



PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, LINCS

LANDSCAPING & MANAGEMENT PLAN

For

General Planting, Public Open Space and Hardscaping

Seagate Homes (UK) Ltd & CHK Developments Ltd

Nov 2021

Contents

	Page
Introduction	3
2.0 Design Objectives	4
3.0 Management Objectives	4
4.0 Management Responsibilities	4
5.0 Maintenance and Management	5
6.0 Appendix A – Landscaping Specifications	
7.0 Appendix B - Site Boundary and Landscaping (Plans)	
8.0 Appendix B – Maintenance Responsibilities Plan	

Introduction

- 1.1 This Landscape Management Plan has been prepared in response to South Holland District Council`s planning approval H04-0268-20 (REM) to satisfy condition 7 relating to for the residential development at Land West of Malting Lane, Donington, Lincs.
- 1.2 A management plan includes long-term design objectives, management responsibilities and maintenance details for all landscape areas, open space areas and refuse / recycling collection points.
- 1.3 The drawings on which this management plan is based on are:

Landscaping Specifications

MLD-SH-SBL-AR-1005 – A – Site Boundary and Landscaping 1 of 2

MLD-SH-SBL-AR-1006 – A – Site Boundary and Landscaping 2 of 2

MLD-SH-MRP-AR-1007 Maintenance Responsibilities Plan

- 1.4 It is not the scope of the Management Plan to provide a detailed specification for management works. What is provided are general requirements and schedules of operations which are applicable to most of the different character areas of the site.

2.0 Design Objectives

2.1 The hard and soft landscape proposals have been designed to integrate the proposals with the surrounding housing development. Trees and shrubs within the new housing development will consist of both indigenous and ornamental species. The choice of species will depend on the desired function and character of different spaces as defined by the architecture and the concept of creating neighbourhoods with a strong sense of place.

3.0 Management Objectives

3.1 Creative landscape management, reflecting the spirit of the design proposals, is essential to ensure the development integrates into its surroundings in the longer term.

3.2 In general terms the objectives of the management plan are as follows:

- To facilitate the long-term survival and health of the existing trees and/or hedges retained as part of the development.
- To ensure the establishment and long-term health of new planting and grass.
- To ensure that the Public Open Space areas are adequately maintained.
- To maintain footpaths, fences and other structures in a safe and functional condition.
- To maintain all public areas in a safe and clean condition by regular removal of litter and other debris, including the provision of facilities to minimise dog fouling.

4.0 Management Responsibilities

4.1 The road areas coloured blue on the Maintenance Responsibilities Plan will be offered to Lincolnshire County Council Highways for adoption under a Section 38 Agreement.

4.2 CHK Development Ltd's Maintenance Company provide reactive repairs, planned maintenance, grounds maintenance, communal areas cleaning and other services.

4.3 All Areas are identified on the Maintenance Responsibilities Plan

5.0 Maintenance and Management

Introduction

5.1 All planned maintenance programs will be executed, using appropriate and well-maintained equipment operated by qualified and supervised staff.

The maintenance programme will meet the needs of the local community on an all-year basis as well as taking into account the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice.

5.2 At all times it will be a requirement of contractors that the relevant British Standards, Statutory Regulations and Codes of Practice will be complied with. Particular attention will be paid to the following:

- The Food and Environment Protection Act 1985
- The Control of Pesticide Regulations 1986 (as amended)
- The Control of Substances Hazardous to Health Regulations 1994
- The Code of Practice for the Use of Approved Pesticides in Amenity and Industrial Areas.

5.3 The main objective during the establishment period is to ensure a healthy root development of all plants so that vigorous growth is achieved as quickly as possible. Watering in dry periods on an 'as needed' basis is likely to be crucial in the first three years of establishment so that this objective may be achieved.

Plant losses and the poor establishment of grass areas due to drought will be avoided by having a contingency watering programme in force which ensures, in particular, that losses of plant material and turf within the development is avoided.

The need to minimise plant losses in structure planting is no less important, but this type of planting usually has the benefit of being planted in less disturbed or confined areas where drying out may be less of a problem.

