Planting Specification & Maintenance Plan

General Notes

- All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.
- Any trees or plants which within a two year period from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- Topsoil depths required as follows: 200mm for grassed areas and 300mm for shrubs and planting.

New Shrubs & Planting

- New shrubs and planting should be maintained free of weeds by treating with Glyphosate weedkiller once a year in September.
- During any prolonged drought periods within the first two years of planting new shrubs should be watered weekly.
- Areas of planting should be thinned at the end of five years to cut waste of closely stocked shrubs.
- Every ten years unwanted woody growth or unwanted regeneration should be cleared.
- Selected thinning to take place every five years after planting.
- At the end of the establishment period all stakes and shrub guards should be removed.

New Hedgerow

- Ground preparation prior to planting - dug strip 60cm wide by 30cm deep.
- Plant Selection - bare root transplants of 30cm to 60cm to be used.

- Planting out will be done as soon as possible after obtaining the plants. All roots will be protected while exposed to prevent drying out or frost damage.
- Planting to be undertaken ideally late Autumn or early Spring
- Protection - Individual guards will be fitted to whips. Spiral guards will be used- These expand with the growing plant. Box fencing will be incorporated where livestock are present.
- Guards will be removed once the plants are well established.
- Weed growth will be removed to avoid competition unless it is beneficial to wildlife.

Hard landscaped areas

- regular maintenance of hard paved areas and loose surface gravels to be visually accessed monthly and any repair or replacement carried out as necessary.
- site to be checked monthly for litter / rubbish, any found should be removed from site and disposed of correctly.
- every six months hard paved areas are to be cleaned with a pressure washer to remove dirt and debris.
- yearly assessment of site hard landscaping arrangements taking into consideration failed access, circulation arrangements and paving extents and limitations.

Management Regimes

Trees, shrubs and hedges are maintained by:
- fertilising for continued healthy growth
- pruning to maintain correct shape of plant and prevent plants encroaching on paths or roads
- weed control
- watering

LAURELplanting to be maintained by:
- fertilising for continued healthy growth
- removal of plants to allow others to mature
- weed control
- watering

Cleanliness

After all maintance remove from site all rubbish, trimmings and superfluous materials, leaving the works in a clean and tidy condition.

Particular attention shall be paid to ensuring all areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings

Watering

Ensure that all planting is sufficiently watered to maintain healthy growth. When necessary, water using bowsers and a fine rose or sprinkler until the full depth of topsoil is saturated.

Replacements

In September or each year a list of all trees and plants that are dead or dying from any cause other than malicious, accidental damage or vandalism. These are to be replaced during the November - December of the same year or for evergreens April/May of the following year. All plants shall be planted at the size as shown in the Planting Schedule.

Mulching

Mulched areas are to be topped up once per year using the same material as was originally specified to maintain 50mm depth until such time as canopy closure occurs.

Fertilising

In March/April an application of slow release fertiliser to all ornamental shrubs/hedge/grass areas and tree pits - 400g/tree and 100g/sqm for shrubs/groundcover of Vitax Q4 or equal approved In March an application of 15:10:10 Spring turf fertilizer at 35 g/sqm or equivalent to all grass areas. No fertiliser application to Wild Flower area.

Weed Control

The necessary weed control is to be undertaken to keep the site in a neat and tidy and weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, by machine, by herbicide or by a combination of all three consistent with the other requirements of this maintenance specification. Where a herbicide is to be used, ensure that the herbicide proposed to be used is appropriate for the purpose and location. Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) regulations. Unless otherwise approved only contact/ trans-located herbicides shall be used. Specific areas where weed control will be necessary include weeds/moss in paving areas, weeds in tree/hedge/shrub/groundcover beds. Weeds and other debris will be removed from site at the end of each visit.

Litter

All litter shall be removed from planted areas and cart to a tip, concentrate particularly on the removal of litter and debris within planting beds.

Pruning

Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches. Some shrubs need to be cut back hard to encourage growth from the base. Cyclical pruning shall be carried out to maintain an attractive shrub bed where necessary.
Shrubs shall be cut back where they encroach on vehicle routes. Pruning shall be in accordance with good hortcultural practice and in the appropropate month/season to maintain flowering and fruiting.

Grass

Grassland areas to be maintained at 25mm - 75mm to encourage growth.

During any prolonged drought periods the grass should be watered with a fine spray to ensure survival.

New grassland areas that have not established fully, should receive an application of suitable weed killer, then be re-cultivated and re-seeded in early august of year one.



