

CONDITIONS PLAN
scale 1:500

LANDSCAPING DETAILS

PLANTING SPECIFICATION

All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification. The native plants are to be of local providence and be well labelled. Trees and shrubs are to be lifted only between mid October and mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

Additional topsoil to be supplied where required and to comply with BS 3882: 1994 general grade topsoil. To be 150mm deep for grass areas, 300mm deep for hedges and shrubs, and 750 deep x 1500 square for tree planting.

All planting operations shall be carried out in accordance with BS 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. Peat free planting compost or well rotted manure is to be incorporated in the backfill off all tree pits.

Trees

Bare rooted stock only to be planted November - to - March. If planting is to be carried out at other times then containeer 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 frosty, cold or windy, hot, sunny or drying conditions. Choose cloudy drizzly weather when possible.

Trees on highway edge to be staked and guarded as shown below.

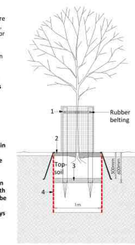
All other trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All plants are to have rabbit spirals and biodegradable mulch mats as specified or mulched with a bark mulch: 1m diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch - where possible. **All highways trees to incorporate root directors to prevent lateral damage to the highway.**

Hedges

Excavated trench to be 450mm wide and cultivated to 300mm deep. All pernicious weeds are to be eradicated. Plants are to be planted in single rows at the density stated above. Hedging is either to be planted through a weed control geo textile or mulched with 75mm of bark mulch. All hedging stock to be protected with rabbit guards.

1. Weld Mesh guard (12 gauge wire with a 25mm x 75mm grid size), secure with galvanised staples or ratchet ties
2. 80mm mulch to aid moisture retention and weed suppression
3. Dig and loosen base to aid drainage and root growth
4. Tree root barrier or preformed root director **(Only to highways adoptable trees - see notes below)**

Where trees are to be planted within 5m of footways or highways a root barrier is required between the tree root system and the highway structure. A proprietary, high strength, photo and bio degradation resistant root barrier 2mm thick with a minimum width of 1.00m should be used. Where individual trees are to be planted in tree pits with highways or footways adjacent, the use of preformed root directors may be more appropriate.



MANAGEMENT PLAN & MAINTENANCE SCHEDULE

Task	Time of Year	Frequency
Trees		
Inspection of mature trees	March-September	Annually
Selective felling of over mature/ declining species	October to February	As required
New planting to broaden/ supplement diversity of tree stock	October to March	Annually
Other works - removal of debris trapped in branches etc.	As necessary	Annually
Removal of self set seedlings	January	Annually
Selective thinning and pruning to be undertaken to ensure there is sufficient light through the tree canopy	As necessary	As required
Hedges		
Trimming	April to October	5 times
Reshaping	Hard prune Oct-Feb	Annually
Chemical weed control along base	In winter & summer only when other methods have failed	Annually
Fertilising	Spring	Annually
New Planting	October-March	Annually
Litter/Debris	Throughout	Daily
Watering	As necessary, depending on weather	
Amenity Grass		
Eroded areas: repair, rotovate to 150mm, 100mm topsoil if required, seed with BSH mix 19	May-September	As required
Grass cut, leave arisings, trim edges and collect trimmings	April-October	Every 2 weeks
Fertiliser-Spring	April	Annually
Fertiliser-Autumn	October	Annually
Scarification	March	Annually
Spiking	Autumn	Twice Annually
Reforming of edges to paths and planting	Autumn	Annually

PUBLIC OPEN SPACE DETAILS

PUBLIC OPEN SPACE (POS)

Public open space to be planted with 'Emorsgate Seeds' EG1General Purpose Meadow Grass Mixture.

All to comply with, and carried out in accordance with requirements noted for Grass Mix A

CYCLE STORAGE DETAILS

Denotes cycles to be stored within the garage

Denotes plots without garages, plots are to be provided with secure screwed wall mounted padlock haps within private garden area.

Note: *A minimum of 2no spaces must be provided in all instances.*

UNIVERSAL NEST BRICKS

Denotes locations of integrated universal nesting bricks / boxes

LANDSCAPING LEGEND

- EXISTING LANDSCAPING TO BE RETAINED
- SHRUB - MIXED (LOW LEVEL PLANTING)
- GRASS MIX A
- ATTENUATION POND
- ST — PROPOSED SMALL TREES (SEE ADJACENT MIX)
- MT — PROPOSED MEDIUM TREES (SEE ADJACENT MIX)
- LT — PROPOSED LARGE TREES (SEE ADJACENT MIX)
- 2.70 — EXISTING SITE LEVELS
- FFL 2.700 — PROPOSED FLOOR LEVELS