General Maintenance Regime

5.4 For Grounds Maintenance Schedule, please see below:

Maintenance Schedule	Action Required	Frequency
<i>Regular Maintenance</i>	Sweeping and vacuuming	Three times/year at end of winter (March), summer (July/August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturer's recommendations.
<i>Occasional Maintenance</i>	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds	As required
<i>Remedial Actions</i>	Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm off the level of paving.	As required
	Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users.	As required
	Reconstruction of surface and upper sub-structure	As required (if infiltration performance is reduced as a result of significant clogging).
<i>Monitoring</i>	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action	3-monthly and 48hrs after a storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually

5.5 General maintenance

5.5.1 Site Furniture, Structures

- Inspect the following on a quarterly basis to ensure stability in the ground, the effectiveness of all fasteners and the sound condition of all timber/ metal work:
Fences and stiles (including temporary protective fencing)
Signposts, litter bins and dog bins
- Re-apply paints and other protective coatings as necessary to maintain all structures in a sound and attractive condition.
- Empty litter and dog bins at regular intervals and clean twice annually.

5.5.2 Fly-tipping

- Inspect areas regularly which, because of their location and access, may attract fly-tipping, including along fences of back gardens.
- Remove tipped/ deposited material at the earliest opportunity so as to avoid further accumulation and possible health hazard.

5.5.3 Snow Clearance

- If snow clearance and gritting operations to non-adoptable public footpaths are deemed necessary to maintain public access, the following shall be observed:
 - Cleared snow shall not be piled onto shrub beds or other plantations where the weight of snow might cause damage;
 - Snow clearance shall be carried out in such a way that access to any public or private facility is not obstructed;
 - Care shall be taken to ensure that no damage is caused to grassed areas, trees or shrubs by the application of grit or salt.

5.6 Maintenance of hard landscaped areas

5.6.1 Permeable Paving Maintenance Schedule

- Regular maintenance of carriageways, footways, footpaths and shared services shall be carried out three times a year
- End of Winter (March)
- Summer (July-August)
- After main autumn leaf fall

- Hard surfaces refers, but not exclusively, to paving, tarmac, gravel and brick. All surfaces are to be kept clean and free of any deposits/leaves by either use of a manual sweeping brush or an industrial blower/sucker or by any other suitable means.
- Autumn leaf fall shall be removed at every visit to site during that season, and additional leaf clearances will be ordered, as required.
- Cleaning of gullies, annually after main autumn leaf fall. This task will include the area being swept and free from deposits/ leaves. The Contractor will remove each gully grating and clean the drain set.
- Monitor inspection chambers. Clean as required, annually.
- Street lighting inspection shall be carried out once a year. Any faulty lanterns are normally reported by our Residents which is then assigned to our repairs and maintenance contractor to resolve within 15 days.
- All surfaces shall be kept free of weeds and moss at all times by the use of manual method(s) or, with the prior written approval of Accent Housing, chemical weed control. Where chemicals are proposed, the ground maintenance contractor shall provide written COSHH assessments and an Environmental statement. All moss or fungal growth is also to be removed.
- Where weeds or moss are present a suitable method of removal can be used at the discretion of the grounds maintenance contractor for this operation. This can be either through manual scrubbing using deck scrubbing brushes and hot/cold water and a suitable cleansing solution or use of hot/cold washing/jetting.
- Steel scrapers will be used to remove gum, wax, tar, etc from the surface.
- All litter, debris and detritus from the Grounds including up to the building entrance shall be cleared at least monthly.
- The litter is to be placed into refuse sacks, sealed and removed from site.
- The presence of sharps, needles and other clinical waste are to be reported immediately to the Accent Contact Centre on 0345 678 0555. The sharps and needles will need to be removed from site using the correct sharps equipment and procedure and disposed of in the correct manner.

- Any residue or staining left by any litter or fouling shall be sprayed with an approved anti-bacterial solution.
- Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users, as required.
- Reconstruction of surface and upper sub-structure, as required, if infiltration performance is required as a result of significant clogging.
- Accent Housing will maintain all access roads to an adoptable standard until any adoption by the local Highway Authority takes place or otherwise for the lifetime of the development.

