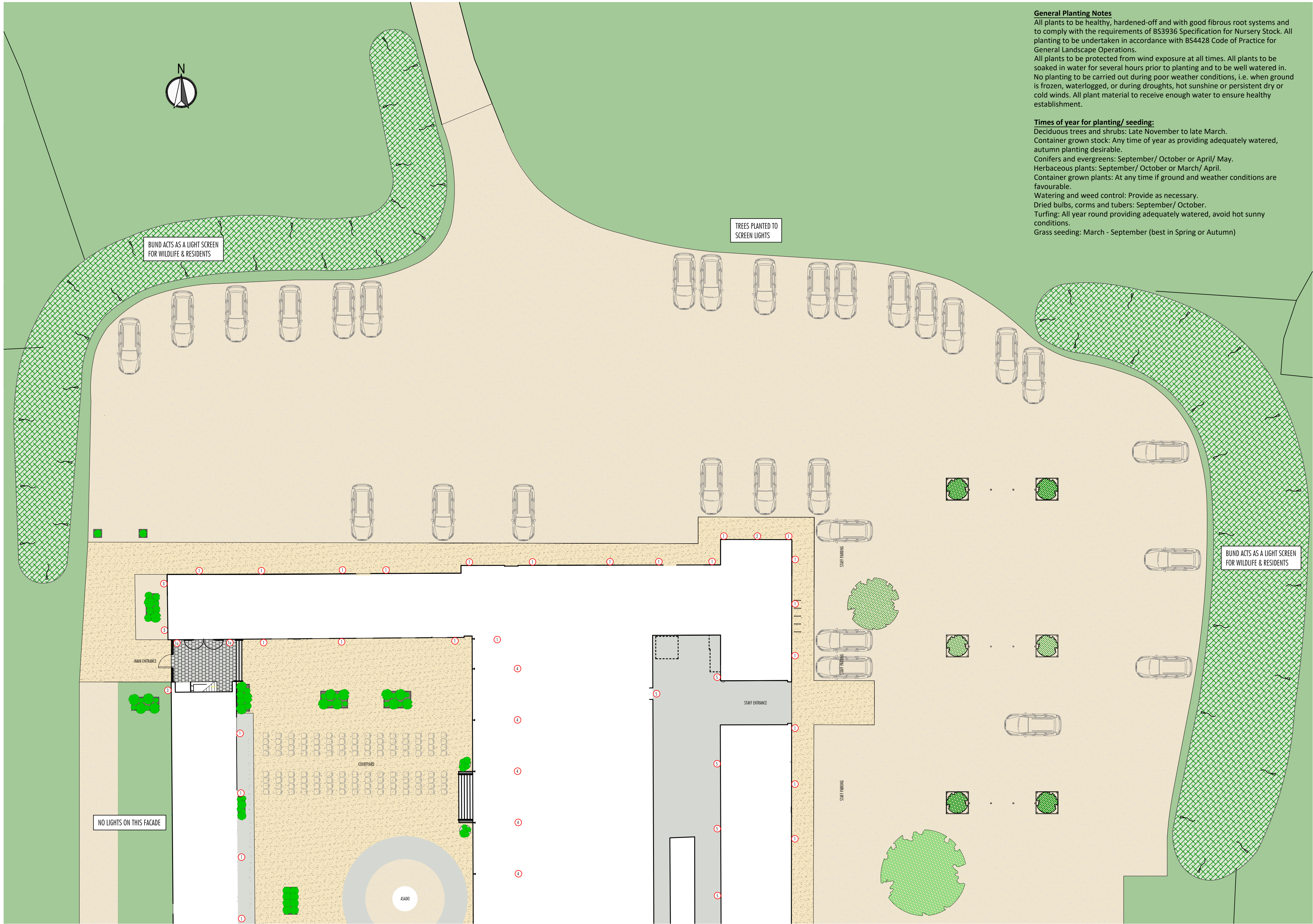




Landscaping Plan [1:200]

These drawings should be read in tandem with the original planning drawings [REF: GF061016] and Discharge of conditions drawings [GF150519] for the purpose of regularisation.

Planting Specification

Topsolling
Topsoil to general planting and grass seeded areas to be to BS3882: 2007 Multipurpose Grade.
Topsoil must be free from pernicious weeds and roots, clay lumps, non-soil materials, brick or other building materials, foreign matter and chemical contamination. Topsoil should be spread evenly over areas to be seeded and planted. Minimum topsoil depths after settlement shall be: Grass-200mm, Shrubs- 450mm and Trees-900mm. Topsoil shall be spread in layers not exceeding 150mm and firm each layer before spreading the next. Areas to be turfed should be treated with Fison 'Growmore' in accordance with manufacturer's guidance and at recommended rates. 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.

Weed Treatment
All areas to be planted are to be treated with Roundup a minimum of 10 days prior to planting. Planted areas are to be kept weed free with the use of herbicides. Following the use of herbicides remove dead vegetation.

Planting General
All plant material to be supplied in accordance with HTA National Plant Specification.
All planting to be local provenance wherever possible and from a supplier within the same UK region.

General Planting 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 persistent dry or cold winds. All plant material to receive enough water to ensure healthy establishment.