KEY

- ROOT PROTECTION ZONE
- FLOOD ZONE
- BUILDINGS TO BE DEMOLISHED
- TREES TO REMAIN
- TREES TO BE REMOVED
- NEW TREES
- NEW PLANTING AS PER LANDSCAPE KEY
- PERMEABLE TARMAC - MID GREY https://www.tarmac.com/products/asphalt/ultracolour
- WOBURN RUMBLED BLOCK PAVING - RUSTIC https://www.bradstone.com/woburn-rumbled/
- INDIAN SANDSTONE PAVING SLABS - BROWN MULTI https://www.marshalls.co.uk/gardens-and-driveways/product/indian-sandstone-paving
- DOMESTIC LAWN
- WETLAND MEADOW MIX
- WETLAND GRASS MIX
- AIR SOURCE HEAT PUMP

LANDSCAPE KEY:

WETLAND MEADOW MIX:

YARROW 2.5%
COMMON KNAPWEED 9%
FMEADOWSWEET 8%
MEADOW VETCHLING 3%
OXEYE DAISY 7%
BIRDSFOOT TREFOIL 4%
GREATER BIRDSFOOT TREFOIL 4%
RAGGED ROBIN 2%
COMMON RESTHARROW 2%
RIBWORT PLANTAIN 4%
COWSLIP 3%
SELF HEAL 8%
MEADOW BUTTERCUP 9%
YELLOW RATTLE 10%
COMMON SORREL 8%
GREAT BURNET 2%
SAWWORT 1%
BETONY 2.5%
DEVILSBIT SCABIOUS 3.5%
GOATSBEARD 2%
WILD RED CLOVER 3%
TUFTED VETCH 3%

PERENNIALS:
CALTHA PALUSTRIS,
CANDELABRA PRIMULAS -
PRIMULA BEESIANA, LYTHRUSM SALICARIA,
LYCHNIS FLOS CUCULIS

WATERS EDGE PLANTING:

GEUM ARVENSIS
ASTILLBE
ARUNCUS DIOICIUS

WETLAND GRASS MIX:

COMMON BENT 2.5%
MEADOW FOXTAIL 3%
SWEET VERNAL GRASS 2.5%
QUAKING GRASS 1.5%
CRESTED DOGSTAIL 16.5%
TUFTED HAIRGRASS 2%
HARD FESCUE 16.5%
CHEWING'S FESCUE 16%
SLENDER CREEPING RED FESCUE 29%
MEADOW BARLEY 1%
SMOOTH STALKED MEADOW GRASS 7.5%
YELLOW OATGRASS 2%

RESIDENTIAL GRASS MIX:

25% PERENNIAL RYEGRASS
20% SMOOTH STALKED MEADOW GRASS
10% CHEWINGS FESCUE
25% STRONG CREEPING RED FESCUE
20% SLENDER CREEPING RED FESCUE

LAUREL HEDGEROW:

CHERRY LAUREL (PRUNUS IAUROCERASUS 'ROTUNDIFOLIA')

NEW TREES:

CHERRY
APPLE
ROWAN
HAZEL
ACER

WILDLIFE ENHACEMENTS:

HIBERNACULA,
LOG PILES,
BIRD BOXES,
BAT BOXES

BOUNDARY FENCE & LAUREL HEDGE SECTION
SCALE 1:100

1.8m CLOSE BOARDED TIMBER FENCE WITH 1.8m PICKET ACCESS GATE
SCALE 1:100

LAUREL HEDGEROW WITH 1.2m POST & RAIL FENCE
SCALE 1:100

1.8m CLOSE BOARDED TIMBER FENCE
SCALE 1:100

1.8m SOLID TIMBER FENCE
SCALE 1:100

NEW BOUNDARY WALL BETWEEN PLOTS
SCALE 1:100

NEW RETAINING WALL
SCALE 1:100

FRONT GATE ELEVATIONS
SCALE 1:100

SIDE GATE ELEVATION
SCALE 1:100

REAR GATE ELEVATION
SCALE 1:100

SCALE BAR 1:200
0 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

DRAWING SEEKING TO DISCHARGE CONDITIONS 9 & 12

bi Design (3D) Architecture
HEAD OFFICE
76 HIGH STREET, REPTON, DERBYSHIRE, DE65 6GF
T: 01283 704982
WEST MIDLANDS OFFICE
42A HIGH STREET, SUTTON COLDFIELD, B72 1UJ
T: 0121 354 5285
ENQUIRIES@BIDESIGN-ARCHITECTURE.CO.UK WWW.BIDESIGN-ARCHITECTURE.CO.UK

PLEASE NOTE: USE FIGURED DIMENSIONS ONLY. CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING AND REPORT AND DISCREPANCIES TO BI DESIGN ARCHITECTURE

Project:	Proposed residential development at
Address:	7a Pinfold Lane, Repton, DE65 6GH
Client:	Repton Development Co
Drawing:	Conditions - Site Landscaping plan & Boundary Treatment Details
Job Ref:	15835 Date: 02/04/2025
Drawn By:	JS Check By: LPG
Scale:	1:200, 1:100
Paper Size:	A1 Drawing No: 18

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MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS
AFFILIATE MEMBER OF THE ROYAL INSTITUTE OF BRITISH ARCHITECTS