5.6.2 Private Access Driveways

- The responsibility for maintaining private access driveways, either permeable or non-porous, will be the Homeowners, whose home the driveway shares.
- Shared drives will be maintained by the homeowners that use theses to access their homes.
- Individual Homeowners will be made aware of their responsibilities for maintenance via the sale pack for the property and this will be reinforced by details included in the legal packs. Accent Housing will enforce this aspect.

5.6.3 Private Permeable Paving

- Areas of private permeable block paving which will be used by a single owner will be conveyed as part of the plot land sale for the relevant property.
- The maintenance responsibility for permeable paving will be the individual Homeowners who will be made aware of their responsibilities for maintenance via the sale pack for the property and this will be reinforced by details included in the legal packs.

6.0 Appendix A – Landscaping Specifications



PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, LINCS

LANDSCAPING SPECIFICATION

To accompany Plans:

MLD-SH-SBL-AR-1005 – A – Site Boundary and Landscaping 1 of 2
MLD-SH-SBL-AR-1006 – A – Site Boundary and Landscaping 2 of 2

Seagate Homes (UK) Ltd & CHK Developments Ltd

Nov 2021

Contents

	Page
1.0 General Notes	3
2.0 Programme	4
3.0 Planting Specifications	5
4.0 Maintenance	8

1.0 General Notes

- All stock is to be rootballed/container grown unless planted during planting season.
- All shelters and tree wrapping to be biodegradable.
- No cultivation should be undertaken in wet/waterlogged conditions.
- Imported topsoil to accord with BS3882.
- Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance.
- All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE)
- All plant material to conform with BS:3936 and BS:4428.
- Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.
- Landscape contractors to confirm potential build programme with House builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.
- **Existing hedges to 49 Malting Lane and 19a Barnes Road are to be protected in accordance with BS 5837 for the duration of the construction process.**

2.0 Programme

- All bare root planting to be undertaken during the planting season November – March. (All ground cultivations to be undertaken under suitable conditions).
- Shrub and tree planting within housing areas to be implemented in phases as sections of building works are completed (Container and root-balled stock is specified for this purpose).
- Close attention to be paid to watering of plant material outside the planting season as set out in the specification.
- Seeding works and cultivation to be undertaken in the late summer to mid-autumn or mid spring.
- Any replacement planting required during the initial maintenance period is to be undertaken during the planting season (November to March).

3.0 Planting Specifications

3.1 TOPSOIL

- All imported topsoil except for wildflower seed areas, is to be imported to meet BS topsoil requirements for 'General Purpose' use.
- New shrub beds are to receive topsoil minimum 450mm depth after settlement.
- Turf and amenity grass seeded areas are to receive minimum 150mm depth of topsoil after settlement.
- Wildflower seed areas are to be incorporated into existing site subsoil (where retained for use on site), with a nominal (no more than 40%) addition of imported General Purpose topsoil.
If wholly imported, wildflower seed areas are to receive a 100mm maximum depth of topsoil which is to be nutrient poor, (as approved and directed by the Landscape Architect).

3.2 TREES

- Root barriers are to be employed near services. Landscape Contractors are to check the locations for all existing and proposed services prior to undertaking excavation works.
- Trees to be staked and tied using 75 mm peeled larch stakes 2.1 m long 600 mm into ground and durable rubber ties.
- Single or double staking in these circumstances is deemed to be unacceptable.
- Tree pits are to be 1000 mm x 1000mm x the depth of the rootball plus 200mm deep with layered backfill containing the recommended quantity of a mixture of approved topsoil and tree and shrub planting compost at a rate of one part compost to two parts topsoil.
- Trees to be planted at the same level relative to the soil level as the original planting level.
- Each tree shall be planted centrally within the pit to the original root collar and secured by underground guys.
- After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth.
- A biodegradable tree shelter will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage.
- Trees are to be well watered at planting time and during times of low rainfall.
- It is important to confirm the location of drainage runs /easements before tree planting to avoid these circumstances.

