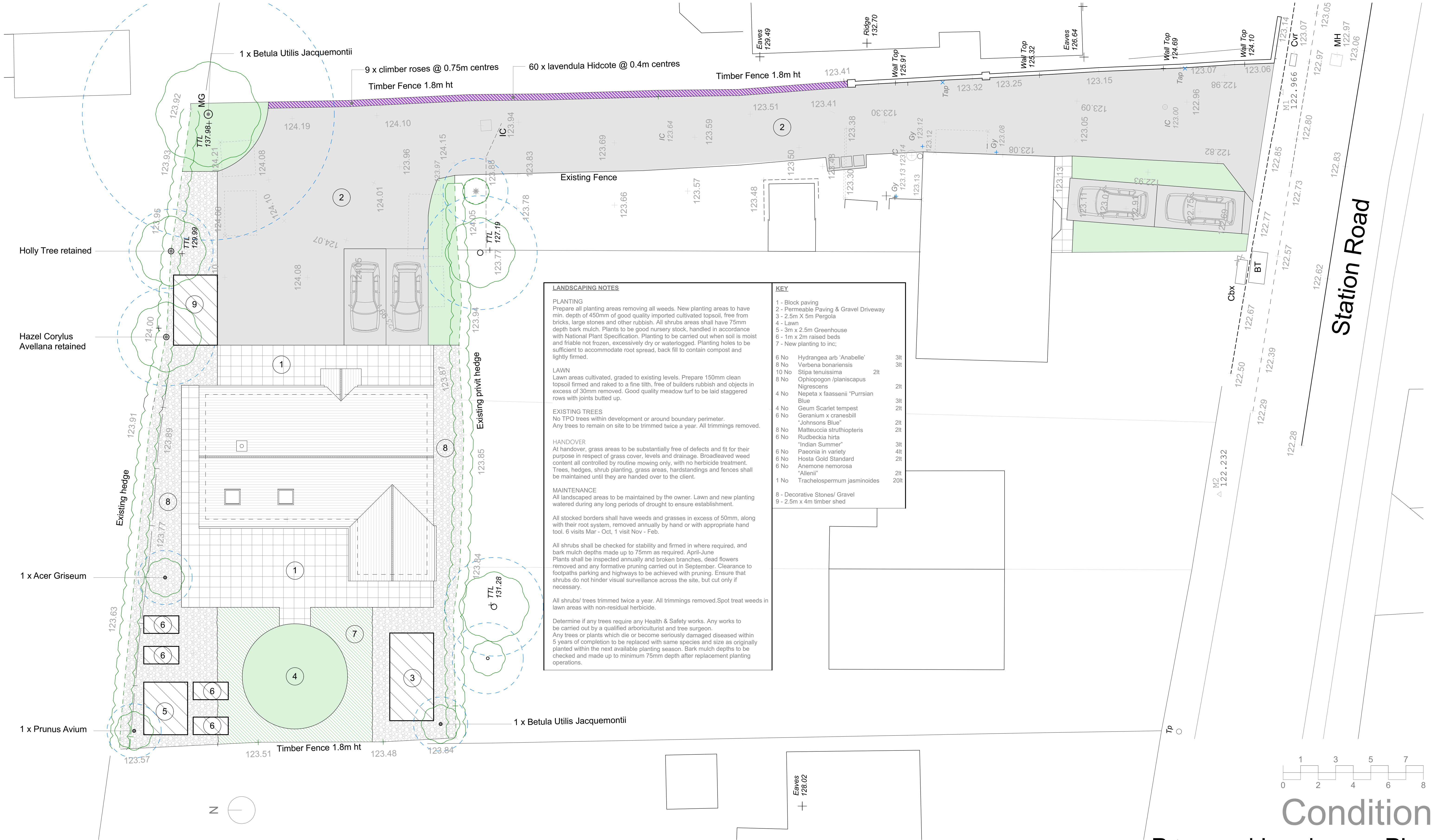
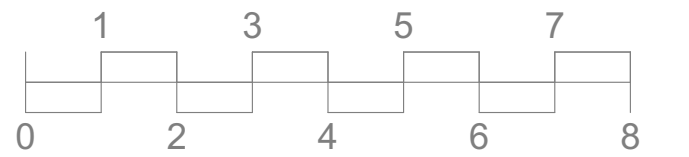




