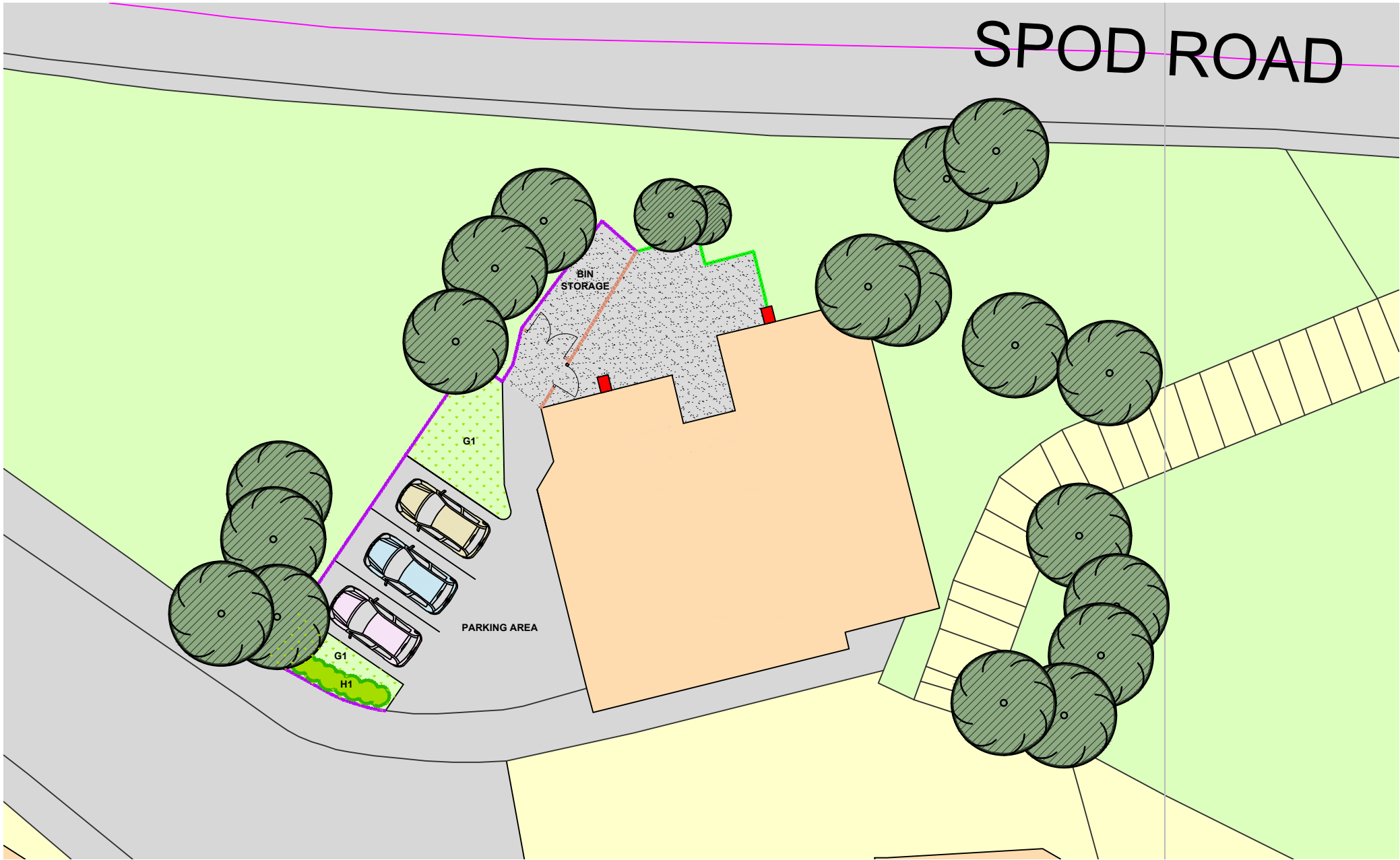




Soft Landscape Specification

Materials and workmanship shall generally be in accordance with the following documents- BS 3936 Nursery Stock and BS 4428 Code of Practice for General Landscape Operations.

Areas for tree planting shall wherever possible have clearance of unsuitable material to a depth of 900mm below ground level within a 2m radius of each tree with a minimum of 600mm topsoil. Areas for shrub planting shall have clearance of unsuitable material to a depth of 600mm with a minimum of 400mm topsoil, the bottom layer being made up of approved subsoil and the formation broken up if necessary to ensure drainage. Apply 50mm layer of approved peat free planting compost over the whole surface of planting areas and cultivate into the soil. Bring levels to an even grade, firm the soil and reduce the top 25mm to a fine tilth working in ENMAG or similar approved granular fertiliser at 70g/m2.

Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems. Trees and shrubs to conform to BS 3936 and the HTA's National Plant Specification. Supply, delivery and storage of plants shall comply to the Plant Handling Code published by CPSE.

Selected standard trees are to be planted in pits 500mm deep and 1m diameter, single staked and secured with approved tree ties fixed 25mm from the top of the stake. All stakes shall be 60mm diameter round section, straight with bark removed. All shrubs are to be planted in pits large enough to easily accommodate the roots.

Prior to hedgerow planting cultivate a strip 600mm wide and 300mm deep 300mm from the fence line and incorporate a 75mm layer of bulky organic matter. Hedge plants are to be notch planted.

On completion of planting and when the soil is moist apply amenity grade bark mulch to all planted areas to a settled depth of 50mm.

Maintenance and Defects Liability

Maintenance shall include regular grass cutting, watering, weeding, pruning, adjustment and repair of tree stakes and ties and other horticultural operations necessary for the proper growth of the plants to keep areas neat in appearance. The defects liability period shall be 5 years following practical completion. During this period any trees, shrubs or other plants that are removed, damaged, die, fail to show leaf or are below specification shall be replaced as soon as is reasonably practical unless the Local Planning Authority gives its written consent to any variation. All replacement stock shall comply with the original specification and be obtained from a reputable supplier.

KEY:

-  EXISTING TREES (TO REMAIN)
-  LINE OF EXISTING 1.20 M HIGH BRICK WALL WITH FENCE PANEL ABOVE WALL TO REMAIN WITH NEW 600MM FENCE PANEL
-  LINE OF EXISTING 1 METER STONE WALL WITH FENCE PANELS - WALL TO REMAIN WITH NEW FENCE PANELS (TOTAL HEIGHT WALL AND FENCE PANEL - 1800 MM)
-  PARKING AREA TARMACADAM (EXISTING)
-  BEAUMARIS BAT BOX AS RECOMMENDED BY ECOLOGIST (REFER TO PROPOSED ELEVATIONS)
-  LINE OF NEW 1.8M HIGH TIMBER FENCE
-  EXISTING CONCRETE TO BE CLEANED & RETAINED

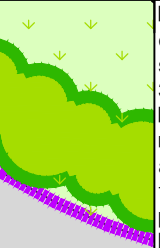
Soft Landscaping Planting Schedule	Number of individual plants	Species	Size	Key	Centres	Timetable
Native Hedgerow H1 - 5 meters		10% Hazel (Corylus avellana) 50% Crataegous monogyna 15%Ligustrum vulgare 5% Rosa canina 10% Viburnum opulus			Planted in double staggered rows 30cm apart. Plants in each row to be 45cm apart giving a total of 5no. plants per linear metre.	planted prior to use of development within next available planting season
NEW GRASS AREA G1		Perennial Ryegrass				planted prior to use of development within next available planting season



IMAGE OF PROPOSED BIN STORAGE