3.3 HEDGING

- Hedgerow trenches shall be dug to a 450mm depth and 450mm width, the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil.
- Hedging plants are to be from a single source to ensure uniformity of stock.
- Plants to be planted at as indicated on the Site Boundary and Landscaping Plans. All stock shall be planted to the root collar and well firmed in place.
- Hedge planting should be set out accurately in respect of alignment and spacing.
- On completion all hedge plants shall be thoroughly watered in. After planting a 75mm layer of Contract ornamental bark mulch (nominal size 1-10mm) shall be spread over the whole hedge length (600mm wide).

3.4 SHRUBS

- Shrubs to BS 3936 to be planted in debris and weed free topsoil 30 cm deep. Topsoil to BS3882.
- All shrub beds shall be backfilled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. All beds to be accurately cut with even curves and straight lines as appropriate.
- Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation.
- All stock shall comply with the specification provided on the drawing.
- All plants shall be well firmed in after planting and watered.
- After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.
- Allow for 75mm of Contract ornamental bark mulch to all planting beds. Industrial grade large stringy bark will be deemed unacceptable.
- Plants to be good quality bushy stock commensurate with the stipulated pot size.

3.5 TURF

- All areas to be turfed shall be topsoiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.
- Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions. Turf (such as Rowlawn Medallion or similar approved), shall be laid to front garden areas in accordance with good practice.

3.6 GRASS SEED

- All areas to be newly grass seeded shall be topsoiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.
- All grass seed is to be sown preferably in autumn or spring, but it can be sown at other times of the year if there is sufficient warmth and moisture.
- The seed must be surface sown, applied by a small machine or broadcast by hand. For even distribution, divide the seed into two or more parts and sow in overlapping sections.
- Firm in the seed with a roll, or by treading to give good soil/seed contact.
- Do not incorporate the seed into the soil or cover the seed in any way.

4.0 Maintenance

- Planting and lawns in private areas will be maintained as detailed below until occupied. Once occupied, the planting and lawns in private areas shall be maintained by the individual plot holders.
- All planting in open space areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five-year period being replaced to the original specification.

4.1 TREES

- All trees shall be regularly checked, and any broken ties, guards or stakes replaced.
- Mulch shall be topped up to maintain original levels.
- In periods of dry weather all trees during years 1-5 shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 75mm depth minimum and weed free to a minimum diameter of 1m during years 1-5.
- At the end of each growing season for years 1-5 all trees shall receive an application of slow-release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

4.2 HEDGING

- All hedgerows shall be maintained weed and rubbish free and any Loose plants re-firmed.
- All plant protection measures where employed shall be regularly checked and adjusted or replaced as required.
- All hedge lines shall be regularly watered in times of drought to field capacity during years 1-5 and shall receive an application of slow-release fertiliser at the end of the growing season for years 1-5.
- Mulch shall be regularly topped up to original levels during years 1-5.
- Cutting hedgerows is to be undertaken outside the bird breeding season (March to end August).
- After approximately 5 years stakes and ties are to be removed once trees have established.

4.3 SHRUBS

- Plant borders are to be kept weed and rubbish free and any loose Plants re-firmed.
- All borders to be regularly watered in times of drought during years 1-5 and receive an annual application of slow-release fertiliser for years 1-5.
- Mulch shall be topped up annually to original levels during years 1-5.

4.4 GRASS AREAS

4.4.1 Front Lawn of Properties

- Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re- sown / re-turfed as required during the first season.

4.4.2 Amenity Grass Areas

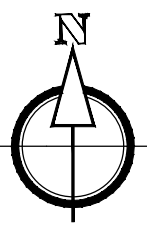
- Areas of open space identified on the plan shall be mown regularly (to maintain at approximately 25mm high.
- Collect and remove all arisings.

4.4.3 Meadow Areas within Open Space

- Meadow areas as identified on the plan shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wildflowers, and to remove competition from the first flush of annual weeds.
- From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August.
- All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site or composting in piles.

