plants should be watered during dry spells for the first growing season. Avoid planting in frost, cold or windy, hot, sunny or drying conditions. Choose cloudy weather when possible.

SHALLOW ROOTED SHRUBS

According to BS 3837:2012, the following shallow rooted shrubs are generally suitable for planting close to sevens and listed depth.

NEW TREES

No trees to be removed within the site.

NEW TREES

No trees to be removed within the site.

NEW TREES

No trees to be removed within the site.

MANAGEMENT PLAN & MAINTENANCE SCHEDULE (SOFT LANDSCAPING)

Task	Time of Year	Frequency	Responsibility
TREES			
Inspection of mature trees	March-September	As required / reported	
Selective feeding of over mature / declining species	October to February	As required	
New planting to broaden / complement diversity of tree stock	October to March	As required / reported	Waterloo
Pruning - removal of debris / trunks in branches etc.	As necessary	Annually	
Removal of self set seedlings	January	Annually	
Selective thinning and pruning to be undertaken to ensure there is canopy light through the tree canopy	As necessary	As required	
SHRUBS			
Pruning to encourage best display of plant stems, taking account of natural habit and form	March to July	Annually	
Manual weed control	October to March	As required / reported	Waterloo
Fertilising	Throughout spring	As required / reported	
New planting	Base rooted stock Oct-March	As required	Waterloo
Litter/debris removal	Throughout	As required	
Turn over soil break up ground	April	As required / reported	
Remulching	March (after turning soil)	As required	
Trimming edges to beds	May to Sept after grass cutting	As required	
Removal of dead plant/thinning	Throughout	As required	

MANAGEMENT PLAN & MAINTENANCE SCHEDULE (HARD LANDSCAPING)

Description	Frequency	Responsibility
Unadopted parking areas	Waterloo to report	As required
Unadopted driveways	Waterloo to report	As required
Shared owner driveways	Shared owner to report	N/A
Unadopted footpaths	Waterloo to report	As required
Adopted roads/lighting	LCC to report	As required

ROADS & DRIVEWAYS / DRAINAGE

- Design and details shall be in accordance with specialist consultants information, to be approved as part of separate section agreements.

BOUNDARIES

TYPE 1

1.2m high natural stone boarded timber fence. The fence will have no footpaths and the rails and posts will be positioned to face the properties within the gardens.

TYPE 2

Acoustic fence in accordance with specification within report by Blue Tree Acoustics (B4537). Acoustic fencing should be constructed of solid, weather-resistant timber (or ply) of minimum 18mm thickness. All parts should be tight-fitted with timber cover (ply or tongue and groove boards) to ensure that there are no gaps in the structure or between the base of the fence and the ground beneath.

TYPE 3

1.2m high natural stone boarded timber fence. The fence will have no footpaths and the rails and posts will be positioned to face the properties within the gardens.

SOUTHERN BOUNDARY

- Existing hedge to be retained and regularly maintained as specified.
- Acoustic fence to be erected 7m back from top of E8 ditch.

DISTANCES BETWEEN BUILDINGS

Note that all new dwellings are designed / shown with a minimum 2m distance between external walls. Dimensions are noted on the plan above (in red).

PROJECT

Land off Chapel Road
Cowbit, Lincolnshire

DATE

May 2019

TITLE

Landscaping Plan

SCALE

1:200

ORIGINAL SIZE

A1

DRAWING NUMBER

LDC2569-PC-01G

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