

1 **SITE PLAN AS PROPOSED**

SCALE 1:200

GENERAL SPECIFICATION FOR INITIAL ESTABLISHMENT AND MAINTENANCE OF PLANTED AREAS.

Preparation:
Prior to planting, shrub beds shall be forked, dug, hoed and stone picked to create a smooth, even surface free from weeds, stones greater than 50mm in any dimension or other deleterious material. Any perennial weed shall be removed including the roots. If necessary an approved herbicide shall be applied to manufacturer's instructions.

1st Season Maintenance:
Following planting all areas of new shrub planting shall be mulched with coarse grade bark to a minimum settled depth of 75mm during moist ground conditions. Shrub beds shall be kept clear of all weeds by either mechanical or chemical control during the first growing season after planting. Edges of shrub beds that abut grassed areas shall be kept tidy by regular edging at the time of grass cutting.

Long term Maintenance
Bark mulch shall be topped up as necessary at the start of each growing season to maintain a minimum settled depth of 75mm. Such mulching shall only be done once the beds are weed-free. Weeding shall be carried out as necessary during the growing season to keep beds in a tidy condition. Edges of shrub beds shall be kept clipped as above. Pruning of shrubs shall be carried out as appropriate to maintain shape, flower and vigour.

Turfing
Soil to be prepared with all stones removed. Surface to be lightly scarified and graded to slope evenly where gradients necessary. Supply, lay and bed imported turf to be sourced from an Approved landscape turf supplier (Turf should be in accordance with the specifications given in BS 3969, and laid in accordance with BS 4428:1989, Section 6).

EXISTING BORDERS AND NEW PLANTING
Existing Borders:
To provide maturity to the garden where possible existing mature shrubs will be retained and any areas requiring infill will be supplemented with the addition of Pachysandra, Hebe, Vinca, Euonymous, Genista etc.

New Planting:
New planting to include a mix of native species: - Malus x domestica (Apple) Prunus avium (Wild Cherry) Pyrus communis (Pear) Corylus avellana (Hazel) Crataegus monogyna (Hawthorn) Ilex aquilfolium (Holly) Prunus spinosa (Blackthorn) Sorbus aucuparia (Rowan/Mountain Ash).
To soften the base of the new house at the edge of the drive and pathway use Buxus microphylla 'Faulkner' (Small-Leaved Boxwood), Calluna vulgaris 'Spring Torch' (Heather), Cornus sanguinea 'Anny's Winter Orange' (Bloodtwig Dogwood), Carex pseudocyperus (Sedge Hop), Dryopteris affinis (Golden Male Fern) etc.
To be planted in spring following completion of development and to be maintained thereafter.

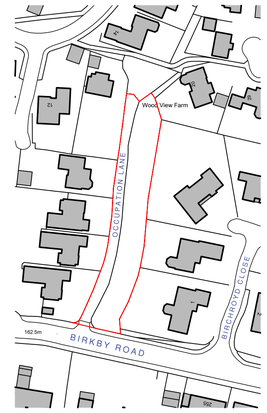
HEDGES AND THEIR PROTECTION DURING THE CONSTRUCTION PHASE

Hedging:
In the interests of providing effective screening and to attract wildlife new boundary hedges of beech,hawthorn,holly, privet and hazel will be provided.

Construction Phase Protection
During the construction phase the existing hedges and existing trees are to be protected by means of barriers that offer full protection to the trees and hedges and their root systems (contractors responsibility)

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2 **SITE LOCATION PLAN**

SCALE 1:1250

LANDSCAPING KEY

- Proposed bitumen macadam (permeable)
- Existing hardstanding access road widened to match
- Proposed slab paving patios
- Proposed turfed/ soft landscaped areas
- Bin collection point for proposed dwelling and Wood View Farm
- Root protection areas in accordance with Arboriculturalist's specifiaction

ENCLOSURES/ FEATURES KEY

- Proposed natural stone walling
- E.V.C Proposed electric vehicle charging point

DRAINAGE KEY

- Proposed below ground foul drainage pipework
- Proposed below ground surface water drainage pipework

Rev A -20/07/26- House footprint amended following confirmation of legal boundary, garage repositioned/ resized

Revisions

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Client
Longwood Property Management (UK) Ltd

Project
Land at Occupation Lane
off Birkby Road, Birkby
Huddersfield, HD2 2ES

Drawing title
Site Plan as Proposed

PLANNING APPLICATION

Scale @ A1	Drawn by
1:200	CG
Date	App'd
June '25	-
Drawing no	Rev
24.002/(AL)100	A

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