7.0 Appendix B – Site Boundary and Landscaping (Plans)

WEST OF MALTING LANE, DONINGTON



NOTES:
The details depicted on this drawing are the copyright to Seagate Homes and may not be reproduced without permission. This drawing must not be re-issued, loaned or copied without the consent. Errors omissions and discrepancies should be reported to the originator immediately.
All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, his Sub-contractor or Supplier.
Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing is to be reported to the originator immediately.
IF IN DOUBT ASK !

- Key**
- Phase 1 Site Boundary
 - Proposed Housing
 - Existing Surrounding Buildings
 - Private Rear/Front Garden Areas unless noted otherwise
 - Public Open / Green Spaces
 - Ornamental Bark Chippings
 - Principal Highway / Road - Tarmacadam
 - Principal Highway / Road - Footpaths - Tarmacadam
 - Private Drives & Car Parking Spaces - Block paving in Natural/Butt (Paving beds to be delineated with Charcoal coloured bricks - for specification details see Civil Drawings. Shared communal parking to include numbering - details TBC)
 - Footpaths adjacent to Parking Spaces - Block paving in Charcoal (To be suitable to take light occasional vehicle use - 60mm thick permeable paving blocks)
 - Footpaths - 600x600mm Riven Peak Grey Paving Slabs
 - Principle entrances require 4x 600x600 slabs to create 1200mm² landing (see blue arrows) (Bridstone or equivalent)
 - Footpaths - 450x450mm Riven Peak Grey Paving Slabs (Bridstone or equivalent)
 - Existing Public Foul Sewer with 3m Easement Either Side
 - 9m IDB Easement
 - Existing Retaining wall (Southern Boundary)
 - Housetypes - Primary Point of Access
 - Primary Site Access
 - 1.8m Close-boarded Timber Fencing (Concrete posts and 100x125 Concrete Gravel Boards)
 - 1.8m Close-boarded Timber Fencing (Concrete posts and 100x125 Concrete Gravel Boards)
 - 2.1m Acoustic Timber Fencing (Concrete posts and 100x125 Treated Timber Gravel Boards, in accordance with Marine Environmental Consultancy Ltd M&C Ref 2021 121 7526 1N.docx)
 - Gates (10x18 Square top timber fitted with galvanized hinges and latch)
 - Sheds (2 & 3 Bed properties - 2.1m x 2.4m shed, 1 Bed properties - 1.5m x 2.4m shed on concrete base)
 - Proposed Tree Planting
 - Proposed Shrubs
 - Proposed Hedge
 - Existing Hedge Retained
 - Wildflower meadow planting (Seeded with Ecoturf EMO Special General Purpose Meadow Mixture)
 - Bee Lawn (Seeded with Wildflower Lawns & Meadows - Low Flowering Lawn Seed Mix)
 - Swift Box (Heightened boxes to be installed to elevations at height of 2.4m, facing between north and east)
 - Log Pile (To be installed away from living areas and shrubs so as they are not impacted by the decay process of the deadwood)
 - 0.6m high metal fence to Attenuation Pond

REF	SPECIES	GIRTH	Min HEIGHT	QUANTITY
Alng	Alnus Glutinosus (Alder)	80-100mm	2m+	12
Acerc	Acer Campestre (Field Maple)	80-100mm	2m+	8
Betp	Betula Pendula (Silver Birch)	80-100mm	2m+	10
CorylA	Corylus Avellana (Hazel)	80-100mm	2m+	4
Malcr	Malus Evereste (Flowering Crab)	80-100mm	2m+	2
Malr	Malus Rutooph	80-100mm	2m+	4
Row	Sorbus Aucuparia (Rowan/Mountain Ash Tree)	80-100mm	2m+	6
PruAv	Prunus Avium	80-100mm	2m+	2

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Bertan	Berberis Thunbergii Aho Nana	150-300mm	SL	5m2	55
Fuchsa	Fuchsia Riccartonii	300-400mm	SL	4m2	4
Malcr	Malus Winter Sun	600-900mm	SL	3m2	6
Prua	Prunus Otto Luyken	300-400mm	SL	5m2	45
HebGrG	Hebe GreenGem	200-300mm	SL	5m2	46
HebMar	Hebe Marguerite	200-300mm	SL	5m2	34
LavMar	Lavandula Murielstead	200-300mm	SL	5m2	15