Times of year for planting/ seeding:
Deciduous trees and shrubs: Late November 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.
Container grown plants: At any time if ground and weather conditions are favourable.
Watering and weed control: Provide as necessary.
Dried bulbs, corms and tubers: September/ October.
Turfing: All year round providing adequately watered, avoid hot sunny conditions.
Grass seeding: March - September (best in Spring or Autumn)

Site Clearance
Gardens shall be free from old foundations, concrete bases and other similar obstructions. Before topsolling the formation is to be loosened to a depth of 150mm by harrowing or ripping to assist in natural draining of the land. All coarse rubble, and artifacts greater than 75mm in diameter exposed by ripping operations shall be removed to a licensed facility.

Subsoil
Subsoil grading of the site shall leave landscape areas with smooth flowing contours to achieve the specified finished levels when topsolled. Prior to topsolling, subsoil formation should be ripped and loosened to a minimum depth of 450mm. Imported subsoil shall be in accordance with BS3882 for amenity use.

Cultivation
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. Remove any undesirable material brought to surface to a depth of 100mm including visible weeds, roots and large stones or clay balls with any dimension exceeding 30mm. Final Cultivation prior to seeding topsoil shall be brought to a fine tilth by approved mechanical means or by hand raking, and if necessary regrading of the surface will be carried out to conform to the prescribed finished levels Refer to note 'Existing trees to be retained'.

Tree Planting
Trees to be pit planted. Minimum pit size 900x900x900mm. Excavate tree pits with slightly raised centre.
Retain topsoil for re-use. Dig a hole which is substantially bigger than the volume of roots to be accommodated. Break up and loosen the base and sides of the pit. The trees will be planted to the same depth as they were in the nursery. Back fill the pit in stages, whilst firming up the soil around the roots until the original ground level is restored.
Tree pits to be filled with 1:3 mixture of compost and topsoil. Topsoil to contain peat free organic matter and Growtab fertiliser to be incorporated into each pit.

Staking
Extra heavy standard trees: short treble stakes and adjustable rubber ties.
Standard trees: short single stake and adjustable rubber tie.
Stakes to be first grade pressure impregnated round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 300mm into bottom of pit before planting.
Backfilling: consolidate material around stake. Height of stakes: cut to approximately one third of the tree height above ground level. Tying: secure tree firmly but not rigidly to stake with ties within 25mm of top of stake.

Shrub Planting
To be pit-planted, with sufficiently large pit to accommodate root system without bending roots (minimum size of 150mm wider than roots when fully spread and 200mm deep).

Beech Hedging
To be pit planted in a double staggered row, 450mm between plants and 450mm between rows, planted with ventilated Shelterguard (Tubex or similar) to provide support and protection from browsing animals during establishment.

Turfed Areas
Turf must meet the Turfgrass Grower's Association (TGA) Quality Standards for Cultivated Turf for the supply and laying of turf.
The turf soil should be of a sandy loam nature with no stones. The grass will be dense, of uniform green colour, free of broadleaved weeds and not visibly affected by pest or disease. Existing vegetation and stones should be removed and a light tilth prepared. Turf to be laid within 24 hours of receipt. Turfing shall comply with BS 3969 and be carried out when the weather and soil conditions are suitable. Turfing should not be carried out in exceptionally dry or frosty weather or when the ground is waterlogged. Allowance should be made to keep the turf watered during dry periods encountered throughout the establishment period.

Grass Seeding
After cultivation operations have been carried out, use a pre-seed herbicide on areas to be seeded. Existing vegetation and stones should be removed and a light tilth prepared. Sow areas to be seeded with grass seed which has been stored off the ground in a clean, dry place free from vermin. Following an even distribution of seed, the contractor shall carry out a light raking or light harrowing of the area and ensure consolidation of the seed with the soil by the use of a light roller.
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas during cultivation and until the grass has established.
The grass will be dense, of uniform green colour, free of broadleaved weeds and not visibly affected by pest or disease.
Allowance should be made to keep the grass watered during dry periods encountered throughout the establishment period.

Bulb Planting
Grass to be mown to 50mm high before planting, cuttings removed.
Planting hole of an approximate diameter and depth for each bulb to be created. Bulbs to be planted root down at depth specified for each species, then soil backfilled and firmed over the top.
Bulbs to be planted in drifts of 30-40 bulbs of each species.
Mulch and Compost Materials
General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
Submit certification of source, analysis, suitability for purpose and absence of harmful substances.
Certified materials: Sanitized and stabilized compost and Spent mushroom compost. Mulch to be fine grade bark mulch.
Purity: Free of pests, disease, fungus and weeds. Preparation: Clear all weeds. Water soil thoroughly.
Mulch: ornamental fine grade mulch to all shrub/ herbaceous beds and ornamental trees in grass, sustainable UK produced biomulch to base of hedgerow (Melcourt Forest Biomulch or similar).
Coverage: planted areas and ornamental trees to 75 mm depth.
Trees in grass: 500mm radius circle area from trunk to 75mm depth.
Finished level of mulch: 30 mm below adjacent grassed or paved area.
As part of good horticultural practice, use peat-free composts, mulches and soil conditioners.

Removal of Existing Tree and Vegetation
Any existing vegetation to be removed outside of the bird nesting season (March to July inclusive) or a pre-nesting check undertaken by a suitably qualified ecologist.

All dimensions are given for indicative purposes only.
All measurements should be checked on site prior to commencement and manufacturing.
If in doubt - ASK
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Rev	Date	Details	Drawn
C	16.12.21	Drawing pack collated for submission.	JH

Rev	Date	Details	Drawn
Client: -----			

Project Title:
Grangefields Farm, Dalbury Lees,
Ashbourne, DE6 5BH

Drawing Title:
Proposed as Existing Landscaping

PLANNING DRAWING



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Reference:	Drawing Nr:	Revision:	
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