



2m 0 2m
1:200
SITE PLAN @ 1:200

GENERAL NOTES
All plants to be healthy, hardened-off and with good fibrous root systems and to comply with the requirements of BS3936 Specification for Nursery Stock. All planting to be undertaken in accordance with BS4428 Code of Practice for General Landscape Operations. All plants to be protected from wind exposure at all times. All plants to be soaked in water for several hours prior to planting and to be well watered in.
No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during droughts, hot sunshine or

PLANTING SEASONS
Deciduous trees and shrubs: Late October to late March. Container grown stock - any time of year as providing adequately watered, autumn planting desirable. Conifers and evergreens: September/October or April/May. Herbaceous plants: September/October or March/April. Dried bulbs, corms and tubers: September/October. Turfing: All year round providing adequately watered, avoid hot sunny conditions. Container grown plants: At any time if ground and weather conditions are favourable. The contractor is to be familiar with the projected handover date and should allow for pot grown plants if necessary.

TOPSOIL
All topsoil to conform to 'eGeneral Purpose Grade'f to BS 3882:2015. Soil analysis to ensure soil is suitable for plant uptake: Contractor to provide laboratory analysis and certification confirming soil in accordance with BS 3882 section 6, plus Soil Guidance Values (SGV) relative to soil contamination trigger values established by DEFRA. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next. At the time of laying, both material and weather should be reasonably dry. Soil levels should be 30mm higher than adjacent kerbs and paving after settlement and married in with existing soil levels. Minimum topsoil depths after settlement shall be:
Planting areas: 300mm minimum depth topsoil required;
Grass areas (ie all front and rear gardens): 150mm depth

topsoil
Soil preparation works prior to planting:
a.) Cultivate the soil of all areas prior to seeding and planting. This should include loosening, aerating and breaking up soil into particles 2-8mm to depth of 150mm.
b.) Soil conditioner: Spread 75mm well-rotted manure or PAS100 compost prior to cultivation. Cultivate to a depth of 300mm. Remove weeds, roots and undesirable material brought to the surface including stones and clods. Leave surfaces regular and even. Do not use peat or peat products.
c) Soil within RPA of existing trees, hedges and shrubs to remain uncultivated
Watering: All plants to be soaked in water for several hours prior to planting and to be well watered in. Plants to be well watered to full rooting depth immediately after planting. All plant material to receive enough water to ensure healthy establishment.

ENVIRONMENTAL PROTECTION
Special attention should be paid to legislation included in Conservation of Habitats and Species Regulations and the Countryside Rights of Way Act (2000)
a. pesticide use such as weed-killers, insecticides, slug pellets and fungicides are to be kept to a minimum to prevent any cumulative effects within the animal food chain;
b. implement good horticultural practice within the planting scheme, including: do not use peat or products containing peat, use non-residual pesticides/herbicides only;
c. ensure all scrub vegetation is removed outside of the British bird breeding season.

TREE PROTECTION NOTES
ALL trees, both within and outside of the developable area, must be appropriately protected from damage during the clearance and construction phase of works to prevent soil structure damage.
The following recommendations must be implemented:
a. Trees to be protected in accordance with BS5837:2012 (Trees in relation to construction – recommendations);

b. Fencing should be implemented to the tree canopies (as a minimum) to protect sufficient roots for survival and preserve their integrity until the completion of construction works (i.e. no vehicular access, storage of materials or potential contaminates within the protective area).

NEW TREES
Planted from any of the following species:
• Betula pendula
• Sorbus aucuparia
Planting size for the tree will be heavy standard (14-16 girth) container grown / root balled trees, secured with tree stakes and ties

GRASS PREPERATION
Soil preparation works prior to seeding and turfing:
• Clean seedbed with suitable herbicide to perennial weeds.
• Areas to be well-graded: Reduce top 100mm soil to a fine tilth. Rake over to a true even surface, lightly firmed but not over compacted, removing all stones and earth clods more than 50mm in any dimension on general areas and 25mm on lawns. When topsoil is dry and workable grade to smooth flowing contours
Final cultivation:reduce to fine firm tilth with good crumb structure.
Pre-turf/seed fertiliser: apply superphosphate with a minimum of 18% water soluble phosphoric acid, and sulphate of ammonia with a minimum of 20% nitrogen each at 70g/m sq, spread evenly. Apply before final cultivation and 3-5 days before turfing/seeding.

TURF: to TGA quality standards and supplied by TGA member. Turf to be dense, of uniform green colour, free from broadleaved weeds and not effected by pest or disease.

BIRD NESTING SEASON
Virtually all birds are protected under the Wildlife and Countryside Act 1994, as amended, while nesting. Potential nests and nesting birds have implications for land clearance and demolition within the site. Measures can be taken which will aid in minimising the impact and avoid

injuring/killing or damaging/destroying birds and their nests.
Such measures, which must be adhered to through the development, include:
• carrying out any tree clearance and building demolition during autumn, winter or early spring (September-February inclusive) to avoid the bird nesting season;
• and if clearance, tree works or building demolition is required during the nesting season, an ecologist or suitably trained person can carry out checks on vegetation to ensure no nesting birds are present prior to the works.

MAINTENANCE:
Duration for contractor: All communal landscape until end of contract rectification period (12 months minimum); all planting within curtilage until occupation of the properties.
Planted areas maintained by the contractor will be for 12 months following Practical Completion to ensure good primary establishment of planting.
Works to include operations as required to ensure successful establishment of planting, including but not limited to:
• watering,
• fertiliser,
• weeding,
• top up of bark mulch to 75mm deep,
• pruning, re-firming.
Any plant defects at the end of the maintenance period to be replaced



JOB TITLE : Adderley House, 23 London Road, Spalding, PE12 9EA
DWG TITLE : Landscape Plan
DWG. NO.: 264-15
SCALE : As shown @ A3 Do not scale from drawing
DATE : 20/11/2020
© CLAYTON ARCHITECTURE LIMITED. Tel: 01435599465 E: jpc@claytonarchitecture.co.uk