REF	SPECIES	HEIGHT	POT SIZE	DENSITY	QUANTITY
Malr	Malus Rutooph (Hornbeam Hedging)	0.6-0.8 m	SL	4m2	160
Prua	Mixed from bushes / hedging specimens (3 Malus, 1 Prunus spinosa, Prunus padus, Acer Campestre)	0.8-1 m	SL	5m2	45

Rev	Notes	Date	By
A	ACOUSTIC FENCE ADDED TO KEY (APPLICABLE TO DWG 1006 (2 of 2)) AS PER THE NOISE ASSESSMENT REPORT	22/11/22	APS



Project: PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, Lincs

Drawing: SITE BOUNDARY AND LANDSCAPING 1 of 2

Drawn: AC Date: 09.11.2022

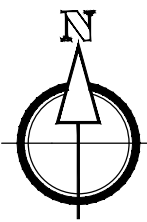
Status: FOR APPROVAL Scale: 1:200 @ A1

Drawing Number: MLD-SH-SBL-AR-1005 - A



ARNHEM WAY

WEST OF MALTING LANE, DONINGTON



NOTES:
The details depicted on this drawing are the copyright to Seagate Homes and may not be reproduced without permission. This drawing must not be re-issued, loaned or copied without the consent. Errors omissions and discrepancies should be reported to the originator immediately.
All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, his Sub-contractor or Supplier.
Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing is to be reported to the originator immediately.
IF IN DOUBT ASK !

- Key**
- Phase 1 Site Boundary
 - Proposed Housing
 - Existing Surrounding Buildings
 - Private Rear/Front Garden Areas unless noted otherwise
 - Public Open / Green Spaces
 - Ornamental Bark Chippings
 - Principal Highway / Road - Tarmacadam
 - Principal Highway / Road - Footpaths - Tarmacadam
 - Private Drives & Car Parking Spaces - Block paving in Natural/Buffer (Paving bays to be delineated with Charcoal coloured blocks - for specification details see Civil Drawings. Shared communal parking to include numbering - details TBC.
 - Footpaths adjacent to Parking Spaces - Block paving in Charcoal (To be suitable to take light occasional vehicle use - 60mm thick permeable paving blocks)
 - Footpaths - 600x600mm Riven Peak Grey Paving Slabs
 - Footpaths - 450x450mm Riven Peak Grey Paving Slabs (Brastone or equivalent)
 - Existing Public Foul Sewer with 3m Easement Either Side
 - 9m IDB Easement
 - Existing Retaining wall (Southern Boundary)
 - Housetypes - Primary Point of Access
 - Primary Site Access
 - 1.8m Close-boarded Timber Fencing (Concrete posts and 1N/ 6" Concrete Gravel Boards)
 - 1.8m Close-boarded Timber Fencing (Concrete posts and 2N/ 12" Concrete Gravel Boards)
 - 2.1m Acoustic Timber Fencing (Concrete posts and 10" Treated Timber Gravel Boards; in accordance with Marine Environmental Consultants Ltd's NIA, Ref: 2022117 17050 Th. 020)
 - Gates (FL8 Square top timber filled with galvanized hinges and latch)
 - Sheds (2 & 3 bed properties - 2.5m x 2.4m shed 1 bed properties - 1.5m x 2.4m shed) on concrete base
 - Proposed Tree Planting
 - Proposed Shrubs
 - Proposed Hedge
 - Existing Hedge Retained
 - Wildflower meadow planting (Seeded with Ecovagants E245 Special General Purpose Meadow Mixture)
 - Bee Lawn (Seeded with Wildflower Lawns & Meadows - Low Flowering Lawn Seed Mix)
 - Swift Box (Integrated boxes to be installed to elevations at height of 2-4m, facing between north and east)
 - Log Pile (To be installed away from living trees and shrubs so as they are not impacted by the decay process of the debarked)
 - 0.6m high metal fence to Attenuation Pond