LANDSCAPING NOTES	
PLANTING Prepare all planting areas removing all weeds. New planting areas to have min. depth of 450mm of good quality imported cultivated topsoil, free from bricks, large stones and other rubbish. All shrubs areas shall have 75mm depth bark mulch. Plants to be good nursery stock, handled in accordance with National Plant Specification. Planting to be carried out when soil is moist and friable not frozen, excessively dry or waterlogged. Planting holes to be sufficient to accommodate root spread, back fill to contain compost and lightly firmed.	
LAWN Lawn areas cultivated, graded to existing levels. Prepare 150mm clean topsoil firmed and raked to a fine tilth, free of builders rubbish and objects in excess of 30mm removed. Good quality meadow turf to be laid staggered rows with joints butted up.	
EXISTING TREES No TPO trees within development or around boundary perimeter. Any trees to remain on site to be trimmed twice a year. All trimmings removed.	
HANDOVER At handover, grass areas to be substantially free of defects and fit for their purpose in respect of grass cover, levels and drainage. Broadleaved weed content all controlled by routine mowing only, with no herbicide treatment. Trees, hedges, shrub planting, grass areas, hardstandings and fences shall be maintained until they are handed over to the client.	
MAINTENANCE All landscaped areas to be maintained by the owner. Lawn and new planting watered during any long periods of drought to ensure establishment. All stocked borders shall have weeds and grasses in excess of 50mm, along with their root system, removed annually by hand or with appropriate hand tool. 6 visits Mar - Oct, 1 visit Nov - Feb. All shrubs shall be checked for stability and firmed in where required, and bark mulch depths made up to 75mm as required. April-June Plants shall be inspected annually and broken branches, dead flowers removed and any formative pruning carried out in September. Clearance to footpaths parking and highways to be achieved with pruning. Ensure that shrubs do not hinder visual surveillance across the site, but cut only if necessary. All shrubs/ trees trimmed twice a year. All trimmings removed. Spot treat weeds in lawn areas with non-residual herbicide. Determine if any trees require any Health & Safety works. Any works to be carried out by a qualified arboriculturist and tree surgeon. Any trees or plants which die or become seriously damaged diseased within 5 years of completion to be replaced with same species and size as originally planted within the next available planting season. Bark mulch depths to be checked and made up to minimum 75mm depth after replacement planting operations.	
KEY	
1 - Block paving	
2 - Permeable Paving & Gravel Driveway	
3 - 2.5m X 5m Pergola	
4 - Lawn	
5 - 3m x 2.5m Greenhouse	
6 - 1m x 2m raised beds	
7 - New planting to inc;	
6 No	Hydrangea arb 'Anabelle' 3lt
8 No	Verbena bonariensis 3lt
10 No	Stipa tenuissima 2lt
8 No	Ophiopogon /planiscapus Nigrescens 2lt
4 No	Nepeta x faassenii "Purrsian Blue" 3lt
4 No	Geum Scarlet tempest 2lt
6 No	Geranium x cranesbill "Johnsons Blue" 2lt
8 No	Matteuccia struthiopteris 2lt
6 No	Rudbeckia hirta "Indian Summer" 3lt
6 No	Paeonia in variety 4lt
6 No	Hosta Gold Standard 2lt
6 No	Anemone nemorosa "Allenii" 2lt
1 No	Trachelospermum jasminoides 20lt
8 - Decorative Stones/ Gravel	
9 - 2.5m x 4m timber shed	



Condition Proposed Landscape Plan

REV	DATE	NOTES

ADDITIONAL NOTES



N

inkDRAWN
ARCHITECTURE

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Project: Proposed New Build Domestic Development on Land to Rear of 122 Station Road, Market Bosworth			
Drawing Title: Proposed Landscape Plan			
Drawing Reference: 1111-INK-STN-ZZ-DR-A-02001			
Scale: 1:100@A1	Drawn by:	DN	
Status/Revision: S2 / P03	Checked by:	-	
Date: July 2025	Issued by:	DN	