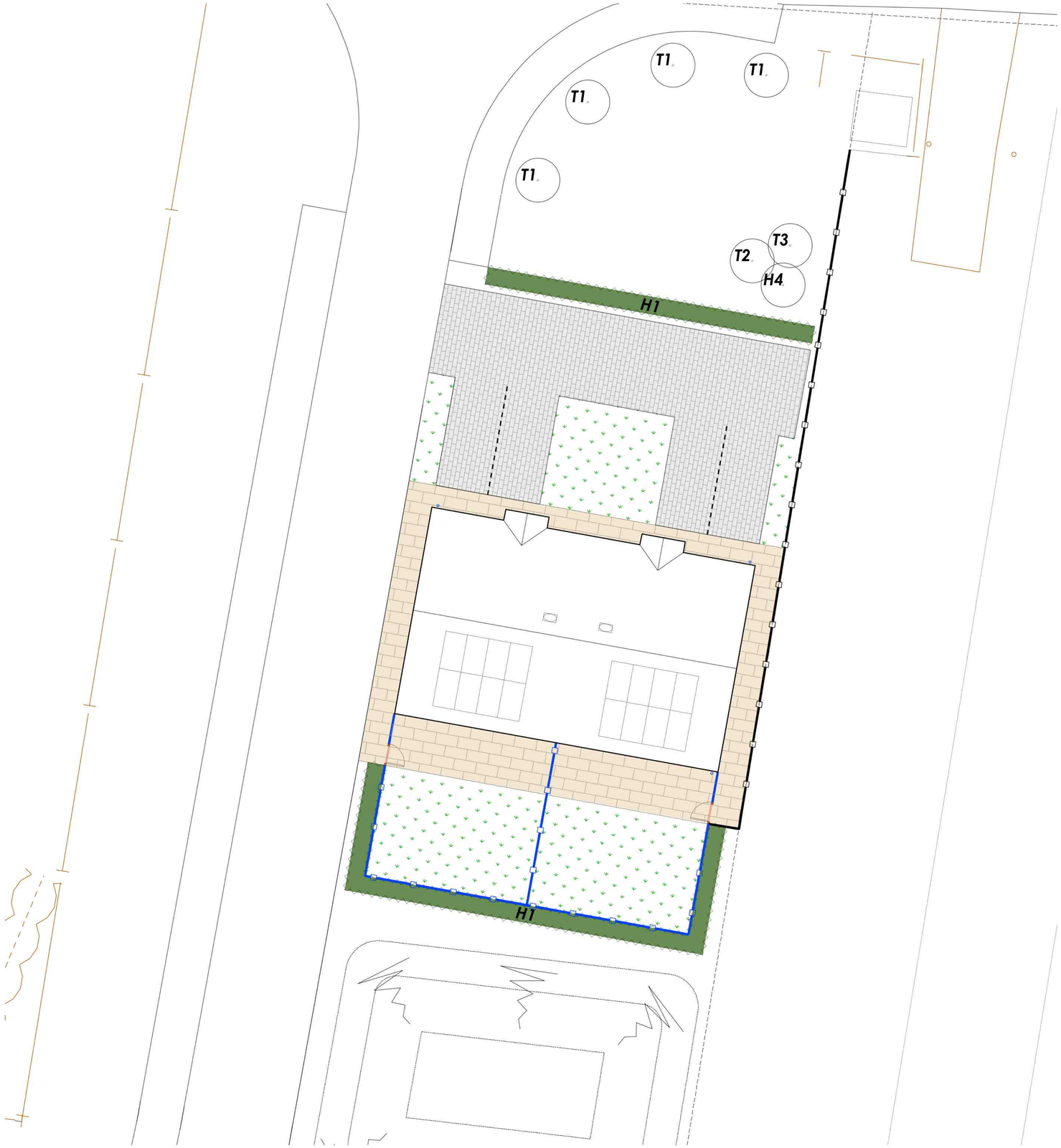


LANDSCAPE PLAN
scale 1:100

LANDSCAPING DETAILS

BOUNDARY TREATMENTS

0.45m Knee Rail	
1.6m Close Boarded Timber Fence	
1.2m Hedgerow ***'H1'***	

GRASS MIX A - *'EMORSGATE SEEDS' EG22*

To be planted with 'Emorsgate Seeds' EG1 General Purpose Meadow Grass Mixture
Suggested Sowing Rates:
250kg/ha 100kg/acre 25g/m²

EG22 is a versatile lawn mixture suitable for a wide range of domestic and landscape uses. It combines fine bent and fescue grasses with dwarf perennial ryegrass and smooth-stalked meadow-grass, creating an attractive, fine-textured lawn with good durability for general use, including pathways and play areas. The mix adapts to site conditions, with ryegrass dominating in high-wear or fertile areas, and finer grasses developing elsewhere. It is also quick and easy to establish.

GROUND PREPARATION
Prepare a good quality seedbed by removing weeds through repeated cultivation. Dig or plough to bury surface material, then rake or harrow to achieve a medium tilth. Ideally allow the ground to settle before final preparation, addressing any uneven areas and controlling any further weed growth. Finish by raking and firming the surface to create an even, medium-fine tilth.

SOWING
Best sown in autumn or spring, although other times are suitable with adequate warmth and moisture. Sow seed evenly onto the prepared surface by hand or machine, ideally in two passes to ensure good coverage. Lightly rake to incorporate the seed without burying it, then firm the surface by rolling or treading to ensure good soil contact.

Refer to 'Emorsgate Seeds' EG22 Strong Lawn Grass Mixture for further information regarding management.

PROPOSED TREES

Tx

Species		Notes
Acer Campestre 'Elegant'	*T1*	Selected from Species List
Malus SPP	T2	All Standards
Prunus x Subhirtella 'Autumn Cherry'	*T3*	BR
Pyrus Calleryana 'Chanticleer Pear'	*T4*	8-10cm Girth

HEDGEROW *'H1'*

Fagus Sylvatica (Common Beech)

Notes
Plant at 300mm centres in a single row to form a continuous hedge line.

Bare root plants.

PATIO / PAVING

Marshalls Pendle Utility Buff Paving (TBC)

DRIVEWAY / BLOCK PAVING

Marshalls Driveline Priora Permeable (Charcoal)

MATERIALS

Brick	Vandersanden Corum Buff
Roof Tiles	Marley Modern Smooth Grey/Black
Windows	Anthracite uPVC
Fascia / Soffits	Anthracite uPVC
Soil / Vent Pipes	Antracite uPVC

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 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 frosty, cold or windy, hot, sunny or drying conditions. Choose cloudy drizzly weather when possible.

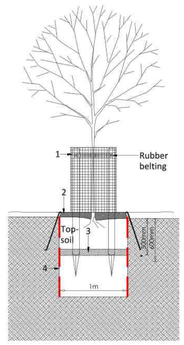
Trees on highway edge to be staked and guarded as shown below.

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

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All Details and Specification on this drawing and in relation to this specific project should be adhered to. If any deviations occur the contractor / client should inform Lincs Design Consultancy immediately as we cannot be held responsible for errors resulting from undeclared detail and specification changes.

DRAWING ISSUES AND REVISIONS

Rev.		
A	Planning Amends	07/09/2026

Subject to Planning Approval

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PROJECT	Land East of Forest Way Wignals Wood Holbeach PE12 7FE
DATE	September 2026
TITLE	Landscape Plan
SCALE	1:100
ORIGINAL SIZE	A1
DRG STATUS	PLANNING
DRAWING NUMBER	LDC4657-600A