TREES				
REF	SPECIES	GIRTH	Min HEIGHT	QUANTITY
Alng	Ainus Glutinosus (Alder)	80-100mm	2m+	12
Acorn	Acer Campestre (Field Maple)	80-100mm	2m+	8
Betp	Betula Pendula (Silver Birch)	80-100mm	2m+	10
CoryA	Corylus Avellana (Native Hazel)	80-100mm	2m+	4
Malus	Malus Everedii (Flowering Crab)	80-100mm	2m+	2
Malus	Malus Rustica	80-100mm	2m+	4
Row	Sorbus Aucuparia (Rowan/Mountain Ash Tree)	80-100mm	2m+	8
PrunA	Prunus Avium	80-100mm	2m+	2

SHRUBS				
REF	SPECIES	HEIGHT	POT SIZE	DENSITY QUANTITY
Betula	Betula Thunbergii (Silver Birch)	150-300mm SL	5m2	55
Fuch	Fuchsia Riccartonii	300-400mm SL	4m2	4
Malus	Malus Winter Sun	600-500mm SL	3m2	6
Prun	Prunus Obovatiloba	300-400mm SL	5m2	45
HebGrG	Hebe Green Gem	200-300mm SL	5m2	46
HebMar	Hebe 'Marjorie'	200-300mm SL	5m2	34
LavMun	Lavandula Munstead	200-300mm SL	5m2	15

HEDGES				
REF	SPECIES	HEIGHT	POT SIZE	DENSITY QUANTITY
Hor	Carpinus Betulus (Hornbeam Hedging)	0.4-0.6 m	2L	4m/lin 190
Prun	Mixed from bushes / hedging specimens (3 Native)	0.4-0.6 m	2L	4m/lin 190
Acacia	Acacia saligna (Black Wattle)	0.8-1 m	2L	5m2 45

