

General Landscaping Notes:

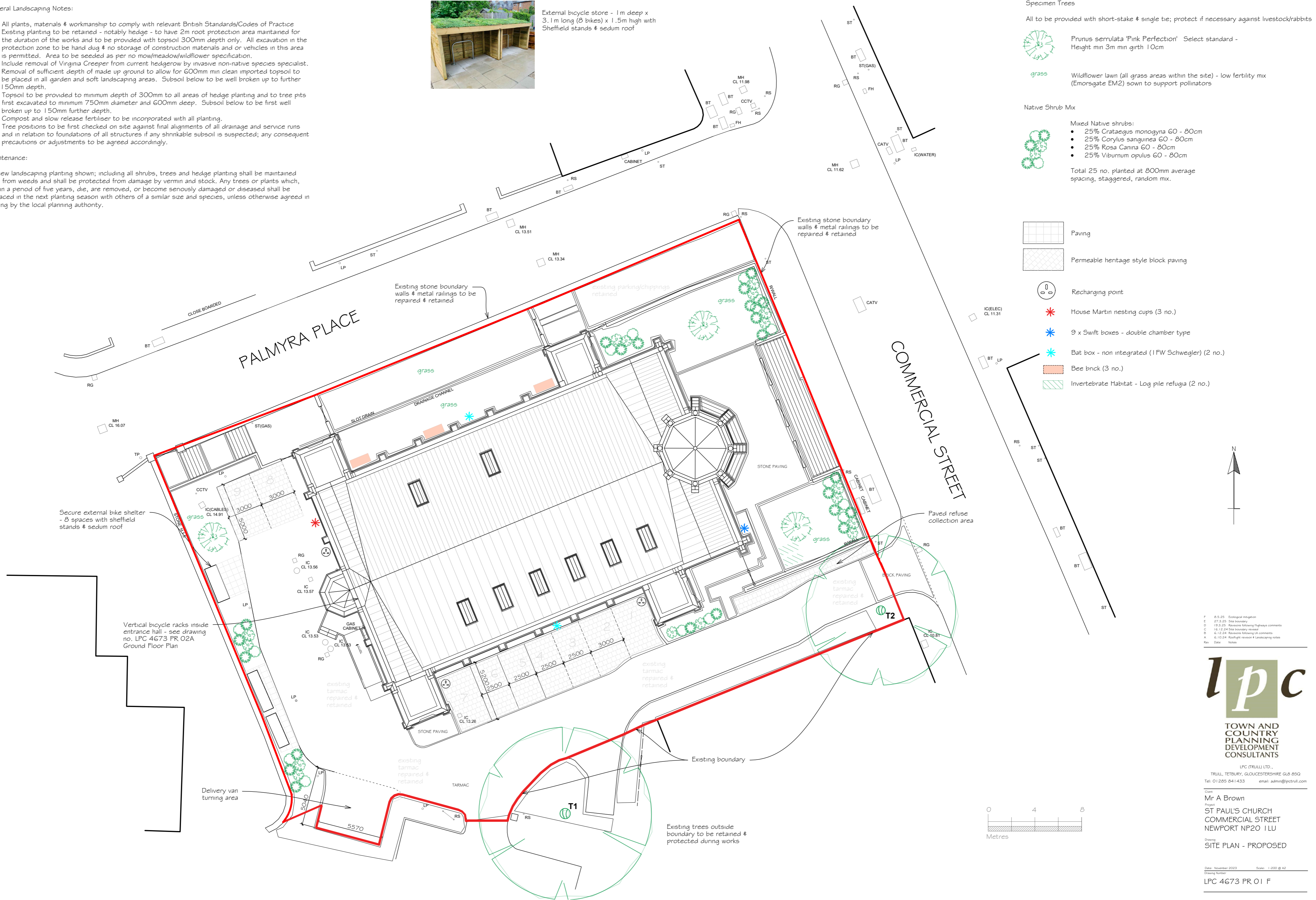
1. All plants, materials & workmanship to comply with relevant British Standards/Codes of Practice
2. Existing planting to be retained - notably hedge - to have 2m root protection area maintained for the duration of the works and to be provided with topsoil 300mm depth only. All excavation in the protection zone to be hand dug & no storage of construction materials and/or vehicles in this area is permitted. Area to be seeded as per no mow/meadow/wildflower specification.
3. Include removal of Virginia Creeper from current hedgerow by invasive non-native species specialist.
4. Removal of sufficient depth of made up ground to allow for 600mm min clean imported topsoil to be placed in all garden and soft landscaping areas. Subsoil below to be well broken up to further 150mm depth.
5. Topsoil to be provided to minimum depth of 300mm to all areas of hedge planting and to tree pits first excavated to minimum 750mm diameter and 600mm deep. Subsoil below to be first well broken up to 150mm further depth.
6. Compost and slow release fertiliser to be incorporated with all planting.
7. Tree positions to be first checked on site against final alignments of all drainage and service runs and in relation to foundations if any shnkable subsoil is suspected; any consequent precautions or adjustments to be agreed accordingly.

Maintenance:

All new landscaping planting shown; including all shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.



External bicycle store - 1m deep x 3.1m long (8 bikes) x 1.5m high with Sheffield stands & sedum roof



Specimen Trees

All to be provided with short-stake & single tie; protect if necessary against livestock/rabbits



Prunus serrulata 'Pink Perfection' Select standard - Height min 3m min girth 10cm



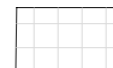
Wildflower lawn (all grass areas within the site) - low fertility mix (Emorsgate EM2) sown to support pollinators

Native Shrub Mix



- Mixed Native shrubs:
- 25% Crataegus monogyna 60 - 80cm
 - 25% Corylus sanguinea 60 - 80cm
 - 25% Rosa Canina 60 - 80cm
 - 25% Viburnum opulus 60 - 80cm

Total 25 no. planted at 800mm average spacing, staggered, random mix.



Paving



Permeable heritage style block paving



Recharging point



House Martin nesting cups (3 no.)



9 x Swift boxes - double chamber type



Bat box - non integrated (1 FW Schwegler) (2 no.)



Bee brick (3 no.)



Invertebrate Habitat - Log pile refugia (2 no.)



R	6.5.25	Ecological mitigation
E	27.3.25	Site boundary
D	19.3.25	Revisions following Highways comments
C	16.12.24	Site boundary revised
B	6.12.24	Revisions following LA comments
A	6.10.24	Rooflight revision & Landscaping notes
Rev	Date	Notes



TOWN AND COUNTRY PLANNING DEVELOPMENT CONSULTANTS

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Drawing: SITE PLAN - PROPOSED

Date: November 2023 Scale: 1:200 @ A2
Drawing Number: LPC 4673 PR 01 F

