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Notes:

This drawing is based on the following:

- Site Plan ref DSA-20128-SP-04-A dated 28-11-2022
Revision A dated 23.03.2023
 - Condition 3
- Notwithstanding the approved landscaping plan, no development shall commence until a detailed scheme of landscaping and measures for the protection of trees to be retained during the course of development has been submitted to and approved in writing by the Local Planning Authority. This shall include the following items;
- A site specific tree protection plan;
 - A tree survey of the existing protected trees;
 - An arboricultural implications assessment.

D	21.08.23	Details to discharge Condition 3	MJB	LB
C	14.04.23	Amended in line with client comments	MJB	GLM
B	11.04.23	Amended in line with revised site plan	MJB	GLM
A	05.11.19	Amended in line with Tree Officer comments	MJB	GLM

Rev	Date	Description	Drawn	Checked
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Client

C/O DSA

Project
Manor Lodge
13 Station Road
Desford

Title
Proposed Landscaping &
Tree Protection Plan

Drawing Status
DISCHARGE PLANNING CONDITION 3

Drawn	MJB	Checked	EK
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Date	01.10.19	Scale (A1)	1:200
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Environmental Consultants to the Construction Industry

■ BREEM Code for Sustainable Homes Assessors ■ Landscape Architecture ■ Highway Engineers
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Job Number	Drawing Number	Rev
A4409	01	D

KEY TO LANDSCAPE PROPOSALS

Existing Vegetation

- Existing Trees to be Retained**
Location of existing trees to be retained (see tree survey for details)
- Existing Hedges to be Retained**
Location of existing hedges to be retained and/or reinforced with additional hedge planting
- Existing Trees (3no.) and bushes (2no.) to be removed**
Location of existing trees/bushes to be removed to facilitate construction of new dwelling. None of the trees to be removed are protected by TPO (refer to separate Tree Survey Report for details)

Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotorator to a depth of 300mm and a 150mm depth of fine tilth prepared prior to planting shrubs. All works specified subject to applicant discretion.

Any imported topsoil should be placed to a depth of 200mm minimum in grass areas and 350mm minimum in tree and shrub planting areas and should comply with BS 3882:2015.

Implementation Programme

Planting to take place during the dormant planting season is October to March and grass turf between late summer to mid-autumn and should comply with BS 3936:1992

Tree Planting

Replacement specimen trees in accordance with "BS 8545:2014 Trees: from nursery to independence in the landscape" to be planted in locations indicated as per the following:

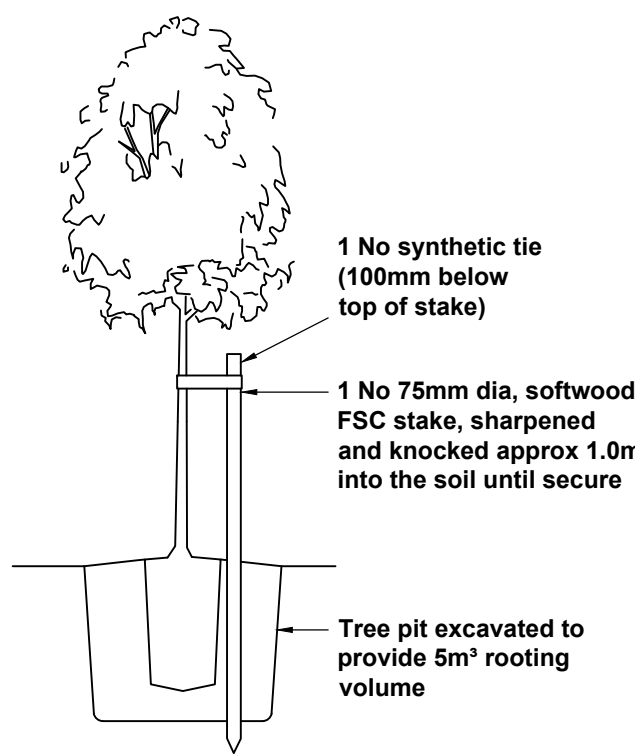
Excavate tree pit to provide 5m³ of rooting volume, plant tree, backfill with 600mm subsoil, 300mm topsoil and secure with timber stake and rubber tie and spacer.

New Tree Planting (18 no.)

2.0-2.5m high, feathered tree (supplied by Barcham Trees or similar approved) to be pit planted including timber stake and rubber spacer to secure the tree in an upright position as per detail below, including planting with a mycorrhizal soil amendment and a 1.0m diameter organic mulch surface around the tree in locations shown.

10 x *Fagus sylvatica* (Beech) - Fs
8 x *Quercus robur* (English Oak) - Qr

Tree Stake Detail



Garden Lawns & Verges

Existing grass to be retained where possible. Any bare or damaged areas are to be re-turfed as follows:

A minimum of 100mm depth of good quality top soil, free of vegetation to be turned over, levelled, lightly consolidated and free from surface stones, other debris and perennial weeds before laying turf (eg Rowlaw Medallion or similar approved) and thoroughly water immediately after and continuously during dry weather until well established.

Grass Lawns & Verges

Garden lawns and grass verges to be grassed with turf laid to the above spec or seeded with the following seed mix, maintained by the home owners:

- 25% Dwarf perennial ryegrass
- 30% Slender creeping red fescue
- 45% Strong creeping red fescue

Hard Landscaping

All levels and paved surfacing constructed to Architects specification and subject to applicants discretion

Patios and Paths

Patio and footpaths to be paved with buff coloured slabs

Access Driveway

Driveway to be block paved with brindle paving blocks

Hedge Planting

A new native hedgerow is to be planted behind the visibility splay line indicated on the plan above to replace the existing hedge which is to be removed to enable full visibility for vehicles exiting the site.

Cultivate and grade shrub bed, bring top 300mm of soil to a fine tilth, including Enmag fertilizer applied and worked into to 100m, rake and bring to given levels, remove all stones and debris over 50mm, dig planting holes (average 300 x 300 x 300 deep), supply and plant specified shrubs and plants in densities specified, backfill with excavated material as above, water in and mulch with 75mm bark chippings 20-40mm size. Water and weed regularly for 12 months and replace railed plants.

Native Hedgerow Planting (200 linear metres)

Hedging to be pit planted, including bulky organic compost backfill, in a double staggered row at 5 plants/m at 45cm spacings. Plants to be supplied as 60-80m bareroot nursery stock and protected from rabbit damage by spiral guards.

- 25% *Corylus avellana* (Hazel)
- 25% *Ilex aquifolium* (Holly)
- 15% *Prunus laurocerasus* Rotundifolia (Cherry Laurel)
- 15% *Taxus baccata* (Yew)
- 10% *Crataegus monogyna* (Hawthorn)
- 10% *Cornus sanguinea* (Common dogwood)