Rev	Notes	Date	By
A	ACOUSTIC FENCE ADDED TO WESTERN BOUNDARIES AS PER THE NOISE ASSESSMENT REPORT	22/11/22	APS



Project: PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, Lincs

Drawing: SITE BOUNDARY AND LANDSCAPING 2 of 2

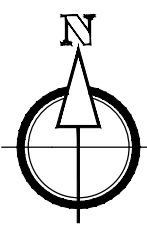
Drawn: AC Date: 09.11.2022

Status: FOR APPROVAL Scale: 1:200 @ A1

Drawing Number: MLD-SH-SBL-AR-1006 - A

8.0 Appendix C – Maintenance Responsibilities Plan

WEST OF MALTING LANE, DONINGTON

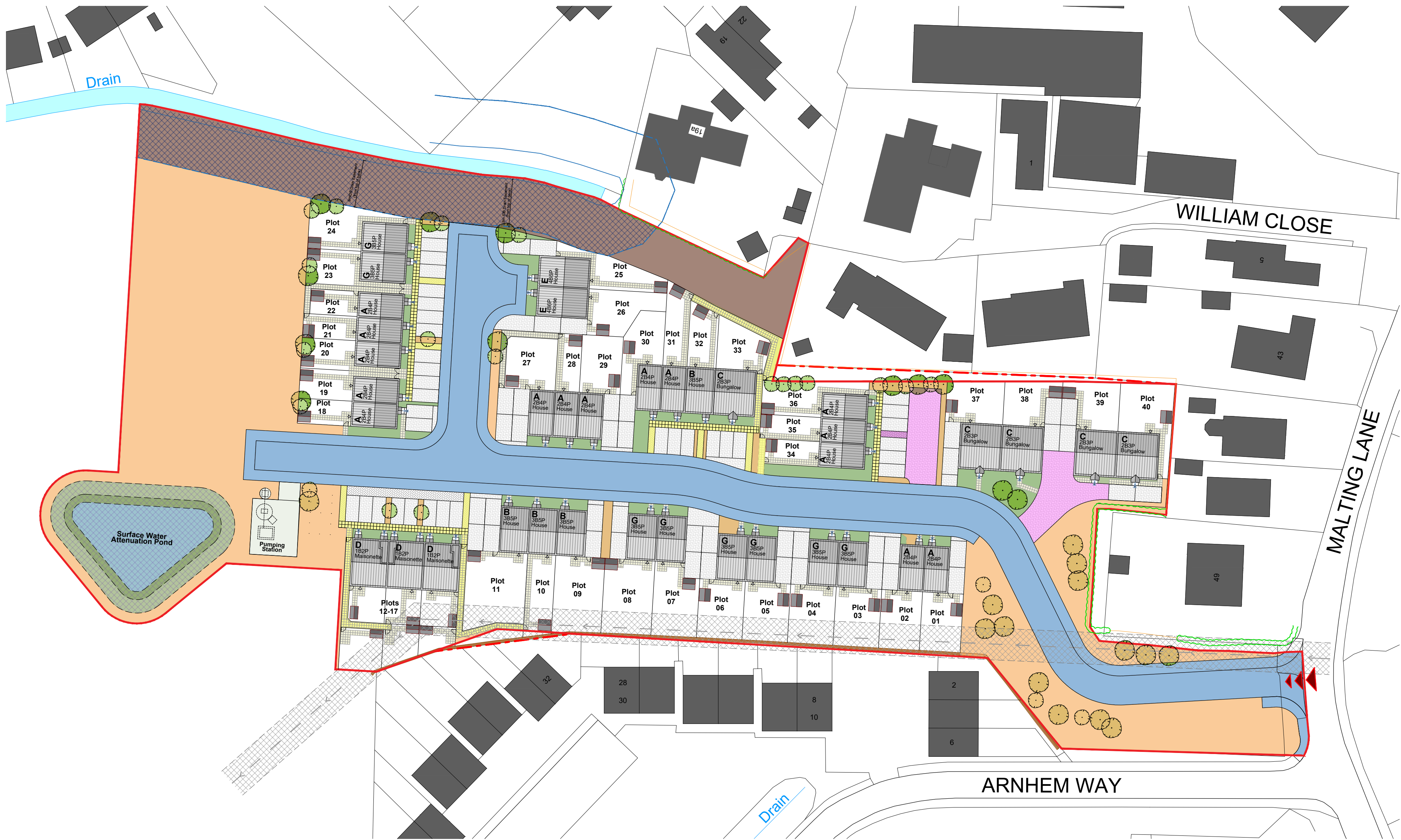


NOTES:
The details depicted on this drawing are the copyright to Seagate Homes and may not be reproduced without permission. This drawing must not be re-issued, loaned or copied without the consent. Errors omissions and discrepancies should be reported to the originator immediately.
All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, his Sub-contractor or Supplier.
Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing is to be reported to the originator immediately.
IF IN DOUBT ASK !

LEGEND

- Site Extents
- LCC Highways Adopted Highway (S38)
- Public Open Space/Landscaped Areas (To be maintained by CHK Developments Ltd's Maintenance Company)
- Shared Private Drive (To be maintained by CHK Developments Ltd's Maintenance Company)
- Shared Footpaths (To be maintained by CHK Developments Ltd's Maintenance Company)
- Surface Water Attenuation Pond (To be maintained by CHK Developments Ltd's Maintenance Company until adopted by Anglian Water)
- IDB Drainage Easement area (Party responsible for maintenance TBA)

NOTE:
All parking spaces, private footpaths and front/rear gardens to be maintained by the Occupants and/or CHK Developments Ltd's Maintenance Company depending on the type of purchase/rental agreement made - TBC



Rev	Notes	Date	By



Project: PROPOSED RESIDENTIAL DEVELOPMENT, WEST OF MALTING LANE, DONINGTON, Lincs	
Drawing: MAINTENANCE RESPONSIBILITES PLAN	
Drawn: APS	Date: NOV 2022
Status: FOR APPROVAL	Scale: 1:500 @ A1
Drawing Number: MLD-SH-MRP-AR-1007	