PROPOSED SMALL TREES (ST)

Species		Notes
Acer Campestre 'Elegant'	*ST1*	Selected from Species List All Standards BR 8-10cm Girth
Betula Pendula 'Fastigiata'	*ST2*	
Crataegus Monogyna 'Hawthorn'	*ST3*	
Fagus Sylvatica 'Dawyck Beech'	*ST4*	
Malus SPP	*ST5*	
Prunus Padus 'Bird Cherry'	*ST6*	
Prunus x Subhirtella 'Autumn Cherry'	*ST7*	
Pyrus Calleryana 'Chanticleer Pear'	*ST8*	
Quercus Palustris 'Green Pillar'	*ST9*	
Sorbus Aucuparia 'Edulis'	*ST10*	

PROPOSED MEDIUM TREES (MT)

Species		Notes
Acer Campestre 'Field Maple'	*MT1*	Selected from Species List Standard Heavy BR 12-14cm Girth
Betula Utilis 'Jacquemontii'	*MT2*	
Quercus Robur 'English Oak'	*MT3*	
Tilia Cordata 'Small-leaved Lime'	*MT4*	

PROPOSED LARGE TREES (LT)

Species		Notes
Castanea Sativa 'Sweet Chestnut'	*LT1*	Selected from Species List Standard Heavy BR 12-14cm Girth
Tilia Platyphyllos 'Large-Leaved Lime'	*LT2*	

SHRUB - MIXED (LOW LEVEL PLANTING)

Species	Notes
Cottoneaster sal. 'Autumn Fire' *Escallonia 'Donard Seedling'* *Hebe albicans* Hebe *'Mrs Winder'* Lonicera pileata *Pyracantha coccinea* *Rosa glauca* Sarcococca confusa Viburnum tinus	*Size:* all to be 3 Litre Plant in groups at 3/4 of same species in a irregular layout at 4 plants per sqm. Planted areas to receive 50mm bark chipping's after planting. Following establishment, plants should be trimmed to provide an overall formal shape.

NATIVE HEDGING MIX

%	Species	Notes
15	*Acer Campestre 'Field Maple'*	Plant at 4 plants / meter in double staggered row, species mix at random. Bare root plants.
15	*Carpinus Betulus 'Hornbeam'*	
25	*Crataegus Monogyna 'Hawthorn'*	
10	Pinus Sylvestris 'Scot's Pine'	
25	Prunus Spinosa 'Blackthorn'	
10	Rosa Canina 'Dog Rose'	

DOMESTIC HEDGING

Species	Root	Size cm	Density
HEDGE 1			
Fagus sylvatica	BR	40-60	300mm Centres
HEDGE 2			
Lonicera nitida 'Baggesen's Gold'	SL	40-60	3 plants/m2
HEDGE 3			
Ligustrum ovalifolium 'Aureum'	BR	40-60	300mm Centres

GRASS MIX A - *'EMORSGATE SEEDS' EG1*

To be planted with 'Emorsgate Seeds' EG1 General Purpose Meadow Grass Mixture
Suggested Sowing Rates:
50kg/ha 20kg/acre 5g/m²

EG1 is a combination of low growing grasses that produce a short, open 'flower-friendly' sward. This grass mixture has many applications in low maintenance naturalistic areas.

Ground Preparation
Select ground that is not highly fertile and does not have a problem with perennial weeds. First remove any weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium filth, and roll, or tread, to produce a firm surface.

Sowing
Best sown in the autumn or spring, but can be sown at other times of the year if there is sufficient warmth and moisture.

The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Refer to 'Emorsgate Seeds' EG1 General Purpose Meadow Grass for further information regarding management.

BOUNDARY TREATMENTS

- Black Metal Railings to 1.2m
- 2.4m Close Boarded Timber Fence
- 1.8m Close Boarded Timber Fence
- 1.2m Close Boarded Timber Fence
- 1.8m Masonry Boundary Wall comprising facing brickwork
- 0.6m Timber Knee Rail Fence
- Hedgerow

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All Details and Specifications on this drawing are in relation to the specific project should be adhered to. If any deviations occur the contractor / client must contact the designer immediately as we cannot be held responsible for errors resulting from undisclosed verbal and specification changes.

DRAWING ISSUES AND REVISIONS

Rev.		
A	Drawing Amend	18/12/2024

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PROJECT	Residential Development Land Off Littleworth Drove Deeing St Nicholas Spalding
DATE	November 2024
TITLE	Conditions Plan
SCALE	1:500
ORIGINAL SIZE	A0
DRG STATUS	PLANNING
DRAWING NUMBER	LDC4244-151A