

Maintenance Notes

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.

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 50mm depth minimum and weed free to a minimum diameter of 1 m 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.

Hedgerows
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.

Ornamental Shrub Planting Areas
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.

Grass areas (front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and resown/ re-turfed as required during the first season

Amenity Grass Areas
Areas of open space identified on the plan shall be mown regularly (maintained at approximately 25mm high). Collect and remove all arisings.

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 wild flowers, 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 composted in piles

Plant Schedules

PROPOSED TREES

ID	Qty	Species	Size (girth and height)
Ac.c	3	Acer campestre	14-16cm, 425-600cm ht, min 200cm cs
A.p.A	6	Acer palmatum 'Atropurpureum'	90L, 150-200cm ht
A.I	3	Amelanchier lamarckii	10-12cm, SS - RB - 300-350cm ht
B.p	4	Betula pendula	14-16cm, 425-600cm ht, min 200cm cs
Co.av	4	Corylus avellana	14-16cm, 425-600cm ht, min 200cm cs
M.syl	1	Malus sylvestris	10-12cm, 300-350cm ht, min 200cm cs
P.f.RRo	3	Photinia x fraseri 'Red Robin'	10-12cm, 300-350cm, 1.8m min CS, SStd C
Py.c.C	1	Pyrus calleryana 'Chanticleer'	10-12cm, 300-350cm ht, min 200cm cs

ORNAMENTAL HEDGES

ID	Qty	Species	Density	Size
E.I	227	Escallonia 'Iveyi'	3	5L pot, 60-80cm ht
P.x.f.R.R	47	Photinia x fraseri 'Red Robin'	3	10L pot, 60-80cm ht
P.I.R	434	Prunus laurocerasus 'Rotundifolia'	4	Selected to 80cm ht bushy 5 brks

NATIVE HEDGEROW MIX

ID	Qty	Species	Size (girth and height)	%
A.c	236	Acer campestre	60-90cm, BR	25
C.av	284	Corylus avellana	60-90cm, BR	30
P.sp	188	Prunus spinosa	60-90cm, BR	20
R.c	96	Rosa canina	60-90cm, BR	10
S.ni	141	Sambucus nigra	40-60cm ht, 2L pot	15

SHRUBS

ID	Qty	Species	Density	Size
B.t.AN	18	Berberis thunbergii 'Atropurpurea Nana'	3	5L pot, 40-60cm
C.o.E	10	Carex oshimensis 'Evergold'	4	3L cover pot
C.t.S	28	Choisya ternata 'Sundance'	3	5L pot, 30-40cm
E.f.E.G	50	Euonymus fortunei 'Emerald 'n' Gold'	4	2L pot, 20-30cm
H.R.E	15	Hebe 'Red Edge'	4	2L pot, 20-30cm
L.a.H	7	Lavandula angustifolia 'Hidcote'	3	5L pot, 30-40cm
S.c.K	12	Skimmia x confusa 'Kew Green'	3	5L pot, 30-40cm

KEY

-  Site boundary
-  Proposed turf
-  Rear garden
-  Proposed tree
-  Species rich grassland
Standard Meadow Mix EM2 or similar approved
-  Species rich native hedgerow
-  Ornamental hedgerow
-  Proposed shrub planting

LANDSCAPE SPECIFICATION NOTES

Topsoil
All soil is to meet BS topsoil requirements for 'General Purpose' use.

Topsoil depths:

- New shrub beds: minimum 450mm depth after compaction;
- Hedge lines: minimum 450mm depth after compaction; and
- Grass areas (turf): minimum 150mm depth after compaction.

Trees
Trees to be planted between the months of November and March. Avoid planting in water-logged or frozen ground or during spells of high winds. Root barriers are to be employed near services and foundations. All trees are to be planted in separate pits 1m x 1m x 1m which shall be backfilled with a mixture of broken subsoil (300mm), approved topsoil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. 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.

In the event of failure of any trees within a period of five years from the date of planting, such trees shall be replaced.

Hedgerows (Native & Ornamental)
Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth 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. Plants to be planted at rate specified in the Plant Schedules (5 per linear metre for native mixed hedgerows). All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (approx 1m wide). On completion all hedge plants shall be thoroughly watered in.

In the event of failure of any hedge plants within a period of five years from the date of planting, such plants shall be replaced.

Ornamental shrubs
Shrubs to be planted between October and April, avoiding waterlogged or frozen ground. Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. 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.

Turf Areas
All areas to be turfed shall be top-soiled 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. Approved turf shall be laid to lawn areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Grass Seed Areas
Prior to seeding, (using machinery of a suitable scale) the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground services. Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for subsequent sowing. If such a requirement arises to harrow with discs, caution should be exercised to ensure underground services are not damaged during harrowing.

All new amenity grass seed areas shall be top-soiled 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.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction (or at an earlier opportunity if the area can be protected from building operations and vehicle movements) and be broadcast by machine and rolled where possible to give good soil/seed contact.

Approved grass seed (as specified), shall be sown in accordance with good practice.



Rev | Date | Note

Yew Tree Road, Birchencliffe

Detailed Plot Landscape Plan

DWG Ref: H25-0067_001 | Drawn By: SW | Scale: 1:200 @ A1 | Date: 03/12/25 | Client: Newett Homes



HIGHSTONE
DESIGN