

SURFACE SCHEDULE

- CONCRETE PAVING SLAB CONSTRUCTION
- PRIVATE BLOCK PAVING ACCESS ROAD & PARKING SPACES
- TARMACADAM RESIDENTIAL FOOTWAY CONSTRUCTION
- TARMACADAM RESIDENTIAL ACCESS ROAD CONSTRUCTION

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Landscape Specification and Management Schedule

This landscape scheme has been prepared in conjunction with a planning application to redevelop an areas of land for residential housing to be submitted to the Local Planning Authority for consideration.

This landscape specification has been prepared to provide all the information necessary to obtain the approval of the Local Planning Authority in respect of the soft landscaping elements of the proposed development. To enhance the nature conservation value of the site the planting specification incorporates a high proportion of native indigenous species within certain areas of the site.

The key elements of the landscape scheme are as follows:

a. The site will benefit from the inclusion of a number of new trees within the developed area.
b. A new native hedgerow will be established along the boundaries adjoining Pennyfied and Mayfield Close to demarkate the site boundary where the existing boundary wall is to be demolished.
c. The trees and shrubs to be planted within and around the proposed houses are small to medium sized native trees suitable for such locations which will not crowd or densely shade the houses and gardens.
d. The internal areas within the residential gardens will be laid to private lawns and will be enclosed by fencing. Landscape planting to these areas will be left to the property owner to develop for the purposes of amenity.
e. Species chosen are predominantly native or have useful attributes for birds and invertebrates.

Planting Schedules

The tables below provides details of the species, sizes, numbers and densities to be used for the soft landscaping in both areas of the site. Within each, the species, sizes, numbers to be planted and groupings are stated. The annotated landscape plan identifies the species and position of each individual tree to be planted and the position of shrub planted areas.

Trees

Within the area where buildings, roads and gardens are to be constructed, trees will be established where shown by planting Cherry and Rowan trees, individually and in small groups of two or three trees. These trees will be 1.5 /1.8m standards.

Shrubs

Within the area where buildings, roads and gardens are to be constructed the shrub planted areas shown on the plan will comprise a range of amenity species that also provide berries, nectar and visual amenity. These are plants easily managed by occasional trimming and pruning which will not present a problem as they mature in these locations.

Planting Method

The new trees and shrub areas will be established in the first planting season immediately after the hard landscaping and construction works have been completed (November - March). In preparation to receive the new plants the ground will be relieved of compaction by deep cultivation, either by hand or using a mechanical rotavator. A minimum soil depth of 400mm comprising at least 200mm of good quality topsoil and subsoil must be provided within the planting areas and garden areas. Any large rocks, stones or unsuitable debris lifted during cultivation shall be removed.

The new trees will be pit planted with a low stake for support into planting pits not less than 500 x 500 x 400mm in size. The planting pits will be forked along the base and sides to ensure good drainage and aeration prior to the trees being placed and then a good quality compost will be used to backfill the planting pit around the rootball of each tree. The planting medium is to be lightly consolidated and the tree watered prior to the surface being levelled using additional compost if required. Each tree is individually annotated on the planting plan by species.

The new shrub areas will be planted using similar techniques but smaller planting pits will be required to accommodate the roots as these plants will come in 1 or 1.5litre pots. Immediately after planting the shrubs will carefully be firmed in and watered. The shrubs will be established in same species groups of 3 - 5 so that as these grow they will merge together to form visually distinctive shrubs specimens that are visually attractive and provide a mosaic of plant types, shapes, forms and colours. The majority of shrubs chosen are native species in order that the planted areas can enhance the potential for the wildlife in the vicinity as well as look visually attractive. The shrubs will be planted at 500mm centres across the designated areas shown on the plan. These plants will be notch planted in a double staggered row 30cm apart at 10 per linear metre.

Establishment of lawns and fencing

It is understood that the fencing along the boundaries of the gardens will be erected where shown on the landscape plan using treated timber post and panel fencing to BS1722 part 7 with the posts set at intervals not exceeding 1.8m.

Lawns will be established on soils levelled and cultivated in preparation. Lawns will either be established using locally grown turf comprising suitable grass cultivars or by seeding, again using a suitable lawn seed mix. The soil surface will be free of noxious weeds prior to being cultivated to create a fine tilth suitable for turf of broadcasting grass seed. Since the lawns are to be amenity areas which will be regularly mown, a species rich seed mix is not particularly suitable. The seed mix or turf will therefore be based on amenity sward species such as dwarf perennial ryegrass, fescue and bent.

If turf is laid, this will be established in the first spring season after construction work has been completed, lightly rolled and then well-watered in. If seed is broadcast, this must be at a rate of 30gms m2, evenly applied in the first spring after construction is completed.

Phasing and Landscape Management

All of the shrub planting and lawn areas are to be established in the first spring season after construction work has been completed or earlier, if this can be done without compromising the planted / lawn areas.

Where plants are established before the completion of the construction across the site area, these planted areas and trees are to be protected by the erection of robust temporary fencing, suitable to ensure no access of any kind by vehicles or construction workers can occur. The fencing is to be positioned to provide sufficient space for the plants and trees to grow without any risk of damage to growth or rooting areas. The protective fencing will only be removed once the construction work within the site has been completed and all vehicles and materials associated with this have left the site.
The landscaped areas laid to lawn or grassland will be managed by regular seasonal mowing by a landscape contractor unless they are within a residential garden area where they will be managed by the new owner.

If any noxious weeds or invasive species establishes within the grassland areas these will be spot treated with a translocated herbicide applied by spray to eliminate these during the first five years after sowing.

Any shrub within the hedgerow or landscaped planting which fails to establish or becomes diseased or damaged within a period of seven years after planting will be replaced. All replacement stock will be plants of similar size and species to the original specification and will be planted in the next planting season.

At a suitable time during the first spring period after planting the new trees and shrubs, an application of herbicide will be carefully applied by a landscape contractor around the base during the first growing season to eliminate any surviving weed competition and assist these plants to establish and maintain healthy growth and vigour. Additional applications of herbicide will be required each spring until it is clear the plants have established and weed completion if not a problem.

The shrub planted areas should be covered by coarse bark mulch to reduce weed completion and protect the cultivated soil and new plants from potential desiccation. This should be applied immediately after planting.

Table 1: Tree Species

Latin Name:	Common Name:	Size:	Approx plants:	Key On Plan:
Prunus avium	Cherry	1.5 - 1.8m stnd	2	Pa
Sorbus acuparia	Rowan	1.5 - 1.8m stnd	2	Sa

Table 2: Smaller Shrub species (Specification A)

Latin Name:	Common Name:	Size:	Approx plants:	%
Hypericum Hidcote	Hypericum	1.5 / litre container	45	30
Berberis vulgaris	Barberry	1.5 / litre container	45	30
Cotoneaster dammeri	Cotoneaster	1.5 / litre container	30	20
Forsythia linwood	Forsythia	1.5 / litre container	30	20

Revision	Date	Details	Revised By
A	30.07.18	Landscaping Revised	SR

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Client: Co-op

Project: Pennyfield, Pinchbeck

Drawing: Proposed Landscaping Plan

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Status: CONSTRUCTION

Drawing No.	Revision
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Proposed Landscaping Plan
Co-op, Pennyfield, Pinchbeck